



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY
10 DECEMBER 2013

Time: 6.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
David Allam (Labour Lead)
Robin Sansarpuri

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2013>

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 30 October 2013 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land at Crows Nest Farm, Breakspear Road South, Harefield 1113/APP/2013/1065	Harefield	Installation of compost storage unit with solar panels and mobile bio-bed unit, involving demolition of existing compost storage sheds. Recommendation : Approval	9 - 26
7	56 The Drive Ickenham 4496/APP/2013/2358	Ickenham	Two storey six-bedroom detached dwelling with habitable basement and roofspace involving the demolition of existing dwelling. Recommendation : Refusal	27 - 42
8	116a Hallowell Road Northwood 45407/APP/2013/2272	Northwood	2 x two storey, 3-bed, detached dwellings with habitable roofspace with associated parking and amenity space involving demolition of existing Use Class B1/B8 buildings. Recommendation : Refusal	43 - 64

9	36 Nicholas Way Northwood 41018/APP/2013/1224	Northwood	Variation of condition No. 2 of planning permission ref 41018/APP/2011/1630 dated 12/09/2011 to regularise the position and appearance of the new house (Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3-bed detached dwelling) Recommendation : Refusal	65 - 76
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	Ickenham Manor House Long Lane Ickenham 32002/APP/2013/2732	Ickenham	Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn Recommendation : Refusal	77 - 88
11	Ickenham Manor House Long Lane Ickenham 32002/APP/2013/2733	Ickenham	Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn (Listed Building Consent). Recommendation : Refusal	89 - 94
12	William Old Centre Ducks Hill Road Northwood 67902/ADV/2013/72	Northwood	Installation of 3 x non illuminated fascia signs, 1 x internally illuminated fascia sign and 1 x internally illuminated monolith. Recommendation : Approval	95 - 100

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

Any Items Transferred from Part 1
Any Other Business in Part 2

Plans for North Planning Committee

Pages 107 - 154

Minutes

NORTH PLANNING COMMITTEE

30 October 2013

**Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW**



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) David Allam (Labour Lead) Raymond Graham Carol Melvin David Yarrow Robin Sansarpuri Brian Stead</p> <p>LBH Officers Present: Matthew Duigan (Planning Service Manager) Adrien Waite, Major Applications Manager Manmohan Ranger, Highways Engineer Nicole Cameron, Legal Advisor</p>
99.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Michael Markham. Councillor Brian Stead attended in his place.</p>
100.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest declared.</p>
101.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 8 OCTOBER 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 8 October 2013 were agreed as an accurate record.</p>
102.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no items notified in advance or urgent.</p>
103.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked Part 1 would be considered in public and item 14 (Agenda B) Enforcement Report would be heard in Private.</p>

104.	<p>6 LINKSWAY, NORTHWOOD 5380/APP/2013/2046 (<i>Agenda Item 6</i>)</p> <p>Two storey, 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover to front and fence and gate to front involving demolition of existing dwelling.</p> <p>This application was withdrawn by the applicant.</p>
105.	<p>15 NICHOLAS WAY, NORTHWOOD 16824/APP/2012/3220 (<i>Agenda Item 7</i>)</p> <p>Two storey 5 bed detached dwelling, involving demolition of existing dwelling.</p> <p>Officers introduced the report and directed Members to note the changes in the addendum sheet circulated at the meeting.</p> <p>In accordance with the Council's constitution, a representative of the petitioners addressed the meeting. The petitioners objecting to the proposed development raised the following points:</p> <ul style="list-style-type: none"> • This was a very large proposed new house including a basement to be sited in an area of Special Local Character. • The initial planning application in June 2012 was rejected by Delegated Powers. • This planning application was a house that was 4ft taller, 2ft wider at the front and 5ft deeper than the previously refused scheme • Suggested that the proposed development was considerably larger and felt that the recommendation for approval by officers was against all reason. • Stated that officers had not addressed the reasons for approval adequately. • Suggested that petitioners had been denied meetings to discuss the recommendation and felt that the refusal reasons in the previous report had been trivialised. • Suggested that the proposed development had an area of approximately 16,000 sq ft (which included a large basement) and excluded the roof space of a further several thousands more sq ft, which in their opinion would be used for future development, as the large roof had been further raised. • Indicated that the Committee was being asked to approve a proposal that was 20,000 sq ft overall and suggested that the scale of the proposal had not been addressed in the officer's report • The proposed development would dwarf the detached houses in the road, particularly the one that was close by, which had an area of approximately 5,000 sq ft. • Questioned how it was that an even larger proposal to that refused in June 2012 could now be within policy. • Advised that Nicholas way was a very beautiful unadopted road which, although was within the Copse wood estate, was not typical of the estate, as it was felt had been misleadingly described in the officer's report. • The petitioner stated that the proposed development would be better placed in areas such as Linksway, where many mansions with huge basements had been recently built and more importantly, was an adopted street with conventional pavements and kerbs. • In the petitioner's opinion, the report had omitted to discuss the issue of surface and underground water down the Copse wood Hill, given that Nicholas Way lay across the slope and almost at the bottom of the hill.

- Felt that this issue had not been adequately dealt with in the report and had instead been minimised in and accepted by condition.
- Expressed concern that the Council's website showed the link to a Structural Engineer report V2, which when opened gave details relating to tree matters.
- Requested the removal of a street-facing balcony on top of a porch in the front elevation of the proposed development, which was felt to be intrusive and unsuitable, as there were no such balconies in the road.
- Objected to the removal of trees in a Tree Preservation area and in an area of Special Local Character.
- Urged the Committee to refuse the application to avoid setting a precedent for such development in the road.

The applicant who was present at the meeting did not wish to address the Committee.

Members of the Committee noted that a Ward Councillor had asked for his objection to the application to be noted.

A Member highlighted that compared to the outline of the proposed development; no.17 appeared to be a very large property.

A Member stated that there appeared to be some confusion between floor space and foot print.

The Chairman commented that this scheme appeared to be bigger than the previously refused scheme. Officers advised that the applicant had met with design officers and sought to address the reasons for refusal of the previous application. The applicant had submitted a new application and the scheme before the Committee was different to the previous scheme.

A Member commented that on principle, the footprint of the scheme did not appear to be any bigger than that of the other houses. However, expressed particular concerns about having a basement in this area, where current mitigation measures against flood risk did not appear to be working effectively in dealing with the regular flooding of existing properties with basements. Officers advised that the Council did not have a policy in the Unitary Development Plan in respect of developments with basements; as such developments were very few. It was explained that the issue of flood risk in respect of the proposed scheme had been carefully considered. This was a real issue of concern, which was why the applicant had provided a Structural Engineering report and officers were of the opinion that what was being put forward in relation to the concerns raised, was appropriate.

In response to the issue raised about the incorrect document in place of the Structural Engineering report on the Council's website, officers advised that this would be investigated and indicated that they thought that the technical report was on the Council's website.

Members raised concerns about the number of trees felled. Officers advised that this was a substantial site and although a number of trees were being removed, a large majority of trees on site, together with those considered of importance were being retained and protected.

A Member added that this was a new proposed development which the Council's Urban Design officer had raised no objection to. With regard to concerns about flooding, the Flood Risk officer had raised no objection and although large internally,

the foot print of No. 17 was much bigger than that of the proposed scheme.

The recommendation for approval was moved, seconded and on being put to the vote, was agreed.

Resolved

1. That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:
 - i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:
 - a) A contribution of £12,796 towards capacity enhancements in local educational establishments made necessary by the development;
2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.
3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.
4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.'
5. That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.
6. That if the application is approved, the conditions and informatives set out in the officer's report and the changes outlined in the addendum sheet be imposed.

106. **LAND FORMING PART OF OAKHURST, NORTHGATE, NORTHWOOD**
67012/APP/2013/2040 (*Agenda Item 8*)

S73 Minor Material Amendment application, seeking amendments to approved plans (siting and height) under condition 2 of planning permission ref:

67012/APP/2011/2712 (Appeal ref: APP/R5510/A/12/2175907 dated 14 November 2012) (Erection of two storey 5 bedroom, detached dwelling).

Officers introduced the report and directed the Committee to note the changes in the addendum sheet circulated at the meeting.

In accordance with the Council's constitution, the agent of the proposed scheme addressed the meeting. The petitioners who had submitted a petition in objection to the proposed development did not wish to speak at the meeting.

The agent made the following points in support of the scheme:

- Supported officers report which had clearly set out the history of the site.
- This application was to make small changes to an extant planning application.
- The house would be set back, which would assist in improved vehicular manoeuvre and parking spaces to the front of the house.
- It would create an improved setting for the replacement of dwellings on the neighbouring plot at Oakhurst.
- The proposed scheme would be a detached house in large tree plot set back with no additional impact.
- The applicant would pose no objection to the completion of planning obligation for education.
- The applicant had no objection to attaching the associated conditions from the appeal with regard to land compliance.

The recommendation was moved, seconded and on being put to the vote, was agreed.

Resolved

- 1. That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:

(i) A financial contribution of £12,796 for education facilities and places.**
- 2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement/Deed of Variation and any abortive work as a result of the agreement not being completed.**
- 3. That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**
- 4. That if the application is approved, the conditions and informatives in the officer's report be attached and the changes outlined in the addendum sheet.**

107.	<p>EASTCOTE HOUSE GARDENS, HIGH ROAD, EASTCOTE 23846/APP/2013/2400 <i>(Agenda Item 9)</i></p> <p>Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent).</p> <p>Officers introduced the report.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report.</p>
108.	<p>EASTCOTE HOUSE GARDENS, HIGH ROAD, EASTCOTE 23846/APP/2013/2401 <i>(Agenda Item 10)</i></p> <p>Full planning permission for refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works.</p> <p>Officers introduced the report.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote, was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report.</p>
109.	<p>PARK FARM, DUCKS HILL ROAD, NORTHWOOD 272/APP/2013/1836 <i>(Agenda Item 11)</i></p> <p>Change of use from use class B1 (Office) to use class C3 (Residential) and two storey side extension to create 2 x 1-bed and 2 x 2-bed residential units with associated parking and amenity space, including alterations to elevations and part conversion of existing basement to habitable use.</p> <p>This application was withdrawn by the applicant.</p>
110.	<p>ENFORCEMENT REPORT <i>(Agenda Item 14)</i></p> <p>The recommendation as set out in the officer’s report was moved, seconded and on being put to the vote, was agreed.</p> <p>Resolved</p> <p>1. That the enforcement actions as recommended in the officer’s report be agreed.</p>

2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

The meeting, which commenced at 7.30 pm, closed at 8.23 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

Address LAND AT CROWS NEST FARM BREAKSPEAR ROAD SOUTH
HAREFIELD

Development: Installation of compost storage unit with solar panels and mobile bio-bed unit, involving demolition of existing compost storage sheds.

LBH Ref Nos: 1113/APP/2013/1065

Drawing Nos: CNF 04E
CNF 05E
CNF 06E
Design and Access Statement Addendum, 30th July 2013
Preliminary Risk Assessment
Agent's covering e-mail dated 15-09-13
CNF 02C
CNF 03B
CNF 01B
Design and Access Statement

Date Plans Received:	26/04/2013	Date(s) of Amendment(s):	09/05/2013
Date Application Valid:	13/05/2013		23/07/2013
			31/07/2013
			15/09/2013
			26/04/2013

1. SUMMARY

The application relates to the erection of a replacement building to be used in connection with an existing waste facility in the former farmyard of Crows Nest Farm which is within the Green Belt. This building would be used for the composting of green waste and involve the use of a mobile bio-bed. As the site is located in the Green Belt and waste facilities are not one of the essential uses of land and buildings which are specified as being acceptable, this building and its intended use is considered inappropriate development within the Green Belt. However, although the replacement building is larger than that which could be reasonably considered to not be materially larger than its replacement, it is considered that 'very special circumstances' have been demonstrated to outweigh any harm to the Green Belt.

The Environment Agency originally objected to the proposal, but following further clarification from the agent that no changes are proposed to existing operations or site drainage, they have withdrawn their objection, subject to the imposition of recommended conditions.

Surrounding residential properties are sufficiently distant from the site so that their residential amenities would not be adversely affected and by making most of the composting operations internal within the proposed buildings, odour generation would be reduced.

Furthermore, no additional traffic is proposed and a landscaping condition is recommended to further enhance the setting of the site.

Wood chipping and soil processing operations and associated storage of materials and machinery has also been taking place on part of the adjoining land to the west of the application site. Following advice from officers, whilst the applicant has been able to demonstrate that the nearest part of this site has been used for these purposes for the last ten year period and the use is therefore lawful with the submission and subsequent approval of a certificate of lawfulness (App. No. 1113/APP/2013/3392 refers), more recently, these activities have encroached onto adjoining land which appears to be unlawful. A condition is therefore recommended to ensure that the unlawful use of the land ceases after 3 months of the building being brought into use and the land be re-instated.

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CNF 04E, CNF 05E and CNF 06E and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.f External Lighting

2.g Other structures

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

The composting centre shall not process more than 25,000 tonnes of waste per annum or exceed 13,000 tonnes of output per annum in the form of topsoil, compost and/or wood chip.

REASON

In order to accord with the terms of the application and to ensure that the operation of the site is not detrimental to the surrounding area and highway safety, in accordance with Policies OL4, BE13 and AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 NONSC Non Standard Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The

remediation strategy shall be implemented as approved.

REASON

To protect groundwater in accordance with Policies 5.13 and 5.14 of the London Plan (July 2011) and the NPPF (January 2012).

8 NONSC Non Standard Condition

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON

To protect groundwater from the leachate and contaminated surface water runoff from the site's activities in accordance with Policies 5.13 and 5.14 of the London Plan (July 2011) and the NPPF (January 2012).

9 NONSC Non Standard Condition

Within three months of the building hereby approved being brought into use, wood chipping and soil processing operations and the associated open storage of materials and machinery on the adjoining field to the west of the application site that does not form the subject of the Certificate of Lawfulness granted on 28/11/13 (App. No. 1113/APP/2013/3392 refers) shall cease and the land restored to its original condition.

REASON

To ensure that the proposed development is carried out in accordance with the terms of the application in order to safeguard the openness and amenity of the Green Belt, in accordance with the NPPF (January 2012), Policy 7.16 of the London Plan and Policies OL1 and OL4 of the Hillingdon Local Plan Saved Policies (November 2012).

10 NONSC Non Standard Condition

Prior to commencement of development a scheme for the inclusion of living walls, roofs and screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF1	
NPPF3	
NPPF9	
NPPF10	
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.16	(2011) Waste self-sufficiency
LPP 5.17	(2011) Waste capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

3

Please note that future planning applications submitted for this site should be accompanied by a Preliminary Risk Assessment (PRA) undertaken in accordance with the National Planning Policy Framework (NPPF) paragraph 121. The waste activities at the site are located within the most vulnerable Source Protection Zone for the nearby public water supply wells and there is potential for leachate generated from composting

activities to pollute surface and ground waters.

Future PRAs should follow either the Model Procedures for the Management of Land Contamination (CLR11) or Guiding principles for Land Contamination (Environment Agency documents detailing our requirements for land contamination reports).

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of Crows Nest Farm and comprises a 0.34 hectare site (excluding the access) at the rear of a former agricultural yard which is sited on the western side of Breakspear Road South, with the farm access located some 90m to the south of its junction with Breakspear Road. The farm has diversified and this part of the former farm yard is in use as an organic waste recycling facility. Other parts of the farm have also diversified with former farm buildings along the access road being mainly used for car repairs.

The surrounding area comprises predominantly open countryside with a small number of dwellings and farms scattered in the area. The land to the north, south and west of Crows Nest Farm comprises of open fields with hedgerows and hedgerow trees, with a public footpath to the south linking Breakspear Road South towards High View Farm on New Years Green Lane to the north-west.

The green waste recycling facility consists of several large industrial style sheds and storage areas associated with the use. The buildings within the farm complex are generally similar in height and design with an eaves height of approximately 4m and ridge height of 6m. The existing buildings range between approximately 300sqm and 800sqm and their materials consist of a mixture of brick and metallic sheeting on the flank walls and roof finished in a green coated paint. Part of the adjoining field to the west of the application site is also used for wood chipping and soil processing operations and associated storage of materials and machinery.

Crows Nest Farm forms part of the Green Belt.

3.2 Proposed Scheme

The proposal is for an 'L' shaped building which would wrap around the south western corner of the site, enclosing the former farmyard. It would replace existing sheds along part of the southern boundary. Overall, the southern limb would be 69.3m long by 12.1m to 13.35m wide and the western arm would be 22.9m long by 12.1m wide, with a ridge and eaves height of 5.0 and 3.7m respectively. The southern limb would be staggered with the eastern, wider part of the building set back by some 5.2m at the front from that part of the proposed building to the west and 7.2m at the rear. The building would have the appearance of a typical modern agricultural building, with the concrete walls of the existing structures being retained and profile steel sheeting being used on the elevations and roof.

The building would be used in conjunction with a mobile bio-bed or filter which is bio-active. This would use a former large skip unit as the mobile bio-bed which can be moved around the yard and connected up to the buildings as necessary.

Solar PV panels are proposed on the south facing roof slopes of the new buildings to

provide a sustainable source of power for lighting and heating and other power needs such as the extraction fans associated with the mobile bio-bed odour removal unit.

The agents argue that this would improve emission control, secure employment and produce a better recycled product.

Design and Access Statement:

This describes the site and the proposals and their background. In particular, it advises that the proposals aim to minimise odour generation. To this end, as opposed to high volume air blowing or extraction which is not very efficient and produces a large volume of air with dilute odour which is difficult to treat, low volume extraction would be used with air being sucked down through the compost. This results in a smaller volume of air with a much more concentrated odour which is easier to treat. This would be achieved by use of a 'biobed' or filter which is bio-active, and is usually made up of a 1.2m depth of shredded stump timber with about 10% of active compost with micro-organisms feeding off, digesting and eliminating the odour. To gain maximum control, both the compost heap and biobed are under cover so that odour can be completely eliminated outside the site boundary, except at compost turning. The volume of output from the site will have to be reduced to around half of its current throughput but the higher value of the output would enable the business to remain profitable.

Design and Access Statement Addendum:

This provides further clarification on the composting process. It advises that the site the subject of the application has been used for approved composting operations for over 20 years and the area is concreted and bounded on 3 sides by concrete walls. The operations are subject to a permit supervised by the Environment Agency with a restricted list of permitted materials of which nearly all of the material to be composted coming from local municipal collections or local tree surgeons and landscape gardeners/contractors. Compost is sold to local gardeners and landscape contractors.

The composting process is an on-going process whereby waste is continually added to the site to create batches of maturing compost. The process can take between 8 and 26 weeks depending on the incoming materials and temperature factors.

It goes on to advise that open air composting can create a slight odour from time to time. This can be reduced by enclosing the operation in a building and by drawing air through a bio-bed of woodchip and composted material which removes any lingering odours.

Putting a roof over the existing operation would therefore create (i) a more stable composting environment; and (ii) further reduce the risk of public nuisance due to emissions and odours. This in turn would secure this local recycling service and long term jobs.

Preliminary Risk Assessment:

This provides the background to the assessment and details the measures to deal with the risk of pollution.

Agent's email dated 15-09-13:

This provides further clarification and justification for the development proposals.

3.3 Relevant Planning History

Comment on Relevant Planning History

Multiple applications have been submitted on this site since the early seventies. In 1990 planning permission was granted (App. No. 1113/AG/89/2490 refers) for a change of use from agricultural buildings to light industrial. The use as a composting centre was established as being lawful in 2004, when a Certificate of Lawful Use was issued (App. No. 1113/APP/2002/1425 refers).

Planning permission was also granted for a new detached storage building for the processing and storage of bio fuel and compost on 1/12/11 (Ref: 1113/APP/2011/1020). This building would be 34m deep by 19m wide and have a pitch roof which would have an eaves height of 5m and ridge height of 7.6m. This building would be sited adjacent to an existing storage building situated along the north western boundary of the yard, opposite this proposal, although it has not been erected yet.

Following advice from officers, a certificate of lawfulness has been submitted and now approved for the use of part of the adjoining land to the rear of the yard area for wood chipping and soil processing operations and associated storage of materials and machinery (App. No. 1113/APP/2013/3392 refers).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.EM11 (2012) Sustainable Waste Management

Part 2 Policies:

- NPPF1
- NPPF3
- NPPF9
- NPPF10
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.12 (2011) Flood risk management
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LPP 5.14	(2011) Water quality and wastewater infrastructure
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OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th June 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties have been consulted, together with the Harefield Tenants and Residents' Association and a site notice has been displayed at the entrance to the farm. A petition in support of the proposals with 26 signatories has been received, stating:

'We the undersigned wish to support the above application for the installation of a compost storage unit with solar panels and mobile bio-bed unit, involving demolition of existing compost storage sheds. We are of the opinion this will be of substantial environmental gain and improve the working environment.'

ENVIRONMENT AGENCY:

They originally objected to the proposal on the following grounds:

- We consider the level of risk posed by this proposal to be unacceptable.
- The application fails to provide assurance that the risks of pollution are understood, as a Preliminary Risk Assessment (PRA) (including a desk study, conceptual model and initial assessment of risk) has not been provided. It requires a proper assessment whenever there might be a risk, not only where the risk is known.

Revised comments:

As e-mails dated 11th and 12th June 2013 with additional information from the agent confirm that there are no changes to the existing composting operation or the drainage, we are now in a position to remove our objection.

We consider that planning permission could be granted to the proposed development as submitted if the following planning conditions are included as set out below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect groundwater.

National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Condition

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect groundwater from the leachate and contaminated surface water runoff from the site's activities.

Certain piling techniques can introduce preferential pathways into the subsurface whereby allowing migration of contaminants to pollute groundwater.

It is unclear from the documents submitted whether the proposals intend to use piling or penetrative foundation methods. Should the proposals seek to use the above condition should be applied.

Advice to LPA/Applicant

Please note that future planning applications submitted for this site should be accompanied by a Preliminary Risk Assessment (PRA) undertaken in accordance with the National Planning Policy

Framework (NPPF) paragraph 121. The waste activities at the site are located within the most vulnerable Source Protection Zone for the nearby public water supply wells and there is potential for leachate generated from composting activities to pollute surface and ground waters.

Future PRAs should follow either the Model Procedures for the Management of Land Contamination (CLR11) or Guiding principles for Land Contamination (Environment Agency documents detailing our requirements for land contamination reports).

HEATHROW AIRPORT SAFEGUARDING:

We have now assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

Internal Consultees

TREE/LANDSCAPE OFFICER:

Landscape character/Context: The site is occupied by a farm yard to the west of Breakspear Road South. Much of the land is covered by concrete hard standing and there are a number of barns and ancillary buildings some of which are associated with a green waste re-cycling business. At the north end of the yard there are large piles of green waste, in various stages of composting. There is steep-sided bund running behind the southern edge of the yard (behind the sheds) which was installed to screen the lower walls of the storage buildings.

There are no trees, protected or otherwise, within the operational areas of the yard. Adjacent fields are bounded by native hedgerows with trees. There is an open arable field to the south of the working yard, which is edged by a hedgerow of trees, to the south of which is a public footpath. The field is part of Crows Nest Farm.

The site lies within the Green Belt and the area's distinctive characteristics are described in Hillingdon's Landscape Character Assessment - LCA C3 New Years Green Undulating Farmland. The local landscape and visual sensitivities of the area are evaluated in the assessment.

Landscape Considerations: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other significant landscape features will be affected by the development.
- The Design & Access Statement describes the building as typically agricultural in style, with walls clad and roof constructed of profile steel sheeting.
- The proposal will result in the open end of the yard being enclosed by new storage barns, along the southern boundary (west end) and the west boundary. The sheds will be similar in height to the existing buildings. The buildings will be used to store, turn and process all of the stockpiles of green waste which currently occupy the yard and spill out across the adjacent field to the west.
- However, while the development will result in additional built development within the Green Belt, the ridge lines will be no higher than those of the existing buildings and the higher exposed mounds of composting material will no longer be evident.
- No visual impact assessment has been submitted and the Design & Access Statement makes no reference to landscape enhancement or mitigation.
- If the proposal is granted planning consent visual mitigation measures should be conditioned. Details should include the finished colour of the steel cladding of the new building. Tree planting within the adjacent fields would help to screen, or filter, views of the new facilities and ground modelling could also be used to reduce the impact of the new facilities.
- Landscape conditions will be necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate mitigation measures are secured.

Recommendations: No objection subject to the above comments and conditions COM6, COM7, COM9 (parts 1, 2, 4 and 5).

HIGHWAYS ENGINEER:

No objections.

SUSTAINABILITY OFFICER:

The development is within the Green Belt and needs to respect the landscape value of the area. Living walls and roofs can improve air quality, operate as carbon sinks and also be of importance for nature conservation. The following condition is therefore necessary:

Condition

Prior to commencement of development a scheme for the inclusion of living walls, roofs and screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Crow's Nest Farm is located within the open countryside which also forms part of the Green Belt. The NPPF (March 2012) at paragraph 28 is generally supportive of economic growth in rural areas which creates jobs and prosperity and is sustainable. It also promotes the development and diversification of agricultural and other land-based rural businesses.

As regards the Green Belt, the NPPF advises that the essential characteristics of Green Belts are their openness and permanence. Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.' At paragraph 89, the NPPF goes on to advise that the construction of new buildings should be regarded as inappropriate. Exceptions to this include buildings for agriculture and forestry and appropriate facilities for outdoor sport, outdoor recreation and cemeteries (providing the openness of the Green Belt is preserved and does not conflict with the purposes of including land within it). Although this would not include buildings for green waste composting, the replacement of a building is also identified as one of the exceptions, provided the new building is in the same use and not materially larger than the one it replaces.

Policy 7.16 of the London Plan seeks to maintain the protection of London's Green Belt and seeks to ensure that inappropriate development in the Green Belt should not be approved except in very special circumstances.

Policies in the adopted Hillingdon Local Plan (November 2012) endorse national and regional guidance, in particular, Part One Policy EM2 and Part Two Saved Policies OL1

and OL4 which assess new buildings in the Green Belt.

It is generally held that new buildings are materially larger when their floor areas represent a 50% or more increase on that of the original building. As the proposal is for a 996sq. m building which would replace the existing 460sq. m of building on this part of the site, the proposal represents an increase of approximately 116%, and therefore 'very special circumstances' would need to be demonstrated to justify the proposal.

Very Special Circumstances

The applicant advises that the buildings would not encroach outside the area currently permitted for composting activities so as not to extend the development further into the Green Belt and the building would not exceed the height of the existing buildings. The site already contains piles of composting material which the proposal would enclose within the new building. The composted material would now be protected from excessive rainfall and any potential odours captured which can then be passed through the mobile bio-bed which can remove all potential odours. The new buildings will also have a neater appearance than the open composting piles. This represents a significant improvement to the openness and visual amenity of the Green Belt and for the amenities of surrounding residents.

The proposal would assist with the recycling of green waste materials and the NPPF is generally supportive of sustainable development. The proposal would also not extend the area of existing activities and would not intensify the scale of operations on site. It is considered that as the proposed building would not significantly extend the building envelope on site, being sited on the southern and western sides of the former farmyard and would not significantly alter the built-up appearance of the site, the harm to the Green Belt as a result of additional buildings is not that significant and given that the proposal would mainly remove the large composting piles on the former farmyard, there is likely to be an overall improvement in terms of the openness and visual amenity of the Green Belt. This, coupled with the benefits to neighbours, is considered to outweigh the harm by reason of inappropriateness and any other harm resulting from the additional built form.

Other policy considerations

Policy 5.17 of the London Plan (July 2011) also supports the need to increase waste processing capacity in London. As regards the consideration of proposals for waste management, it provides various criteria for their assessment, namely:

- i) locational suitability;
- ii) proximity to the source of waste;
- iii) the nature of activity proposed and its scale;
- iv) the environmental impact on surrounding areas, particularly noise emissions, odour and visual impact and impact on water resources;
- iv) the full transport impact of all collection, transfer and disposal movements, particularly maximising the potential use of rail and water transport;
- vi) primarily using sites that are located on Preferred Industrial Locations or existing waste management locations.

As this is an existing facility, locational suitability and proximity to the source of the waste are not directly relevant, although clearly, as the green waste is provided by local landscape businesses/tree surgeons and local authority municipal sites, it is sited close to the source of the waste. As regards, the other criteria, the nature and scale of the activity

would not alter, and it has been suggested that the scale may even reduce, composting has a very positive carbon outcome, the main environmental impact would be a reduction in odours and transport impacts would not alter and may even reduce.

It is therefore considered that the scheme is fully compliant with relevant planning policy.

7.02 Density of the proposed development

Not applicable to this proposed development.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this site.

7.04 Airport safeguarding

No airport safeguarding objections have been raised by the safeguarding authorities.

7.05 Impact on the green belt

The proposed building would maintain the rear building line of the existing buildings on site that would be replaced and not extend beyond the existing curtilage of the site, wrapping around the southern and western sides of the farmyard. The buildings, with a ridge height of 5.0m would not exceed the height of the buildings they would replace and be lower than the adjoining buildings. An existing earth bank along the southern side of the site would be retained.

The proposed buildings would be largely screened by existing former farm buildings when viewed from the road which at this point would be over 160m from the nearest proposed building. Also, the proposed building would be mainly viewed against the back drop of existing and previously approved buildings when viewed from the adjoining open fields. The retained earth embankment would assist with the screening of the building and the building itself would help to screen the quasi-industrial activities taking place within the diversified farm complex.

The internal storage of the composting material within the buildings will enable the open storage of compost within the farmyard to cease. A condition is also attached to ensure that within 3 months of the date the building is brought into use, the extent of the associated use on the adjoining field does not extend beyond the boundaries of the site which has been demonstrated to benefit from lawful use, which will reduce the area of the field being used for storage by approximately 50%. Overall, the scheme will greatly improve the visual appearance of the site and the openness of the Green Belt. Further improvements can be made with the provision of a green roof/living walls and a suitable landscaping scheme which have been conditioned.

As such, it is considered that the scheme accords with Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

The nearest part of the building would be over 160m from the nearest highway. Breakspear Road is a secondary road that cuts through the Green Belt and is generally defined by mature hedgerows and interspersed trees along the boundary. Along the entrance directly to the east of the site, a large existing building 6m in height screens the remaining buildings from this section of the highway. At present the rear buildings on this site are visible approximately 150m to the south east along Breakspear Road. Given that the height of the proposed storage building would be of a similar height than the existing storage buildings on site, there would be negligible impact on this section of the road, particularly as they would be an approximately 250m separation distance from this stretch of the highway to the proposal.

7.08 Impact on neighbours

The proposed storage building would have an established use and be positioned adjacent to several buildings similar in size and appearance. There are no neighbouring properties within the immediate area. The nearest dwelling to the proposal would be the Crow Nest Farm House which is located some 180m north east of the site. It is therefore considered that no dominance, loss of sunlight or privacy issues are raised by this application.

Noise and air quality issues are considered within Section 7.18 of this report.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Highways have commented on the proposal and satisfied that the proposal would not lead to any additional traffic strains or parking demand and it therefore complies with Policies AM7 & AM14 of the Hillingdon UDP.

7.11 Urban design, access and security

Relevant planning considerations have been considered with other sections of this report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Landscape Officer has no objection to the proposal and has commented that no trees or other landscape features will be affected by the development. The landscape officer has recommended that a landscaping scheme be provided which has been conditioned. As such the proposal is considered to comply with Policy BE38 of the Hillingdon Local Plan : Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

The proposal involves the use of solar panels. The Council's Sustainability Officer raises no objections to this aspect of the scheme.

The officer does recommend that a condition is attached to ensure that a green roof and/or living walls are provided. Amongst the other reasons cited by the Sustainability Officer green roofs can improve the efficiency of solar panels.

7.17 Flooding or Drainage Issues

The Environment Agency originally objected to the proposal on the grounds that insufficient information had been submitted to demonstrate that the risk of pollution to controlled waters was acceptable. A Preliminary Risk Assessment has now been submitted and the Environment Agency has now withdrawn their objection and advise that the scheme is acceptable, subject to conditions which are recommended.

7.18 Noise or Air Quality Issues

The proposal would not give rise to any additional traffic generation. There would be no material increase in noise generation as compared with surrounding industrial/commercial uses. By enclosing the open storage of composting material within the buildings, odour generation can be more easily retained on site and the use of a mobile bio-bed would assist with the reduction of those odours. As such, the scheme would result in the improvement of air quality, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

The petition in support of the proposal is noted.

7.20 Planning Obligations

Given the nature and scope of the development, no S106 contributions are sought but the scheme would be Mayoral CIL liable.

7.21 Expediency of enforcement action

The encroachment of the wood chipping and soil processing operations and associated storage of materials and machinery on the adjoining field will be monitored.

7.22 Other Issues

No other relevant planning considerations are raised by this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

There is general policy support for economic growth in rural areas and the diversification of agricultural and other land-based rural businesses. Furthermore, although the replacement of buildings is identified as one of the exceptions to Green Belt policy as regards the provision of new buildings, the size of the replacement building is in excess of that which can reasonably be considered to not be materially larger than the one that it replaces. However, in this instance it is considered that the net environmental benefits of the scheme represent 'very special circumstances' that outweigh any harm to the Green Belt and any other harm of the additional built form.

Furthermore, surrounding residential properties are sufficiently distant from the site so that their residential amenities would not be adversely affected and by making most of the composting operations internal within the buildings, odour generation would be reduced.

Also, no additional traffic is proposed and a landscaping condition is recommended to further enhance the setting of the site. It appears that some of the wood chipping and open storage operations have spilled out onto part of the adjoining field to the west of the site. A condition is recommended to ensure that the extent of the unauthorised use of the field ceases after 3 months of the building being brought into use so that this part of the field can be restored to its former condition.

The application is therefore recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)

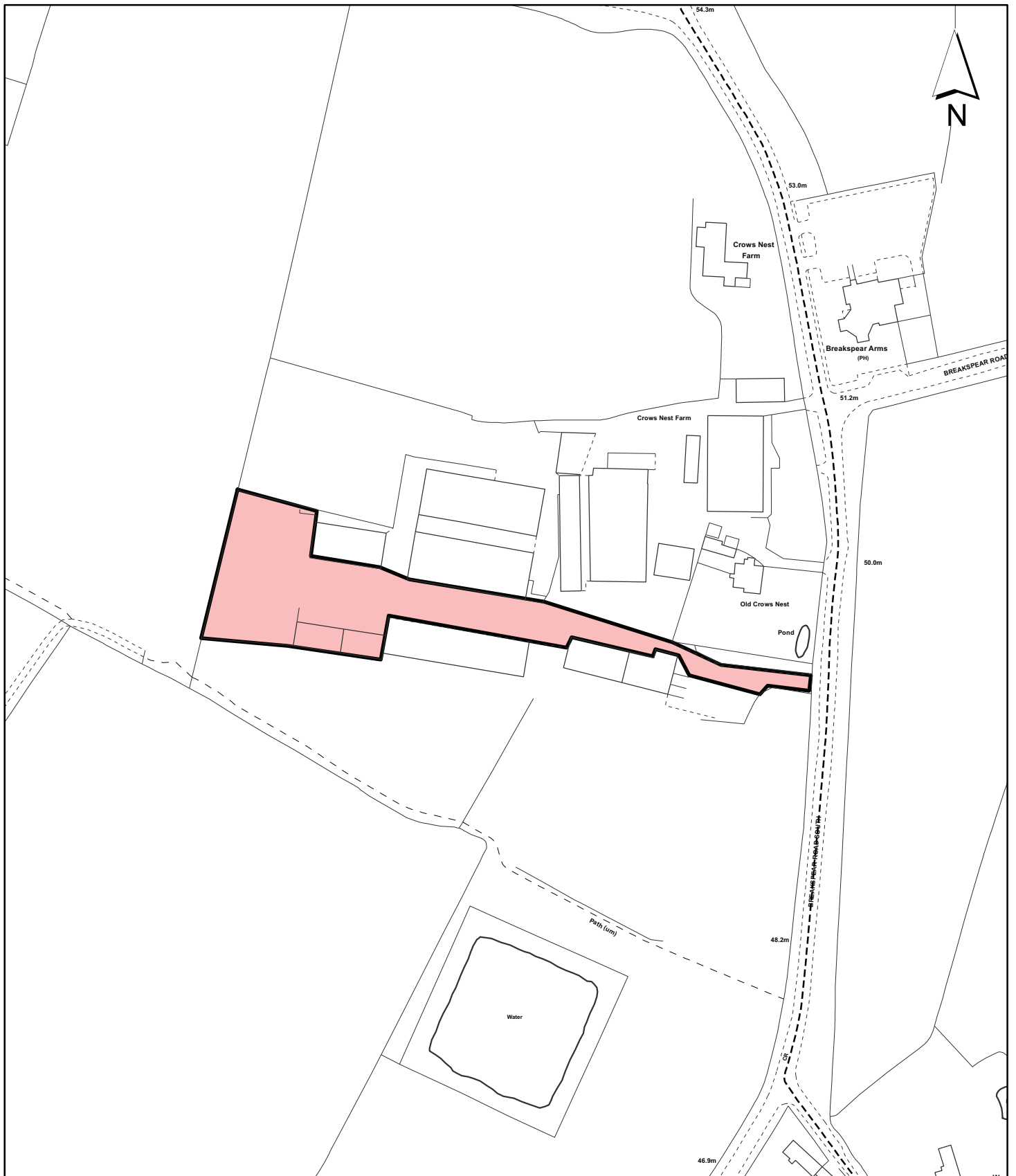
London Plan (July 2011)

Hillingdon Local Plan - Part Two: Saved UDP Policies (November 2012)

Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Land at Crows Nest Farm
 Breakspears Road South
 Harefield**

Planning Application Ref:

1113/APP/2013/1065

Scale

1:2,000

Planning Committee

North Page 26

Date

**December
 2013**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 56 THE DRIVE ICKENHAM

Development: Two storey six-bedroom detached dwelling with habitable basement and roofspace involving the demolition of existing dwelling.

LBH Ref Nos: 4496/APP/2013/2358

Drawing Nos: 08/38/3
08/38/02 Rev G
D&A
LOCATION PLAN

Date Plans Received: 16/08/2013 **Date(s) of Amendment(s):** 16/08/0013

Date Application Valid: 05/09/2013 06/09/0013

1. SUMMARY

The proposal is for the demolition of the existing house and garage and erection of a two storey six-bedroom detached dwelling with attached side garage, habitable basement and roofspace and associated parking in the front garden.

A scheme for a replacement house at the site(4496/APP/2008/2544) was initially refused on the 15th October 2008. A subsequent revised application (4496/APP/2009/1285) for the erection of a two storey five bedroom house, with basement accommodation and habitable roofspace and associated parking spaces at the front, involving the demolition of the existing dwelling was considered to have overcome all the original reasons for refusal and was approved on 10th August 2009. A further revised application (4496/APP/2009/2765) was approved. The current application is very similar to the refused application in 2008, with the main amendment to the refused scheme being a reduction in the size of the dormers above the garage block.

The proposed dwelling, by reason of its overall size, siting, bulk, height and design of the dormer windows would represent an obtrusive form of development that would be out of keeping with the general scale and character of other detached dwellings in the area to the detriment of the visual amenities of the streetscene and character and appearance of the area. The proposal would result in the overshadowing of and loss of light to the neighbouring property at number 58 The Drive and would result in an overdominant/visually obtrusive development in relation to the neighbouring properties, resulting in an un-neighbourly form of development. Furthermore, the applicant has failed to demonstrate that the proposal does not impact on flood risk. As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed dwelling by reason of its overall size, siting, bulk and height would represent an obtrusive form of development that would be out of keeping with the general

scale and character of other detached dwellings in the area to the detriment of the visual amenities of the streetscene and character and appearance of the area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed development by reason of its overall size, height, siting and length of projection would result in the overshadowing of and loss of light to the neighbouring property at number 58 The Drive and would result in an overdominant/visually obtrusive development in relation to the neighbouring properties and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential layouts.

3 NON2 Non Standard reason for refusal

The application has failed to demonstrate that the proposal does not impact on flood risk, contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 5.12 of the London Plan (2011).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises a detached two storey dwelling, with a detached garage on the side boundary with No. 58, attached to the house by a car port canopy. The dwelling has also been extended to the rear with a single storey rear extension. There are a number of trees on and close to site, and although none of them are protected by TPO or conservation area designation, they do contribute to the overall character of the area.

Dwellings are located on either side of the application site, while the rear boundary abuts the garden of No. 2 Highfield Drive. It is noted that part of this garden adjoining the application site has full planning permission for the erection of a detached house.

The Drive and Highfield Drive are characterised by substantial detached houses of varying size and design on predominately large plots. The houses within The Drive have a variety of footprints but conform to a loose building line set well back from the road screened by hedges and low fences with generous driveways between.

The subject site lies within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the demolition of the existing house and garage and erection of a two storey six-bedroom detached dwelling with attached side garage, habitable basement and roofspace and associated parking in the front garden.

The proposed house would be 11.70m wide (15.35m including the attached side garage)

and 15.66m deep. A 4.05m wide, two storey front gable feature would project forward by 1m from the main front elevation of the house. A small crown roof is proposed, 5.7m high to eaves and 8.9m high to its ridge with two flat roofed rear dormers, 1.4m wide and 1.55m high. A basement is also proposed, extending the full width and depth of the house and garage, served by a 3.8m deep x 7.2m wide rear light well, with external stairs giving access to the rear garden.

The house would comprise a games room, cinema, wine store, WC and plant room in the basement, a kitchen/breakfast room, lounge, dining room, study, utility room and garage on the ground floor, 5 bedrooms (2 with en-suite) and bathroom on the first floor and a sixth bedroom with en-suite in the roof space. Two off-street car parking spaces are shown on the drive outside the garage.

The main differences between this scheme and the previously approved scheme (ref. 4496/APP/2009/2765) is a half-hipped roof space with front and rear dormers above the garage is proposed. This element of the proposal was previously refused under planning application ref. 4496/APP/2008/2544.

3.3 Relevant Planning History

4496/APP/2008/2544 56 The Drive Ickenham

Two storey six-bedroom dwelling, with basement accommodation and rooms in roof, associated parking spaces at front, involving demolition of existing dwelling.

Decision: 14-10-2008 Refused

4496/APP/2009/1285 56 The Drive Ickenham

Erection of two-storey five-bedroom dwelling, with basement accommodation and habitable roofspace and associated parking spaces at front, involving demolition of existing dwelling.

Decision: 10-08-2009 Approved

4496/APP/2009/2765 56 The Drive Ickenham

Two storey six-bedroom detached dwelling with basement level and habitable roofspace with detached garage to front, involving the demolition of existing dwelling.

Decision: 22-02-2011 Approved

4496/C/76/1256 56 The Drive Ickenham

Householder development - residential extension(P)

Decision: 11-10-1976 Approved

4496/D/84/1877 56 The Drive Ickenham

Householder dev. (small extension,garage etc) (P)

Decision: 10-01-1985 Approved

Comment on Relevant Planning History

A scheme for a replacement house (4496/APP/2008/2544) was initially refused on the 15th October 2008 due to: 1) the house being an obtrusive form of development that would be out of keeping with the general scale and character of other detached dwellings in the area, 2) overdevelopment of the site with excessive site coverage of buildings and hard surfaces, 3) overshadowing of and loss of light to the neighbouring property at No. 58 The Drive and would result in an overdominant/visually obtrusive development in relation to the neighbouring properties, and 4) the dormer windows would represent a visually intrusive form of development detrimental to the appearance of the neighbouring properties and character and appearance of the street scene.

A subsequent revised application (4496/APP/2009/1285) for the erection of a two storey five bedroom house, with basement accommodation and habitable roofspace and associated parking spaces at the front, involving the demolition of the existing dwelling was considered to have overcome all the original reasons for refusal and was approved on 10th August 2009. A further revised application (4496/APP/2009/2765) was approved and differed from the previous application by increasing the depth of the main house by 1.25m from 8.85m to 10.1m, the overall height of the crown roof has increased by 0.3m to 8.9m, the single storey side garage has been set back from the rear elevation of the house, the depth of the rear lightwell has been increased from 3.3m to 3.8m which would result in an overall 1.75m further projection into the rear garden. an additional side rooflight facing No. 58 The Drive and minor elevational alterations, including brickwork on the ground floor and quoins omitted from first floor.

Also of relevance to the consideration of this application are two applications that relate to adjoining land at No. 2 Highfield Drive, namely:-

19210/APP/2006/1619 - Renewal of outline permission for a detached dwellinghouse - Approved 28th July 2006.

65653/APP/2009/1146 - Full planning application for a two storey six-bedroom house with habitable roofspace and associated parking and vehicular crossover, Approved 24th July 2009.

65653/APP/2012/1193 - Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 65653/APP/2009/1146 dated 24/07/2009 (Erection of two-storey six-bedroom dwelling with habitable roofspace and associated parking and vehicular crossover). Approved 11th July 2012.

4. Planning Policies and Standards

In November 2012, the Hillingdon Local Plan: Part 1- Strategic Policies was introduced and a new flood risk policy. Policy EM6 Flood Risk Management states the Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).

Paragraph 8.88 of the Hillingdon Local Plan highlights that the impacts of climate change will add to the pressure on the drainage systems and it is therefore essential that all new development is managed to minimise the problems.

The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. Given the updated Local Plan Policy on Flood Risk, the Council now requires basement development to be

supported by a hydrological and geotechnical surveys to establish and additional drainage or flooding risk associated with basement developments. The applicant has failed to provide such information and the potential flood risk and drainage issues have not been addressed as part of the proposed development.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

R16 Accessibility for elderly people, people with disabilities, women and children

H4 Mix of housing units

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.3 (2011) Increasing housing supply

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 5.3 (2011) Sustainable design and construction

LPP 5.13 (2011) Sustainable drainage

LPP 5.7 (2011) Renewable energy

LPP 7.2 (2011) An inclusive environment

LPP 7.4 (2011) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring properties have been consulted on 9th September 2013 and a site notice displayed on 17th September 2013. A petition with 24 signatories has been received, together with individual responses from 2 properties.

The petition states:

'We, the undersigned, fully support Mr & Mrs Alexander in their objective of ensuring that their wishes are heard and understood by the London Borough of Hillingdon's North Planning Committee, when considering the proposal, by voicing concerns, and asking the North Planning Committee to refuse the application.'

The individual responses raise the following concerns:

- (i) Proximity and problematic sight line of this new application in relation to planning application (ref.56563/APP/2012/1193) at adjoining site.
- (ii) The proposed house is overwhelming in size and structure and that the applicant once again seems to seek approval for a design, shape and size that has previously been lawfully refused (ref.4496/APP/2008/2544).
- (iii) A first floor is now proposed over the garage (albeit it does not extend level with the entrance hall as previous), and would also extend to a point level with the rear of the proposed house (i.e. further than currently permitted). This would impact on No.58 by reducing the amount of light, and could appear overbearing.
- (iv) The proposed revision to create a first floor extension over the garage would make the proposed house appear out of balance, and the proposed dormer window facing the street, and portico entrance would add to the mishmash of styles, which would inevitably harm the areas character and streetscene.
- (v) For the sake of consistency, the Council should review the original decision, and if nothing has materially changed make the same decision (ie. refuse the application).
- (vi) The planning application is gross over development of the site; underground diggings will affect the water table and the neighbouring properties.

(Officer comment: The above issues are addressed in the main body of the report).

RESIDENTS ASSOCIATION OF THE DRIVE: No comments received.

ICKENHAM RESIDENTS ASSOCIATION:

This latest application goes back to the original proposal 2008/2544 for a two-storey six-bedroom dwelling which was refused on 15.10.08 on the grounds of its overall size, siting, bulk and height, thus representing an obtrusive form of development out of keeping with the general scale and character of other detached dwellings in the area.

The Association had also submitted a letter of objection dt. 20.09.08 and we agreed with your decision, which we trust you will uphold.

Two more subsequent applications 2009/1285 and 2009/2765 proposed single-storey side extensions, which were both approved by you.

The site map submitted does not show the correct outline of the way the plot is situated, and we would ask you to look at 65653/APP/2009/1146 and 2012/1193 for Land forming part of 2 Highfield Drive for clarification.

We object to this new proposal and are completely in the hands of your Planning Team with their greater expertise and facilities and trust they will arrive at the correct decision.

Internal Consultees

TREES AND LANDSCAPE:

Scope for new planting: There is scope for new planting and a basic plan has been provided. More details should be requested by condition.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES9 (1, 2, 6).

EPU:

No objection, please add site construction informative.

HIGHWAYS:

The development is for the demolition of the existing dwelling and the construction of a new dwelling within the site. As part of the proposals the existing vehicular crossover that serves the site will be retained to provide access, alongside 3 No. car parking spaces that will serve the new dwelling.

When reviewing the proposals, it is noted that there is no change to the means of access to the site or the amount of car parking. Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance.

FLOODWATER MANAGEMENT:

The site lies in Flood Zone 1, however surface water mapping in our Surface Water Management Plan indicates there is surface water ponding in this area. We are also aware of groundwater issues in this area, and the proposal includes a basement.

When determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that their proposals:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area;

The Council requires assessments, including ground survey, geotechnical, structural engineering and hydrological investigations and modelling, from applicants to demonstrate that basement developments do not harm the built and natural environment or local amenity. The level of information required will be commensurate with the scale and location of the scheme. Such reports should consider the structural requirements for the development itself as well as mitigation for any potential wider impacts of basement schemes.

RECOMMENDATIONS:

I recommend refusal of the application as appropriate assessments have not been provided to demonstrate that the proposal does not impact on flood risk, as required by Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk

Management of the London Plan (July 2011).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

7.02 Density of the proposed development

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The property lies within a Developed area and does not fall within a Conservation Area or ASLC and is not a Listed Building.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The site is located within a Developed Area where there is no objection in principle to houses on the site subject to the proposal satisfying other policies in the plan and supplementary planning documents.

Local Plan Policies BE13 and BE15 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

It was previously considered that the character of this part of The Drive is derived from large detached houses of varying scale, proportion and design which are set well back on their substantial plots to provide a spacious open character with informal front garden areas. This proposal would have a siting similar to that of the existing house so that the existing front garden area and the general informal front building line would be maintained. The two storey house would be sited 1.5m from the side boundary with No. 54 and 1.5m from the side boundary with No. 58, in accordance with policy BE22 of the Local Plan.

The overall size and width of the proposed new house would be larger than the existing dwelling. The previously approved scheme introduced a formal symmetrical design with a single storey attached garage. The current scheme proposes a first floor above the garage with a half-hipped roof adding more bulk to the proposed dwelling. The design of this element of the proposal with its half hipped roof, set down from the main ridge of the house and including dormer windows to the front and rear would not relate well to the proposed main dwelling. As such, the proposed scheme represents an obtrusive form of development that would be out of keeping with the general scale and character of other detached dwellings in the area to the detriment of the visual amenities of the streetscene and character and appearance of the area. The proposal is therefore contrary to policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The height of the new house would be approximately 900mm higher than the existing building. It was previously considered that given the detached nature of the house and in the context of the large plots, the increase in roof height would not appear unduly discordant. Furthermore, it was previously considered that the flat roof element of the crown roof was not extensive, so that the general impression was of a more traditional roof. This scheme has a similar extent of flat roof, whilst the extent of pitched roof has been increased.

With respect to the rear dormers in the main roof of the dwelling, the Council's HDAS Design Guide: Residential Layouts does not deal with these features. However, although not strictly relevant to new build, paragraph 7.8 of the Council's HDAS (SPD) Residential Extensions states that rear dormers are acceptable, provided they are set-in 1m from the roof margins on larger properties. The proposed rear dormers would be set in 800mm from the roof ridge, 700mm from the eaves and 400mm from the sides of the roof. Although they are not fully compliant with design guidance for extensions, the dormers are sufficiently small scale and have been designed to appear subordinate within the main roof. The proposed dormer windows on the front and rear of the first floor element above the garage would have flat roofs and would be more in keeping with the first floor windows on the proposed house. The dormer windows are therefore considered to be acceptable.

The proposal, as previously, does involve the creation of a basement floor, but this would not be seen from the road, with only a rear lightwell suggesting its presence.

Overall, the proposed dwelling, by reason of its size and design would be out of keeping with the streetscene, contrary to policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of the Council's HDAS 'Residential Extensions'.

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

The adjoining property to the south, No. 54 The Drive has been extended with a two storey side and rear extension which does not contain any side windows facing the application site. The rear elevation of the proposed house would not project beyond the extended two storey rear elevation of No. 54. It would however project forward of the adjoining front elevation of No. 54 by approximately 2.4m, set back 1.5m from the side boundary. With such a relationship, the proposed house would not breach a 45° line of sight from the nearest adjoining first floor windows in the front elevation of this property (the nearest ground floor opening being an integral garage door). As such, there would be no adverse impact upon this property by reason of dominance or loss of sunlight.

The first floor and rooflight windows facing No. 54 would only face a blank side wall and the one rooflight windows facing No. 58 serve non-habitable room and could be conditioned to be obscure glazed and non-opening 1.8m above finished floor height so as to safeguard the privacy of neighbouring properties.

In terms of the proposed new house on an adjoining plot of land at No. 2 Highfield Drive (Ref. 65653/APP/2012/1193), as full planning permission has now been granted, it is a

material consideration in the determination of this scheme. The house at its nearest point would be sited approximately 15.5m from the new proposed rear elevation of No. 56 and the nearest part of its main rear elevation would be sited approximately 18m away. As part of the planning permission for this house, the first floor side windows facing No. 56 have been conditioned to be obscure glazed and the ground floor windows would be sited sufficiently close to the side boundary so that any overlooking would be prevented by the boundary fencing. The rear facing windows would look down the garden and although the nearest ground floor kitchen and first floor bedroom windows would be within 21m of the rear elevation of the proposed house, the windows would be at near right angles to the proposed house so that they would afford adequate privacy to the rooms they would serve. Although an area of the rear patio would be overlooked within a 21m distance, the area affected is relatively small, equating to the 5m width abutting the side boundary which would have the greatest benefit from the screening afforded by the boundary fencing and landscaping, leaving the remaining 13m width of the rear garden more than 21m from the rear elevation of the new house. Furthermore, it is considered that the potential for overlooking by the proposed development is not significantly greater than that which would be experienced from the existing house as to justify a reason for refusal on this ground as the main rear elevation of the proposed house would only move approximately 2.7m further to the rear.

With regards to No. 58, the proposed house would project by approximately 6.7m beyond the nearest part of the rear elevation of No. 58 The Drive, attached to which at this point is an attached open canopy structure. The proposed two storey house would be set back some 1.5m from the side boundary and No. 58 itself is over 2m from this boundary. In such a relationship, the proposed two storey house, specifically the first floor above the garage would breach a 45° line of sight taken from the nearest ground floor window in the rear elevation of No. 58 which serves a lounge and it is considered that the house would appear unduly dominant. The height of the first floor above the garage, the size, siting and the length of projections would result in the overshadowing of and loss of light to the neighbouring property at number 58 The Drive given its southerly orientation and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS 'New Residential layouts'.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 3 storey, 4 bedroom, 6 person dwelling, which is the closest to the one proposed by this application, to have a minimum size of 113 sq.m. Furthermore, Policy 3.5 states when designing new homes for more than six persons/bedspaces, developers should allow approximately 10sq.metres per extra bedspace/person. The proposed new dwellings would be approximately 505sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation

to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a six bedroom house is 100sq.m of amenity space to meet the standard. The scheme provides some 280sq. metres each and would thus far exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would utilise the existing vehicular crossover and provide a car parking space within the proposed garage and at least two spaces on the drive. The proposal replicates the existing parking arrangements made on site and no objections are raised in terms of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

The proposed dwelling is of a sufficient size, internally to ensure that it could easily meet lifetime homes standards. As such it is recommended that a condition is attached requiring this.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that topographical and landscape features of merit should be retained and utilised and new planting and landscaping should be provided where appropriate.

The Council's Tree Officer advises that there are no landscape features of merit on the site that would constrain the proposed development and the scheme is acceptable, subject to landscape conditions.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes could ensure the necessary standards were the application considered acceptable in other regards.

7.17 Flooding or Drainage Issues

The site lies in Flood Zone 1, however surface water mapping in our Surface Water

Management Plan indicates there is surface water ponding in this area. There are also groundwater issues in this area, and the proposal includes a basement.

The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. The Council require developers to demonstrate by methodologies appropriate to the site that their proposals:

- a) maintain the structural stability of the building and neighbouring properties;
- b) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) avoid cumulative impacts upon structural stability or the water environment in the local area.

In November 2012, the Hillingdon Local Plan: Part 1- Strategic Policies was introduced and a new flood risk policy. Paragraph 8.88 of the Hillingdon Local Plan highlights that the impacts of climate change will add to the pressure on the drainage systems and it is therefore essential that all new development is managed to minimise the problems.

In the absence of hydrological or geotechnical surveys, the application has failed to demonstrate that the proposal does not impact on flood risk, contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policies OL7 of the Hillingdon Local Plan (November 2012) and Policy 5.12 Flood Risk Management of the London Plan (July 2011).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Concerns raised over the size of the building and impact on neighbours are considered in the main body of the report.

7.20 Planning Obligations

Presently S106 contributions for education are sought for developments when the net gain of habitable rooms exceeds six, in such cases the levy of contribution should be calculated in accordance with the Planning Obligations SPD. In this case the increase in habitable rooms is greater than 6, however the detailed calculation indicates that the proposal would not result in a predicted increase in child yield and as such no education contribution is required in this instance.

Community Infrastructure Levy:

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £8,015.00.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

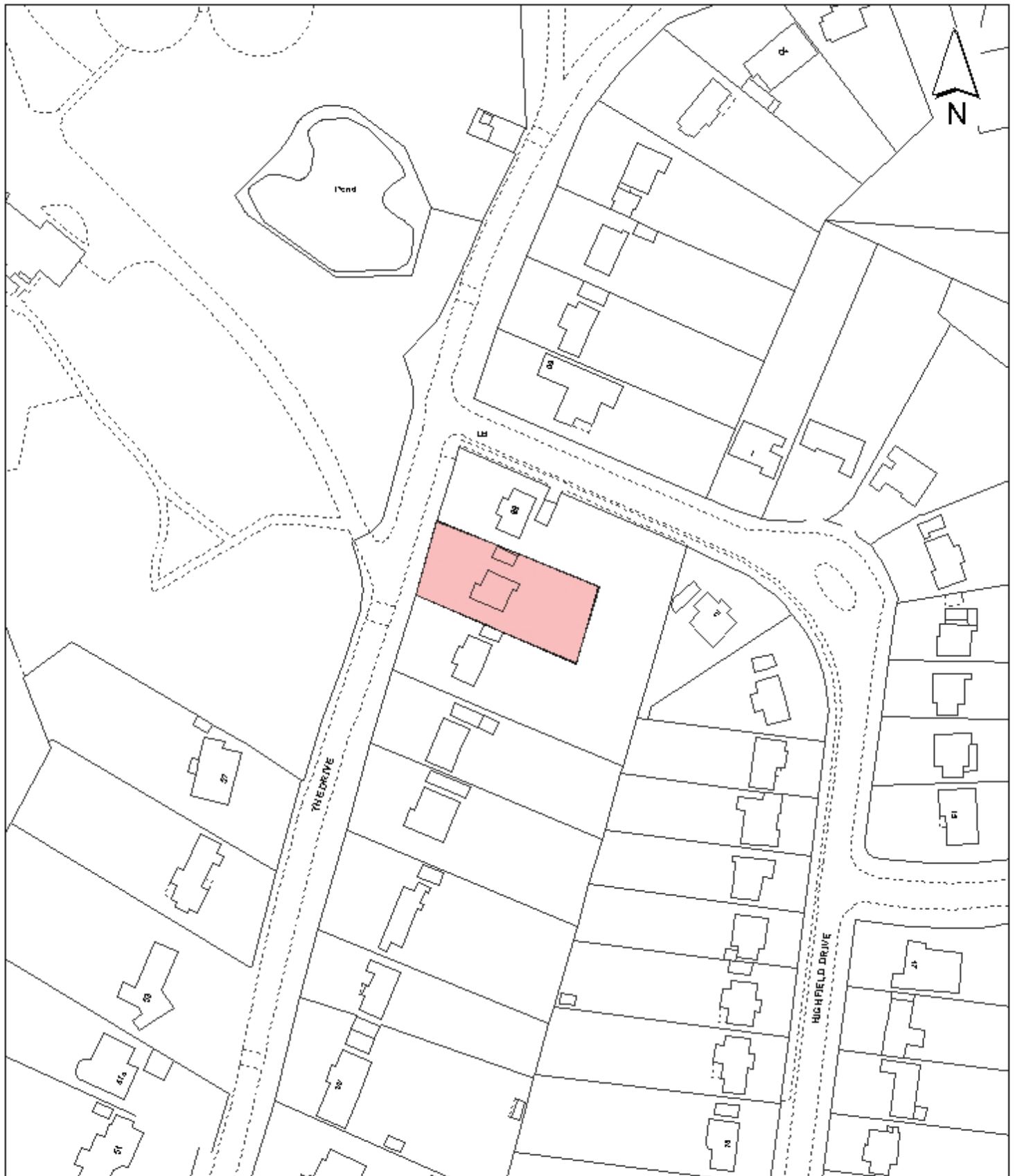
The proposed dwelling, by reason of its overall size, siting, bulk, height and design of the dormer windows would represent an obtrusive form of development that would be out of keeping with the general scale and character of other detached dwellings in the area to the detriment of the visual amenities of the streetscene and character and appearance of the area. The proposal would result in the overshadowing of and loss of light to the neighbouring property at number 58 The Drive and would result in an overdominant/visually obtrusive development in relation to the neighbouring properties, resulting in an un-neighbourly form of development. Furthermore, the applicant has failed to demonstrate that the proposal does not impact on flood risk. As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011).



11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July (2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">56 The Drive Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">4496/APP/2013/2358</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON COUNCIL</p>
	<p>Planning Committee</p> <p style="text-align: center;">North Page 42</p>	<p>Date</p> <p style="text-align: center;">December 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address	116A HALLOWELL ROAD NORTHWOOD		
Development:	2 x two storey, 3-bed, detached dwellings with habitable roofspace with associated parking and amenity space involving demolition of existing Use Class B1/B8 buildings		
LBH Ref Nos:	45407/APP/2013/2272		
Drawing Nos:	116AHR/13/03 REV B 116AHR/13/05 116AHR/13/01 REV A 116AHR/13/02 REV A 116AHR/13/04 REV A 4 x Photographs Location Plan 4130011 1470 02113 Transport Statement Noise Exposure Assessment Phase 1 Arboricultural Implication Assessment Tree Survey		
Date Plans Received:	07/08/2013	Date(s) of Amendment(s):	21/10/2013
Date Application Valid:	22/08/2013		14/08/2013 07/08/2013

1. SUMMARY

The application seeks permission to develop a vacant backland commercial site and buildings (No. 116a) in Northwood accessed from Hallowell Road on land to the rear of Nos. 114 to 122 by the erection of two detached dwellings with associated parking and amenity space.

The proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the design, scale and site layout on the character of the surrounding area, which is a designated Area of Special Local Character; the potential impacts on the residential amenities of adjoining and nearby occupiers, and on highways related matters such as access for all vehicles, traffic/pedestrian safety and parking in Hallowell Road. The amenities of the future occupants of the dwellings have also been considered.

In conclusion, the proposals would fail to accord with the terms and objectives of a number of identified policies, the requirements of adopted standards or design criteria. It is recommended therefore that planning permission for the proposed development be refused for the reasons given in the report.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

By reason of their overall design and scale (including footprint, height and proportions),

their position in relation to the site boundaries and setting, the proposed dwellings would appear excessive and thus out of keeping with the surrounding residential development. As such, they would be detrimental to the amenity and character of the locality, which is part of the designated Old Northwood Area of Special Local Character. Accordingly, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and to Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed site layout has not demonstrated that satisfactory access and parking arrangements would be provided within the site for future occupants. In particular, the refuse bins location is more than 25 metres from the highway and the width of the access way is unsuitable for emergency and other large vehicles. Furthermore, there is an over provision of parking. Accordingly, the proposal is likely to be detrimental to highway and pedestrian safety and would encourage unsustainable modes of transport, thus it is contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policies 6.1 and 6.9 of the London Plan, the National Planning Policy Framework and the Council's Adopted Parking Standards.

3 NON2 Non Standard reason for refusal

The construction of the dwellings would be likely to result in significant root and/or crown damage to the pair of Cypresses in the rear garden of No. 120 Hallowell Road. In addition, the overhang of the Sycamore in No. 124 Hallowell Road is also likely to lead to pressure from future occupants of the development to heavily prune or remove the tree. The potential loss of these trees would have a detrimental impact on the residential amenities of the adjoining occupiers, of Nos. 118 to 122 Hallowell Road, who benefit from the amenity value and screening towards the railway line that they currently provide and on the surrounding landscape generally. As such, the proposal would be contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

4 NON2 Non Standard reason for refusal

The private garden space provision for the dwellings are inadequate in usable size (House A) and due to the proximity and shading of the Sycamore in the rear garden of No. 124 Hallowell Road would not provide a satisfactory standard of amenity for the future occupants of the proposed dwellings. The proposal is thus contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts.

5 NON2 Non Standard reason for refusal

The development is estimated to give rise to a significant number of children of school age, additional provision for whom would need to be made in the schools serving the local area. Given that a legal agreement at this stage has not been secured, the proposal is thus considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF

LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
H12	Tandem development of backland in residential areas
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE5	Siting of noise-sensitive developments
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
R17	Use of planning obligations to supplement the provision of

recreation, leisure and community facilities

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a 0.05 hectare (approx.) rectangular plot of land accessed between Nos. 116-118 to the rear of Nos. 112 to 124 Hallowell Road, Northwood. Nos. 112-114 are currently in mixed residential and office use (including recruitment, languages and legal services). The application site (116a) is currently vacated and was formerly in use as an electrical contractors' yard and premises for 30 years comprising of single storey workshop and storage/offices arranged around the yard operating on six days a week.

The site is served by an access driveway, varying in width between 2.35 and 2.6 metres, fenced on both sides, which is approximately 42 metres in length from the back edge of the footpath (44.25m. from the road) and runs between Nos. 116 and 118 Hallowell Road.

The site is enclosed on the northern boundary by the former storage/offices building, on the southern boundary by the workshop and on the eastern boundary by timber fences. The London Underground Metropolitan Railway Line and associated operational land, separated by wire fencing, occupies the entire western boundary. To the south of the access driveway lie the residential gardens of Nos. 118 to 124 Hallowell Road.

The site is situated within a Developed Area as identified in the policies of Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012). It forms part of the Old Northwood Area of Special Local Character, an area characterised by its rows of Victorian terraces and properties, mainly constructed of red brick with slate roofs, traditional in appearance with sliding timber sash windows.

There are a number of trees surrounding the site, including a pair of Cypresses (within the garden of No. 120 Hallowell Road), Sycamores and an Ash tree on the adjoining railway owned land.

The site has a Public Transport Accessibility Level (or PTAL) of 2.

3.2 Proposed Scheme

The proposal is for the erection of 2no. three bedroom five person detached dwelling houses with habitable accommodation on three floors including the roofspace, providing a minimum of 142 square metres gross internal floor area each.

The proposed dwellings, in the form of two storey buildings with habitable roofspace,

would each have a width of 5.55 metres and a depth of 11.0 metres (approx.) including a sloped roof front projection (1.0 metre deep) and be set approximately 0.2 metre apart and positioned at the end of the access road. The flank wall of one dwelling would approximately 0.75 to 1.5 metres from the rear boundaries of Nos. 118 and 120 Hallowell Road, the other between 0.45 to 0.8 metre inside the western site boundary with London Underground railway land.

The identical dwellings would have pitched roofs to an apex height of approximately 8.4 metres and comprise of sitting/dining room and kitchen at ground floor, two bedrooms and a bathroom (wet room) on first floor and an en-suite bedroom plus storage area within the roof (second floor). All habitable room windows would be in the front or rear elevations with only the bathroom window at first floor in the side (east) elevation facing Nos. 118/120. They would be finished externally in brick, tile and upvc window/door openings.

The proposed development would utilise an existing single vehicle width access driveway and crossover from Hallowell Road, with parking and turning space for up to five vehicles provided within the curtilage of the site directly opposite the front of the dwellings.

Approximately 120 square metres of private amenity space would be provided immediately to the rear of the dwellings.

3.3 Relevant Planning History

23282/A/79/0786 116 Hallowell Road Northwood
Householder development - residential extension(P)

Decision: 13-08-1979 Approved

45407/90/1956 116a Hallowell Road Northwood
Erection of first floor extension for office use and removal of Condition 2 of planning permission 14654D/82/1619 to allow storage of electrical equipment

Decision: 01-10-1991 Approved

Comment on Relevant Planning History

There is no relevant planning history on the application site. The principle of development on a similar site in the vicinity was established however when planning permission was granted (under ref. 14654/APP/2004/1816), though not implemented, for a pair of semi-detached three bedroom houses on the adjoining land at the rear of Nos. 126/128 Hallowell Road in October 2004. However there have been substantive changes in adopted policy since 2004 and the current application needs to be considered with regard to the current policy context in its entirety.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
 PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

NPPF

- LPP 3.3 (2011) Increasing housing supply
 LPP 3.4 (2011) Optimising housing potential
 LPP 3.5 (2011) Quality and design of housing developments
 LPP 3.8 (2011) Housing Choice
 LPP 3.9 (2011) Mixed and Balanced Communities
 H12 Tandem development of backland in residential areas
 BE5 New development within areas of special local character
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 BE20 Daylight and sunlight considerations.
 BE21 Siting, bulk and proximity of new buildings/extensions.
 BE22 Residential extensions/buildings of two or more storeys.

 BE23 Requires the provision of adequate amenity space.
 BE24 Requires new development to ensure adequate levels of privacy to neighbours.
 BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
 HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
 OE5 Siting of noise-sensitive developments
 AM7 Consideration of traffic generated by proposed developments.
 AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 (i) Dial-a-ride and mobility bus services
 (ii) Shopmobility schemes
 (iii) Convenient parking spaces
 (iv) Design of road, footway, parking and pedestrian and street furniture schemes
 LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
 AM14 New development and car parking standards.
 CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
 R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14no. neighbouring and nearby occupiers were consulted (27.8.2013) and in addition a site notice was displayed from 12.9.2013. There have been five responses, including a petition (signed by 24 persons) and one other representation received raising the following objections, issues, concerns and comments:

Character of area:

- Hallowell Road is already a densely populated and overdeveloped area;
- development not in-keeping with Hallowell Road and Old Northwood Area of Special Character;
- road has become a building site with builders materials, cars, lorries/vans and skips adding to dangerous road/danger to pedestrians (road used as short cut to Green Lane);
- Old Northwood was constructed mainly at beginning of 1900's. Nos. 116 to 124 have kept their original features including bay windows - elevations, room sizes of proposed houses would not be in keeping, fail to harmonise with ASLC and are too close together for detached houses;
- no more space in Hallowell Road to accommodate extra houses which would add to pressures on traffic, on-street parking, utilities, council services, local schools and hospitals.

Site layout, scale & design:

- proposed site layout for 2 x 3 bed houses feels too tight given the site constraints the houses are too close to the legal boundaries;
- houses if approved should be semi-detached pair of two bedroom houses. A third bedroom in the roof space is simply over development for this particular site;
- design, size, scale, height and location would represent a cramped, unneighbourly over-development of this site;
- area of the site (in hectares) and density not completed by applicant.

Access, parking and traffic:

- access road is extremely narrow (2.35m at narrowest) along its entire length (of approx. 45m);
- average family car width is 2m plus previous drivers with firm of electrical contractors still knocked down/damaged fence panels, brickwork and gas pipe (on side wall of No. 116);
- additional traffic on Hallowell Road;
- will create demand for additional on-street parking;
- limited access for emergency, waste collection, construction and service vehicles due to narrow access point to the site;
- construction, delivery and contractor vehicles would not be able to enter site (or find it very difficult) due to narrow access, leading to vehicles stopping to unload and disrupting traffic on Hallowell Road. Building project would lengthen to anything between 18 -24 months accordingly;
- access would be in use 7 days a week plus late evenings/early mornings by vehicles/pedestrians;
- would increase traffic (with associated noise) to and from 116a compared to existing office/storage use which operated only on five days a week, Mondays to Fridays 8am-5pm, for a total of 45 hours;
- assumption of 10 traffic movements per day is unrealistic. Three-bedroom houses for families increases the possibility of six persons in each house - with school children, young adults, visitors etc. including at weekends;
- reversing out on to Hallowell Road with poor visibility to oncoming traffic/pedestrians.

Amenities of adjoining occupiers:

- loss of privacy/overlooking from bathroom window in the flank wall (gardens of Nos. 118 to 124 Hallowell Road are very short, approx. 22m) plus visual intrusion from front/back gardens;
- noise/pollution from the access road (including contractors vehicles) and the new properties;
- scale/height (approx. 9m at the apex) and proximity of houses to back boundary of high side brick wall would directly impact on visual outlook from, and reduce daylight/sunlight (with associated overshadowing) to, the south-west facing back gardens and homes of Nos. 118, 120 Hallowell Road;
- car noise, pollution and disturbances;
- safety and home security threatened during building works;
- serious impact on standard of living for occupiers of Nos. 116 to 124 Hallowell Road;
- additional noise from concrete surface of access and five car park spaces (car doors opening/shutting);
- noise generated during building work;
- additional noise from front/back gardens;
- security issue along open space beside railway line.

Amenities of future occupiers:

- proposal to build closer to the railway. While noise survey may have been completed by the applicant, on environmental health note is it healthy to build houses so close to a railway and what affect to health from living so close to high voltage electricity cables?;
- little privacy for the occupiers.

History of area:

- Under 14654/APP/2004/1816 for 2 x 3 bedroom houses to rear of Nos. 126-128 Hallowell Road, the applicant did not propose building quite so close to the railway (approval has lapsed);
- there was already a two storey building in place to rear of Nos. 126-128. The proposal for rear of No. 116a would replace existing single storey buildings;
- accesses to rear of Nos. 126/128 Hallowell Road are far wider and shorter in length than that to rear of No. 116a;
- residential conversion of the old Builders and Local Conservative office (No. 114) to 1 bed flats has been implemented (under ref. 62065/APP/2006/3594). Therefore impossible now for 2 x 3 bedroom houses to be built. I am aware the office conversion to residential and old builders yard are now in separate land ownerships since 2012;
- this old yard has been disused for a few years now. It is accepted an alternative use needs to be found for the land subject to overcoming the environmental health issues and technical site constraints.

Other issues/concerns raised:

- strip of freehold land running along the back boundaries of these old builders and electrician yards are owned by The London Underground. Has this been taken into account by the applicant? I would assume the strip of land is for maintenance purposes;
- damage to root systems/health (due to blocked sunlight) of two Cypress trees (in garden of No. 120 Hallowell Road) due to proximity of building would lead to their death and need to remove/replace;
- access is 45 metres long (exceeds HDAS stated maximum distance of 23m from highway for hand-held waste);

Northwood Residents' Association - object on grounds of traffic generated by the development (including the likely parking of visitors' vehicles on the already congested Hallowell Road) would be in conflict with Policy AM7. Further concern as to the ability of emergency and service vehicles to access the proposed dwellings from the public highway.

London Underground - no objection in principle subject to a condition requiring detailed design and method statements (in consultation with London Underground) to be submitted for all of the

foundations, basement, ground floor and any other structures below ground level that demonstrate access to the buildings adjacent to property boundary without recourse to entering LU land or potential security risk to railway; that mitigate the effects of noise and vibration from adjoining operations and that property or structures can accommodate ground movement arising from the construction, including piling (temporary and permanent).

There are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. It will need to be demonstrated to the satisfaction of LUL engineers that their right of support is not compromised and that the development will not have any detrimental effect on these structures either in the short or long term. The design must be such that the loading imposed on these structures is not increased or removed.

Internal Consultees

Urban Design/Conservation Officer - proposal is unacceptable within the Area of Special Local Character and will not sustain and enhance the significance of the heritage asset. Makes the following comments:

Proposal does not 'enhance and contribute positively to the appearance of an area.' Section 5.1 of HDAS states that 'New residential development should reflect the typology of the area and will be judged against its neighbours, and so it is these buildings, which should normally form the basis of the typology study.' Therefore, concerns relate to the footprint of the two new dwellings as well as the height (especially the roof), scale and proportions of the dwellings which appears excessive when compared to those on Hallowell Road i.e. the immediate vicinity.

The overall design which could have better articulation and the positioning of the dwellings. For example, there is no ample front garden or boundary treatment proposed. A cross section showing the relationship of the development proposals to the street would be useful to demonstrate the integrity of the design.

Trees & Landscape Officer - comments as follows:

There is a pair of large, mature Leyland Cypresses at the end of the rear garden of 120 Hallowell Road and a multi-stemmed Sycamore at the end of the rear garden of 124 Hallowell Road. The trees are not protected and are not highly valuable in the wider local context, however the trees are almost certainly valued by their respective owners for the screening they provide.

Much of the Leyland trees' crowns overhang the area where proposed House A will be built; the roots of the trees are likely to be adversely affected by the excavation of the foundations and therefore piled foundations will be required. However, irrespective of the possible root damage, the crowns will need to be cut back to the boundary to facilitate the building of the house itself. This will unbalance the trees, leading to all the weight remaining on the north-east side of the trees only; this is quite an important point as strong winds tend to come from the south-west and therefore the trees would become more at risk of failing due to wind-throw. Therefore, the building of proposed House A could cause irreparable damage to the Leyland trees and will almost certainly result in their premature loss.

With regards to the Sycamore, although it wont be affected directly by the building work, its crown overhangs much of the proposed rear garden of proposed House A, which will likely lead to pressure from future occupiers to heavily prune or remove the tree.

Highways (Traffic/Transportation) Officer
Comment on Original submission:

The proposal can not be supported on highway grounds for the following reasons:

1. Emergency vehicles - according to the transport statement a fire tender cannot access the site and a fire hydrant is being provided adjacent to the property. The houses are not located within the reach of the fire hose as such how is the fire tender able to use the fire hydrant? The applicant should provide confirmation from the fire service that what is being proposed is acceptable to the Fire Service;
2. Car parking - provision exceeds the maximum permitted standard by one space. The length of the parking spaces as well as the isle width are substandard. Parking spaces need to be 4.8 metres long and the isle width to be 6.0m.

Comment on Amended Site Plans and Information:

The application cannot be supported on highway grounds for following reasons:

1. Refuse vehicles - bin locations are not satisfactory as they do not comply with the Manual for Streets requirements. Bin locations must not exceed 25 metres from the highway and the walk distance from the houses to the bin locations must not exceed 30 metres;
2. Emergency/other vehicles - the access way being 2.3 metres wide is not suitable for fire engines, refuse and delivery vehicles or ambulances. In respect of fire safety the applicant needs to satisfy the fire authority and Building control requirements;
3. Car/cycle parking - should not exceed a total of four car spaces for the two houses. Six are shown on plans.

Access Officer

Comment on Original submission:

The application is unacceptable. Revised plans should be requested as a prerequisite to any planning approval. In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

1. Level access should be achieved. Entry to the proposed dwellings appears to be stepped, which would be contrary to the above policy requirement. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted;
2. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite;
3. To allow the bathrooms to be used as a wet room in future, plans should indicate floor gully drainage;
4. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Comment on Amended Site Plans and Information:

The toilet pan within the entrance level WC should be moved to the opposite side wall, so that the handbasin can be reached from the toilet pan.

Environmental Protection Unit - no objection subject to condition (testing of imported or site derived soils for contamination) plus informative (demolition and construction works) with the following

comments:

Noise - sound insulation and noise reduction for buildings describes recommended good to reasonable internal noise levels for residential spaces i.e. for living rooms 30-40 dB and bedrooms 30-35 dB. Outline mitigation measures including a glazing specification [sound reduction performance R_w of 49 dB] and acoustic trickle vents have been recommended by the applicant and according to the information provided in the acoustic report should be sufficient to achieve good internal noise levels for the proposed development according to BS8233:1999.

Contamination - as new sensitive receptors are being introduced to the site it is recommended as a minimum an imports/landscaping condition is included in any permission given, if a garden area will form part of the development (it is shown in the drawing, but not specified in the description of the proposal). It is recommended suitable contamination testing is carried out as part of any geotechnical survey.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

One of the Core Planning Principles of The National Planning Policy Framework is to "encourage the effective use of land by re-using land that has been previously developed (brownfield land)".

The London Plan (July 2011) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure. In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021. The form of such housing should provide a mix of dwelling types in different locations with those at higher densities providing for smaller households focused on areas with good public transport accessibility.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that "new development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable area". The application site is previously developed and thus would not give rise to any conflict with this policy.

Similarly, Policy H12 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) refers to proposals for tandem development of backland in residential areas. However, this form of development consists of one house immediately behind another and sharing the same access therefore is not applicable to the current application proposal.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Layouts (July 2006) or HDAS states in Chapter 3 that proposals involving the re-use of existing commercial sites including vacant buildings near railway lines will be looked upon favourably. Landscape treatment should be considered carefully and a detailed site investigation carried out to establish if the site is contaminated, together with details of measures to prevent pollution of groundwater and surface water and the monitoring of such before development can be commenced.

The construction of two properties on this separately accessed backland site is therefore acceptable in principle. In particular, the backland plot is of sufficient size and depth to accommodate new housing in a way which can provide a satisfactory quality of residential environment for the new and existing adjoining residents.

The principle for some form of residential redevelopment of the application site is thus established. However, notwithstanding the siting of the proposed dwellings which is largely determined by the shape of the site and its access, in the overall context of its surroundings, the scale and design of this pair of dwellings would be out of keeping with the established residential form in Hallowell Road.

In this regard, the Urban Design/Conservation Officer has particular concerns about the scale (footprint, height), proportions and positioning of the proposed dwellings. These design and other issues, which would also be potentially to the detriment of the existing standard of amenities for occupiers of the adjoining properties, are assessed in more detail elsewhere in this report.

7.02 Density of the proposed development

The density of residential development on this site should be in accordance with Policy 3.4 of the London Plan (July 2011). Thus for dwellings of 4 habitable rooms in suburban locations, a density of 150-250 habitable rooms/hectare (or 35-65 units/ha.) is sought.

The proposed development comprising of 8 habitable rooms (three bedrooms plus sitting/dining room in each dwelling, would result in a density of 160 habitable rooms/hectare (approx.) or 40 units per hectare, which would be at the lower end for compliance with the required density range for a site in a suburban location with a PTAL score of 2.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

In addition to these general considerations of scale and form, backland development is unlikely to be acceptable in most cases because of the difficulties of positioning, site layout and access, in order to both complement the character of the area and to minimise the potential impacts on the amenities of neighbouring occupiers.

The proposal submitted is for a simple two storey dwelling form with pitched roof in a residential development similar to that known as Ross Haven Place off Reginald Road, near to the site. As such the houses would have a very limited front amenity area facing onto a parking forecourt.

The Council's Urban Design & Conservation Officer has raised significant concerns in relation to the large footprint of the two new dwellings, their height (especially the roof), scale and proportions which would appear excessive when compared to those on Hallowell Road in the immediate vicinity. Further comments relate to the design, such as articulation, positioning of the dwellings and lack of ample front garden or boundary treatment proposed.

With regard to the built nature of the immediate locality, there is a fall southwards along Hallowell Road such that Nos. 114 and 116 stand higher than Nos. 118 to 124 or the proposed dwellings. On the same (west) side of Hallowell Road as the application site, No 126 is detached with a commercial yard to the rear, whilst Nos. 124 to 118 are terraced houses. No. 116 Hallowell Road is a detached house and No. 114 is a large detached building containing 4 flats and 4 B1 units with prominent dormers facing the street and car parking extending for much of the depth of the site. Nos. 110/112 are semi-detached and

to their north is the next terraced row of five (Nos. 94 to 102).

It is evident therefore that in the immediate vicinity of the application site there are variety of older buildings including houses, flats and commercial uses that are not of homogenous appearance. Whilst the application site is relatively hidden from street views behind the existing buildings, nonetheless the introduction of two large new dwellings in this backland siting, the visual impact of which would be increased by their position in relation to the site boundaries and adjoining dwellings, is considered to be out of keeping with the general design, scale, form and proportions of the existing residential development of the area.

As such therefore, the proposal is considered to be contrary to Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Policies.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) requires developments to harmonise with the existing streetscene or other features in the area.

Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area in which it is situated.

The application site is not wholly visible from Hallowell Road, but nonetheless for similar reasons to those given above, the proposal is considered to be out of keeping and would thus fail to harmonise with the general design, form and scale of the existing built features in the immediate surrounding area. As such, it would be to the detriment of the general amenity and historic character of this locality, the physical elements of which contribute to the appearance of the whole and enjoy special built protection as a result.

Furthermore, Policy BE22 of the Hillingdon Local Plan requires a gap between a two storey building and the side boundary line of at least 1 metre. This should result in a two metre gap between the proposed dwellings, which is failed to be achieved and results in a cramped appearance between the buildings.

Accordingly, the proposal would be contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that "planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity."

The Council's Supplementary Planning Document - the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) sets down a minimum of 15 metres separation distance between adjoining dwellings.

The position of the nearest proposed dwelling alongside the north-east boundary of the site, which forms the rear garden boundary of the existing dwellings, Nos. 118 and 120

Hallowell Road, means that there would over 24 metres separation distance between the flank wall of the development and the rear elevations and windows of the existing houses.

Although the application site is on marginally higher ground therefore (approximately 0.55 metre), in this situation and at this distance therefore, the bulk of the proposal in itself should not give rise to an overdominant effect on the general outlook of these neighbouring occupiers from their rear windows.

Notwithstanding, the potential impact of the height and proximity of the new dwellings needs to be further assessed with regard to the level of natural light and sunlight currently enjoyed by these neighbours, whose gardens have south and west facing aspects.

Policy BE20 of the Local Plan requires new buildings to provide for adequate daylight and sunlight to be able to penetrate into and between them and the amenities of the existing houses to be safeguarded.

The proposed dwellings would be positioned to the south-west of the existing dwellings. As a result of their proximity to the boundary and height at the ridge, a likely loss of daylight and sunlight with resultant overshadowing to more than 50% of the length of the back gardens of Nos. 118 to 122 Hallowell Road between 1400 and 1600 hours has been identified. This assessment is made regardless of the shading caused by the existing Cypress trees in the garden of No. 120, which currently allow only filtered light (if any) through, but are not protected and thus may be felled, lopped or pruned back in the future at the owners' choice.

Whilst it is accepted that shadows are only cast if there is sunlight and that they move during the day there is no doubt that the new buildings would permanently reduce the quality of the natural light and amount of sunlight received to parts of these rear gardens, especially in the afternoons. These effects would be more noticeable during the longer daylight hours of the warmer months when the sun is most beneficial to the occupants, seeking the full enjoyment of their gardens.

Nonetheless, whilst there would undoubtedly be some overshadowing of these gardens as a result of the development, the separation distance of the new dwellings is sufficient enough to ensure that this impact would not be so harmful as to warrant a refusal in itself.

For these reasons therefore, it is considered that the proposal would be unlikely to reduce the residential amenities of the occupiers of Nos. 118 to 122 Hallowell Road by reason of bulk and proximity or natural light/sunlight and as such complies with the objectives of both Policies BE20 and BE21.

Policy BE24 of the Local Plan requires the design of new buildings to protect the privacy of neighbouring dwellings. Paragraph 4.12 of the Hillingdon Design and Access Statement: Residential Layouts (or HDAS) requires a minimum of 21 metres between properties (taken at 45 degrees from the centre of the upper floor habitable room windows in the new dwellings) to ensure no loss of privacy would occur.

In this regard, there are no habitable room windows proposed to the upper floors of the new dwellings that would create overlooking to any of the existing dwellings in Hallowell Road. Only one side facing window is proposed, in the north-east flank elevation of dwelling alongside the gardens of Nos. 118/120, to a bathroom (wet room), and this could be fitted with obscure glazing throughout with only a top opening for ventilation.

For the reason given above relating to overshadowing, the relationship of the new dwellings to the existing would however be unacceptable.

7.09 Living conditions for future occupiers

Policy 3.5 of the London Plan (July 2011) states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. In order to achieve this, the new dwelling would be required to meet the minimum gross internal floor space standards set out under this policy, and in the GLA's Supplementary Planning Guidance - Housing (November 2012).

The proposed development would provide two three bedroom dwellings, each with a gross internal floor area of 140 square metres (approx.), including the partly habitable roof space containing the third bedroom. All of the bedrooms are capable of being occupied in the future as a double or twin, and therefore a total of up to six persons could be accommodated in total.

However, the floorspace provided would easily achieve the minimum internal floor area of 96 square metres for a three bedroom 5 person two storey house set down in the London Plan (July 2011). The minimum figure for a three storey house is 102 square metres. The proposal would thus provide an adequate standard of living accommodation for its occupants.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states:

"New residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is useable in terms of its shape and siting."

The Council's Supplementary Planning Document - the Hillingdon Design and Accessibility Statement - Residential Layout (July 2006) states that the garden space standards which for a three bedroom dwelling is 60 square metres.

The proposed site layout indicates that whilst this provision is made for House B (nearest to the railway), with approximately 61 square metres of private amenity space available for the occupants, some of the space within the rear garden of House A includes a one metre wide garden path over which the occupiers of House B will have rights to gain access to their rear garden.

As such, the private garden space available to House A is deficient by about 5 square metres and there would thus be an inadequate provision of usable amenity space on the site. The use of this garden would also be compromised by the overhang of a Sycamore tree within the garden of No. 124 Hallowell Road, the resultant shading from which for part of the day may lead to pressure from future occupiers to heavily prune or remove the tree.

The proposal is therefore contrary to Local Plan Policy BE23 and HDAS in this regard.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance

with the Council's adopted Car Parking Standards. These require a maximum provision of two off-street parking spaces for each dwelling.

The application site has a low PTAL score of 2, so the maximum two parking space standard is required to be adhered to in this instance. The spaces should each measure 2.4 metres x 4.8 metres and allow for turning/manoeuvring in order that vehicles leave the site in a forward gear.

In addition to the car parking requirements, any proposal should provide a covered, screened and secure cycle store with space for three bicycles within the site of the new dwellings.

The proposal indicates the provision of an area for off-street parking for the dwellings, which would be serviced by an existing single vehicle width crossover from the Hallowell Road.

The use of the access for two dwellings, with an average trip generation of six vehicle movements each throughout the day, compared to the more regular timed exiting and arrivals associated with the previous commercial operation at the site, is considered to be acceptable. With a residential use of the site, the number of occasions where two vehicles cannot pass side by side when entering/exiting the site via the single width access lane, which in the past has resulted in larger vehicle(s) queuing temporarily on Hallowell Road to the detriment of highway safety, is not therefore likely to increase.

The maximum distance for refuse to be carried to the highway is 25 metres. As the access to the site is in excess of 44 metres, this distance is unacceptable.

The location of a hydrant is to enable fire fighting without a pump since the access is of insufficient width. This is given also that the minimum water mains pressure is dictated by the London Fire Brigade at 28 psi, which is sufficient pressure without the assistance of a pump to fight a fire on two floors. In the event that the hydrant or lack of pump access thereto is an issue for Building Regulations the alternative, as provided for in the regulations, is to install a sprinkler system to achieve compliance.

The applicant has attempted to address the general concerns relating to the adequacy of the vehicular and pedestrian access in to the site, but it is simply not possible to widen this fenced access or to otherwise make improvements on land within the applicant's control to driver visibility or to provide a safe waiting place for passing vehicles at the entrance from Hallowell Road.

The matters relating to bin collection, access for emergency and other vehicles, are considered to be fundamental deficiencies of the current proposal which are likely to give rise to highway and pedestrian safety problems in the immediate vicinity of the site entrance. The proposal would therefore be contrary to the objectives of Local Plan Policies AM7 and AM14 in this regard.

7.11 Urban design, access and security

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

They should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views and make a positive contribution to the local

area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. They should also create safe and secure environments.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) also sets out, in Chapter 4, the site specific and general design guidance for new residential development. Thus elevations should be in harmony with the surroundings and complement and/or improve the area, contributing to the street scene and environment generally. Building lines should relate to the the street pattern whilst car parking, preferably in small courtyard arrangements, should not result in a reduction in residential amenity as a result of noise, emissions and increased activity. Where parking is to the front, careful consideration must be given to boundary treatment, retention of trees and the use of walls, fences etc. Bicycle parking facilities should be safe and accessible.

As discussed elsewhere in this report, the bulk and scale, siting and design of the proposed dwellings have been considered both in terms of their effect on the amenity and character of the surrounding residential area and the potential impacts on the neighbouring occupiers. Accordingly, these have been considered to be unacceptable in the context of the local built environment with an unacceptable impact on the adjoining neighbours. Access to the new dwellings for service and emergency vehicles has also been considered deficient for the reasons stated.

7.12 Disabled access

All housing development schemes must be constructed to a design that is in accordance with the Lifetime Homes Standards as outlined in the SPG Hillingdon Design and Accessibility Statement (HDAS) Accessible Hillingdon' and Policy 3.8 of the London Plan 2011.

Policy BE1 - should be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly.

Policy AM13 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) seeks to ensure that proposals for development increase the ease and spontaneity of movement for elderly people, the frail and people with disabilities.

With regard to Lifetime Homes standards, parking bays at 2.6 metres wide have been shown (they can be 2.4m with the resulting additional space being used to make one bay 3.6 wide) and all these spaces are as near as possible to the houses across a very gently sloping forecourt.

The applicant has submitted amended plans showing how a lift may be inserted if required, a suitable downstairs WC, first floor bathroom drainage gully (for use as a wet room) and a track for a wheelchair lift. Additional door threshold information has also been provided and the front entrance to each of the dwellings would be protected by the eaves overhang from the single storey element to the front elevation. In all other regards, the plans have been revised to permit wheelchair access and a stair lift as alternative to hydraulic lift.

The Council's Access Officer has confirmed that subject to the relocation of the toilet pan in the downstairs WC, the Lifetime Homes standards have been met by the proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Policies Unitary Development Plan Policies (November 2012) requires new developments to retain and utilise landscape features of merit.

There are no trees or other landscape features within the application site, whilst those in the adjoining rear gardens of properties in Hallowell Road, including two Cypresses, a Pear tree and a Sycamore tree, are all unprotected.

Nonetheless, the Council's Trees & Landscape Officer has raised significant concerns about the potential root and crown damage to the pair of Cypresses in the garden of No. 120 that would be likely to result from the construction of the nearest of the two dwellings (House A). The position and overhang of the Sycamore tree in No. 124 is also likely to lead to pressure from future occupiers to heavily prune or remove the tree.

Since future works to these trees (with the exception of overhanging branches) are not wholly within the control of the applicant therefore, and whilst their owners choose to retain them and benefit from the amenity value and screening towards the railway line that they provide, their irreparable damage or loss within the lifetime of the development would have an unacceptable impact on the visual landscape and residential amenities generally.

The proposal would thus be contrary to the specific landscape aims of Local Plan Policy BE38 in this regard and also to Local Plan: Part One Policy BE1 which seeks to protect the amenity of surrounding land and buildings, particularly residential properties.

7.15 Sustainable waste management

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Layouts, in Chapter 4 states that adequate and appropriate space for waste and recycling facilities should be incorporated in to new developments, which integrates with the buildings they serve and minimises the impact on local amenity. The creation of randomly arranged bin areas on left over land or use of rear service alleys should be avoided as they raise serious issues in terms of safety and security.

Waste disposal facilities should be located on private land with solid, well ventilated bin stores that are discreetly sited and screened but easily and safely accessible no farther than 25 metres from the highway/collection point. In accordance with HDAS therefore, the dwellings would be required to be provided with a well screened storage area for refuse awaiting collection.

The proposed site layout makes provision for this facility within the application site adjacent to the end of the access way from Hallowell Road. The details of how this storage area would be enclosed can be made the subject of an appropriate condition, but are otherwise considered to be in a suitably discreet position which would not be highly visible beyond the site boundaries.

The carrying distance to the highway of about 40 metres has however given rise to concerns about the future arrangements for collection and this matter is discussed elsewhere in the report.

7.16 Renewable energy / Sustainability

The proposed development would be required to be built to the Code for Sustainable Homes Level 4. A condition could be attached to any planning permission granted requiring the provision of a design stage certificate prior to the commencement of works

to show that the designed dwellings would meet this standard.

7.17 Flooding or Drainage Issues

In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should also be used in any development of this site which should seek to manage storm water as close to its source as possible.

Policy OE8 of the Local Plan states that permission will not be granted for redevelopment of existing urban areas which would result in an increased flood risk due to additional surface water run-off, unless the proposed development includes appropriate measures.

A suitable condition is therefore necessary and could be attached to any planning permission granted requiring details of appropriate flood management measures for the development of this site, which slopes down gently from west to east but is otherwise solidly enclosed on all boundaries except that to the railway land and along the access way.

7.18 Noise or Air Quality Issues

Under Policy OE5 of the Hillingdon Local Plan proposals for the siting of noise sensitive developments such as family housing, where the occupiers may suffer from noise or vibration will not be permitted in areas which are, or are expected to become subject to unacceptable levels of such.

Where the development is acceptable in principle, it will still be necessary to establish that the proposed building can be sited, designed, insulated or otherwise protected from external noise or vibration sources to appropriate national and local standards.

The Council's Environmental Protection Unit has assessed the Noise Exposure Assessment carried out on behalf of the applicant and found the sound insulation and noise reduction for buildings describes good to reasonable internal noise levels for residential spaces (living rooms/bedrooms) with other mitigation measures including a glazing specification and acoustic trickle vents which are sufficient to achieve good internal noise levels for the proposed development.

7.19 Comments on Public Consultations

A number of concerns and issues have been raised in response to the statutory consultation exercise, many of which have referred to the nature of the locality and historical development, including a comparison with how the application site was previously used for commercial purposes.

One of the primary objections to the proposal is that the area is already fully built up and heavily parked on street with associated traffic. In this regard the proposal is not strictly comparable to other "backland" housing sites in the vicinity which had a different shape and/or access.

Another general concern relating to design is that site would be too small, and the houses too large with a resulting impact on both the amenities of the Area of Special Local Character and on the outlook and light of immediately adjoining neighbours.

The fundamental objection however is the inadequacy of the access into the site and the consequent problems this would cause particularly with larger service and emergency vehicles.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek a contribution towards Educational facilities through planning obligations.

The Supplementary Planning Document Planning Obligations (July 2008) and Revised Chapter 4: Educational Facilities (September 2010) states that where a development provides an additional six habitable rooms to a residential development (kitchens are included for these purposes and rooms of more than 20 square metres counted as two rooms), a financial contribution towards education facilities will be sought.

The proposal would result in an additional 10 such habitable rooms being created in the development (3 bedrooms, a sitting/dining room and a kitchen - also included for these purposes - in each dwelling) of this site.

Therefore, the proposed development is liable to a contribution being sought towards future educational facilities in the Borough. The current calculation for this contribution is £20,502 (of which Primary £9,856, Secondary £8,003 and Post-16 £2,643).

However, whilst the applicant has undertaken to make this payment, since no S.106 legal agreement has been entered into to at this stage, the proposal should be refused as being contrary to Policy R17.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Policy OE11 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that permission will not be granted for proposals which increase the use of contaminated land which is to remain untreated unless appropriate measures are proposed to overcome this.

Applications for sensitive developments (including housing) should be supported by a desk top study confirming known or potential contamination issues.

The Council's Environmental Protection Unit have recommended that as new sensitive receptors are being introduced to the site, as a minimum an imports/landscaping condition should be included in any permission given and that suitable contamination testing is carried out as part of any geotechnical survey.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

The principle and location of the development of the application site for housing at the density calculated is accepted given its previous commercial use.

The scale and design of the dwellings is considered unacceptable in an Area of Special Local Character and due to their position on the site, the proposed dwellings would have a detrimental impact on the amenities of the adjoining residential occupiers.

The access and parking arrangements, including car and cycle storage provision, bin collection and suitability for large emergency and other service vehicles, are inadequate and would be likely to create highways related problems at the site entrance.

The amenity space provision for future occupants of the development is also inadequate and the proposal would have an unacceptable impact on off-site trees.

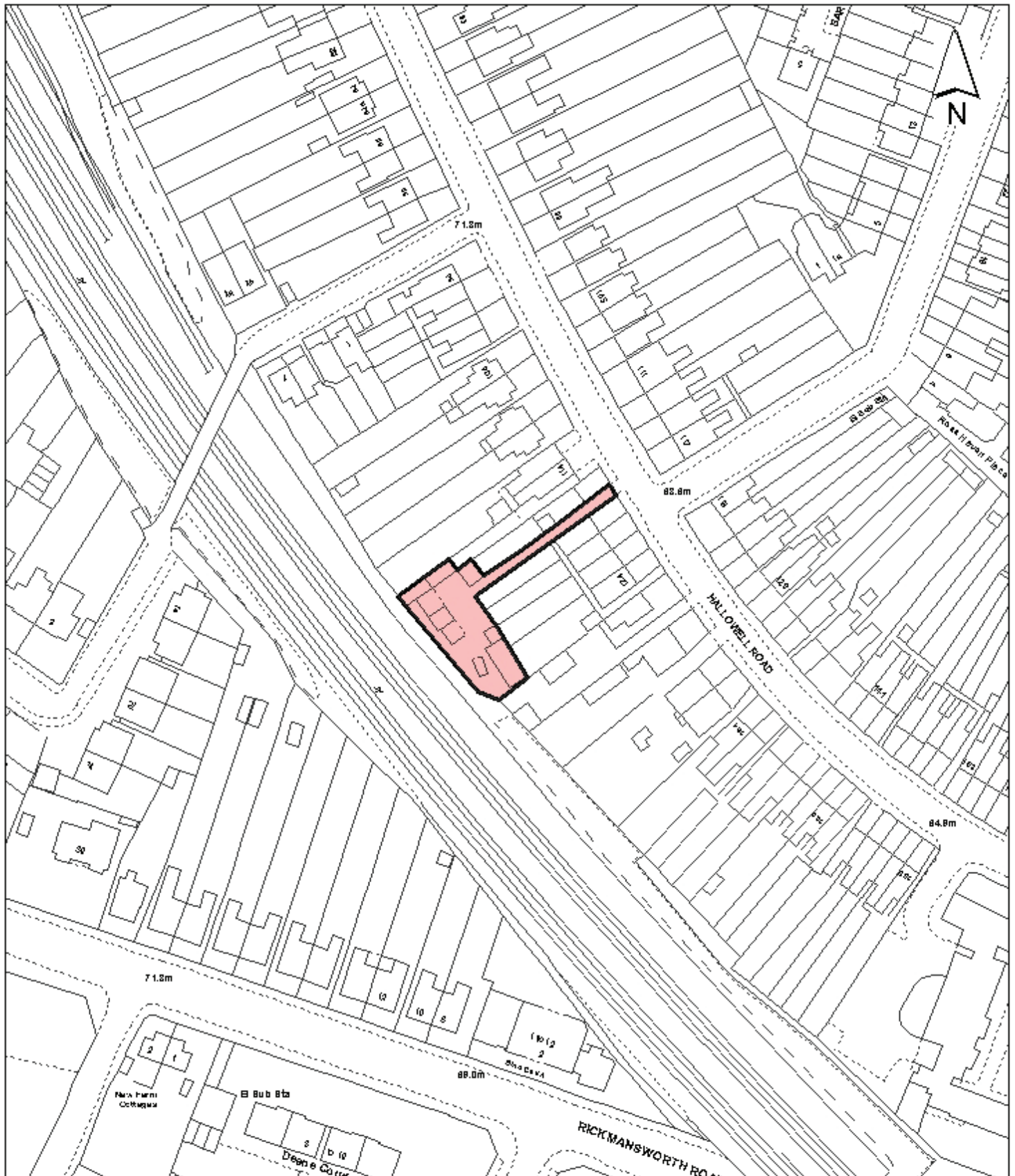
In conclusion, the proposals would fail to accord with the terms and objectives of a number of identified policies, the requirements of adopted standards or design criteria. It is recommended therefore that planning permission for the proposed development be refused for the reasons given in the report.



11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010)
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013)
GLA's Supplementary Planning Guidance - Housing;

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">116a Hallowell Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">45407/APP/2013/2272</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 HILLINGDON <small>1 COUNCIL</small>
	<p>Planning Committee</p> <p style="text-align: center;">North Page 64</p>	<p>Date</p> <p style="text-align: center;">December 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 36 NICHOLAS WAY NORTHWOOD

Development: Variation of condition No. 2 of planning permission ref 41018/APP/2011/1630 dated 12/09/2011 to regularise the position and appearance of the new house (Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3-bed detached dwelling)

LBH Ref Nos: 41018/APP/2013/1224

Drawing Nos: 2725/14
2725/5 REV E

Date Plans Received: 13/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 16/05/2013

1. SUMMARY

This application seeks to vary condition No. 2 (approved plans) of planning permission ref 41018/APP/2011/1630 dated 12/09/2011 to regularise the position and appearance of a new house that is currently under construction at No.36 Nicholas Way. The original application was for a two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of the existing 3-bed detached dwelling.

The original consent for the erection of the dwelling showed the principal elevation of the building being 11.4 metres from the front boundary line of the site when measured at both its southwestern and northeastern side elevations. The plans also showed that the building would be set 0.9 metres forward of the principal elevation of No.34 Nicholas Way and 0.6 metres forward of the principal elevation of No.38 Nicholas Way. In addition the plans showed the building being set 1.6 metres from the side boundary line shared with No.38 Nicholas Way and 1.55 metres from the side boundary line shared with No.34 Nicholas Way, with a total plot width measured at the principal elevation as 18.9 metres (as shown on the original floor plans).

The Council's enforcement officer has conducted numerous site visits over the last 6 months to determine the exact location of the building. It is considered that the position of the building is correct in its distance to the front boundary line of 11.4 metres, as approved. However, the plans submitted as part of the original approval did not accurately show the location of the neighbouring dwellings, with No.34 Nicholas Way being set 1.3 metres back from the principal elevation of the new building and No.38 Nicholas Way being set 0.9 metres behind. Furthermore, the correct site boundaries have now been plotted at a width of 18.6 metres, which has reduced the set in to 1.3 metres to the side boundary line shared with No.34 Nicholas Way and 1.4 metres to the side boundary line shared with No.38 Nicholas Way, when measured at the principal elevation.

The applicant has also built the development incorrectly as the original design consisted of asymmetrical gables in the principal elevation of the building. The as built development now consists of symmetrical gables with the northern gable being increased in height by 0.85 metres, when compared to the approved scheme.

The building line of Nicholas Way is established by large detached dwellings which are significantly set back from the highway. The original dwelling was approved to be set forward of the neighbouring dwelling and the impact of the dwelling being an additional 300mm forward than previously considered would not be so harmful to the character of the area as to be unacceptable. The distance to the side boundary lines has been reduced by a nominal amount, the option of seeking enforcement action to reduce the width of the building by 0.2 metres would not stand up at appeal and, therefore, no objection is raised in this regard.

The main issue for consideration is the impact on the visual amenities of the Area of Special Local Character of the enlarged height of the gable end. The scheme permitted in 2011 was the subject of pre-application negotiations over several months. This part of Nicholas Way is particularly attractive, with modest sized black and white, one-and-a-half storey houses set well back from the road, their roofs stepped up the hill towards Copse Wood Way. The design of the proposed new house was amended on several occasions so that, although a larger redevelopment, it would blend satisfactorily with others in the streetscene, in this very attractive part of the Copse Wood Estate Area of Special Local Character. One of the fundamental issues upon which the design was approved was the subservience between the gable ends of the dwelling. The current design has failed to achieve this subservience and has resulted in a building which is out of character with the Area of Special Local Character and the Conservation Officer has strongly objected to this.

The timber framing applied to the gable is incorrect, and the render to brick ratio also incorrect. No details of the windows (should be casements) have been submitted. If an application had been received for the current design, it would have been considered poor, very bulky (particularly in views from the west) and a bad precedent for other applicants in the area, many of whom ask to build in front of the building line.

It is considered that the as built dwelling has had an adverse impact on the visual amenities of the application site, the street scene and Copsewood Area of Special Local Character and, therefore, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The dwelling by virtue of failure to achieve subservient gable ends in the principal elevation combined with the unsatisfactory design and detailing of the gables has resulted in a dwelling which fails to respect the character of the Copse Wood Estate Area of Special Local Character. The development would set a precedence for future applications at nearby sites which would lead to the further deterioration of the character of the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils

Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
H6	Considerations influencing appropriate density in residential development.
H9	Provision for people with disabilities in new residential developments
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction

3. CONSIDERATIONS

3.1 Site and Locality

The application property is a detached dwelling sited on the north-western side of Nicholas Way. It is set in an elevated position above the road as land levels rise from the front of the site to the rear.

The original property was set back from the road by approximately 12m, broadly in line with other properties in the street. The front garden was mainly grassed with some shrubs and vehicular and pedestrian pathways. To the rear, the site slopes up from south-east to north-west. The rear garden is mainly grassed with a number of trees and vegetation particularly along the rear boundary. Side boundaries closest to the buildings are generally defined by a number of mature shrubs and hedges.

No.34 to the north-east is a two storey building set at broadly the same level as the application property. It has a prominent rear return on its far end with windows facing towards the application site. There are also a number of small windows on the south-western elevation flank wall of that property closest to the application site.

No.38 to the south-west is set at a slightly lower level than the application property, with first floor accommodation at the rear being largely contained within the roofslope immediately adjacent to the application site.

The street scene is residential in character and appearance comprising substantial two storey detached houses set in spacious plots. There are a number of properties that have been replaced in recent years throughout the estate. The application site lies within the Copsewood Area of Special Local Character and is within the developed area as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

This application seeks to vary condition No. 2 (approved plans) of planning permission ref 41018/APP/2011/1630 dated 12/09/2011 to regularise the position and appearance of the new house (Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3-bed detached dwelling).

The original consent for the erection of the dwelling showed the principal elevation of the building being 11.4 metres from the front boundary line of the site when measured at both its southwestern and northeastern side elevations. The plans also showed that the building would be set 0.9 metres forward of the principal elevation of No.34 Nicholas Way and 0.6 metres forward of the principal elevation of No.38 Nicholas Way. In addition the plans showed the building being set 1.6 metres from the side boundary line shared with No.38 Nicholas Way and 1.55 metres from the side boundary line shared with No.34 Nicholas Way, with a total plot width measured at the principal elevation as 18.9 metres (as shown on the original floor plans).

The Council's enforcement officer has conducted numerous site visits over the last 6 months to determine the exact location of the building. It is considered that the position of the building is correct in its distance to the front boundary line of 11.4 metres, as approved. However, the plans submitted as part of the original approval did not accurately show the location of the neighbouring dwellings, with No.34 Nicholas Way being set 1.3 metres back from the principal elevation of the new building and No.38 Nicholas Way being set 0.9 metres behind. Furthermore, the correct site boundaries have now been plotted at a width of 18.6 metres, which has reduced the set in to 1.3 metres to the side

boundary line shared with No.34 Nicholas Way and 1.4 metres to the side boundary line shared with No.38 Nicholas Way, when measured at the principal elevation.

The applicant has also built the development incorrectly as the original design consisted of asymmetrical gables in the principal elevation of the building. The as built development now consists of symmetrical gables with the northern gable being increased in height by 0.85 metres, when compared to the approved scheme.

Therefore, the application seeks to regularise all of the above.

It is noted that there is a minor discrepancy between the plans as the distance between the dwelling and No.34 Nicholas Way is shown to be different between the floor plans and site plans submitted by approximately 0.3 metres.

3.3 Relevant Planning History

41018/APP/2011/1630 36 Nicholas Way Northwood

Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3-bed detached dwelling

Decision: 12-09-2011 Approved

41018/APP/2012/59 36 Nicholas Way Northwood

Approval of details reserved by conditions Nos.3, 4, 5, 6, 7, 8, 10 and 11 of planning permission ref: 41018/APP/2011/1630 dated 12/09/2011 (Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3-bed detached dwelling)

Decision: 08-03-2012 Approved

41018/APP/2013/865 36 Nicholas Way Northwood

Installation of vehicular crossover and extension to hardstanding to front

Decision: 04-06-2013 Withdrawn

Comment on Relevant Planning History

41018/APP/2011/1630 - Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3-bed detached dwelling. This application was approved.

As stated above, the development has not been built in accordance with the approved plans.

41018/APP/2013/865 - Installation of vehicular crossover and extension to hardstanding to front. This application was withdrawn.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- H4 Mix of housing units
- H5 Dwellings suitable for large families
- H6 Considerations influencing appropriate density in residential development.
- H9 Provision for people with disabilities in new residential developments
- AM14 New development and car parking standards.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 adjoining and nearby properties have been notified of the application by means of a letter. The original application submitted was to regularise the position of the dwelling only.

At the time of writing this report 1 response and a Petition have been received which are summarised as follows:

- The plans do not clearly demonstrate the difference between the as built development and the proposed;
- Unacceptable impact to the Character and Appearance of the Conservation Area;
- Failure to respect the established front building line;
- Impact to neighbouring dwellings;
- The development is not built in accordance with the approved plans.

In addition a response from the Northwood Residents Association was received which stated the following:

The resultant building would significantly breach the front building line in contravention of Policy BE6, would be out of harmony with the existing street scene contrary to Policy BE13, would not complement or improve the amenity and character of the area as envisaged by Policy BE19 and in respect of both side boundaries of the property would be in breach of important Policy BE22.

Since the initial consultation, the applicant has amended the application to regularise the appearance of the building as well as the position. During the initial consultation the response of the residents considered the overall impact to the Area of Special Local Character by the development as well as the positioning of the building. Therefore, as the appearance of the development was also considered by residents, no further public consultation was completed on the amended application.

Internal Consultees

Councillor Seaman-Digby - I support my residents in the objection to the above planning application.

Trees Officer - No objections.

Conservation Officer - (summary of lengthy comments)

The scheme permitted in 2011 was the subject of pre-application negotiations over several months. This part of Nicholas Way is particularly attractive, with modest sized black and white, one-and-a-half storey houses set well back from the road, their roofs stepped up the hill towards Copse Wood Way. The design of the proposed new house was amended on several occasions so that, although a larger redevelopment, it would blend satisfactorily with others in the streetscene, in this very attractive part of the Copse Wood Estate Area of Special Local Character.

The timber framing applied to the gable is incorrect, and the render to brick ratio also incorrect. No details of the windows (should be casements) have been submitted. If an application had been received for the current design, it would have been considered poor, very bulky (particularly in views from the west) and a bad precedent for other applicants in the area, many of whom ask to build in front of the building line.

The development therefore has an adverse impact on the visual amenities of the application site, the street scene and Copsewood Area of Special Local Character, contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE6, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Not applicable.

7.02 Density of the proposed development

Not applicable.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The scheme permitted in 2011 was the subject of pre-application negotiations over several months. This part of Nicholas Way is particularly attractive, with modest sized black and white, one-and-a-half storey houses set well back from the road, their roofs stepped up the hill towards Copse Wood Way. The design of the proposed new house was amended on several occasions so that, although a larger redevelopment, it would blend satisfactorily with others in the streetscene, in this very attractive part of the Copse Wood Estate Area of Special Local Character.

The building line of Nicholas Way is established by large detached dwellings which are significantly set back from the highway. Nicholas Way has a fairly strong building line, but there is some variation in the forward building line. The original dwelling was approved to be set forward of the neighbouring dwelling and the impact of the dwelling being an additional 300mm forward than previously considered would not be so harmful to the character of the area as to be unacceptable. The distance to the side boundary lines has been reduced by a nominal amount, the option of seeking enforcement action to reduce the width of the building by 0.2 metres would not stand up at appeal and, therefore, no objection is raised in this regard.

The main issue for consideration is the impact on the visual amenities of the Area of Special Local Character of the enlarged height of the gable end. The scheme permitted in 2011 was the subject of pre-application negotiations over several months. This part of Nicholas Way is particularly attractive, with modest sized black and white, one-and-a-half storey houses set well back from the road, their roofs stepped up the hill towards Copse Wood Way. The design of the proposed new house was amended on several occasions so that, although a larger redevelopment, it would blend satisfactorily with others in the streetscene, in this very attractive part of the Copse Wood Estate Area of Special Local Character. One of the fundamental issues upon which the design was approved was the subservience between the gable ends of the dwelling. The current design has failed to achieved this subservience and has resulted in a building which is out of character with the Area of Special Local Character and the Conservation Officer has strongly objected to this.

The timber framing applied to the gable is incorrect, and the render to brick ratio also incorrect. No details of the windows (should be casements) have been submitted. If an application had been received for the current design, it would have been considered poor, very bulky (particularly in views from the west) and a bad precedent for other applicants in the area, many of whom ask to build in front of the building line.

The development therefore has an adverse impact on the visual amenities of the application site, the street scene and Copsewood Area of Special Local Character, contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE6, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.06 Environmental Impact

Not applicable.

7.07 Impact on the character & appearance of the area

As discussed above.

7.08 Impact on neighbours

No concerns are raised with regard to the impact on the amenities of the adjoining occupiers. The adjoining dwellings either side would continue to have a flank to flank relationship with the proposed dwelling. The siting of the dwelling between 300 - 400mm further forward than originally considered would have an acceptable impact on the neighbouring dwellings as the 45 degree guideline would not be broken when taken from the nearest habitable room window in the principal elevation of either dwelling.

As such, the proposal is therefore considered to be compliant with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE19, BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the amended design would not give rise to any concern regarding traffic impact or highway safety. Whilst the replacement dwelling is larger it would not result in any significant additional increase in traffic generation and the existing crossover into the site would be utilised.

The proposal would include the provision off-street parking to the front of the property so as to accommodate at least three off-street car parking spaces and soft/hard landscaping. This would be in compliance with Policies AM14 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Car Parking Standards.

7.11 Urban design, access and security

As discussed above.

7.12 Disabled access

Not applicable as these has not been impacted by the amended design or location of the dwelling.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

Not applicable as these has not been impacted by the amended design or location of the dwelling.

7.15 Sustainable waste management

Not applicable as these has not been impacted by the amended design or location of the dwelling.

7.16 Renewable energy / Sustainability

Not applicable as these has not been impacted by the amended design or location of the dwelling.

7.17 Flooding or Drainage Issues

Not applicable as these has not been impacted by the amended design or location of the dwelling.

7.18 Noise or Air Quality Issues

Not applicable as these has not been impacted by the amended design or location of the dwelling.

7.19 Comments on Public Consultations

No further considerations of the public consultations.

7.20 Planning Obligations

Not applicable as these has not been impacted by the amended design or location of the dwelling.

7.21 Expediency of enforcement action

The items is also being reported as a Part 2 item seeking and enforcement notice to be served on the dwelling.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The dwelling by virtue of failure to achieve subserivent gable ends in the principal elevation has resulted in a dwelling which fails to respect the character of the Copse Wood Estate Area of Special Local Character. The development would set a precedence

for future applications at nearby sites which would lead to the further deterioration of the character of the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

11. Reference Documents

London Plan 2011.

Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

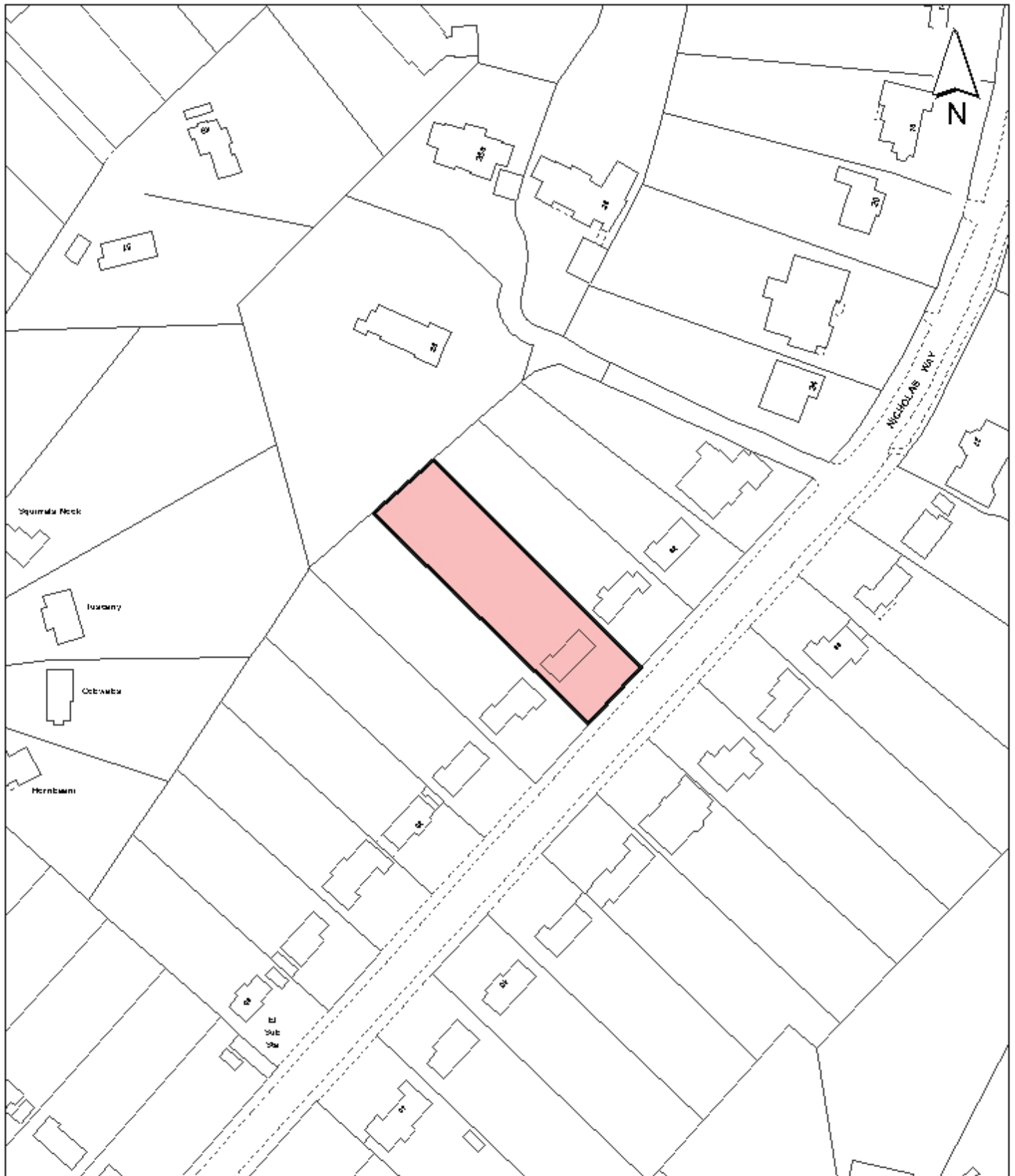
Hillingdon Design and Accessibility Statement: Residential Layouts.

Hillingdon Design and Accessibility Statement: Accessible Hillingdon.


Hillingdon Planning Obligations Supplementary Planning Document July (2008) and updated chapter 4 Education (August 2010).

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**36 Nicholas Way
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
41018/APP/2013/1224

Scale
1:1,250

Planning Committee
North Page 76

Date
**December
2013**



HILLINGDON
COUNCIL

Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn

LBH Ref Nos: 32002/APP/2013/2732

Drawing Nos: Existing Site Plan (un-numbered)
Proposed Site Plan (un-numbered)
Existing & Proposed Floor Plan (un-numbered)
Proposed Roof Plan (un-numbered)
Proposed Ground Floor Plan (un-numbered)
Proposed Elevations (un-numbered)
Planning, Design, Access & Heritage Statement

Date Plans Received: 19/09/2013 **Date(s) of Amendment(s):**

Date Application Valid: 20/09/2013

1. CONSIDERATIONS

1.1 Site and Locality

Ickenham Manor is a large detached grade I listed house located within Ickenham Conservation Area and is located within the Green Belt. The development site is also located within a proposed (within the Hillingdon Local Plan emerging Site Designations Proposal Ma) Archaeological Priority Area and is located within a few metres of the Ickenham Manor Moat Scheduled Ancient Monument.

The property is reached from Long Lane to the west, via a long driveway, which is also used to reach Long Lane Farm to the south west of the site. The property is a 15th Century Tudor Manor House.

The existing garages are set to the south west of the Manor House and are met before you reach the house, if one arrives in the grounds of the manor from the entrance track that is located to the west of the site. The new building would partly occupy the footprint of a long demolished building that is understood to have served an agricultural function when the Manor House operated as a farm house, a function the Manor House no longer fulfils.

1.2 Proposed Scheme

The application seeks to demolish two small concrete construction garages and to erect a new building that would link onto the side on an existing wooden frame barn to accommodate a double garage and a work studio with its own enclosed outdoor space set to the side (south) of the new building.

The new garage and studio would occupy a footprint of approximately 81 square metres, be 5.6m deep and 14.75 metre long, finished with a dual pitch roof rising to a ridge height of 4.71 metre.

The new structure and the existing barn taken together would be over 20m in length.

The flank south elevation of the studio would be largely glazed, the front elevation (east facing) would contain 3 windows and a door and the rear the rear elevation a further 2 small windows. The studio would contain a toilet and hand basin plus a fireplace in the main room. The building would be clad in horizontal timber boards, above a red brick base, with steel framed windows and the roof tiled in interlocking pantiles to match those on the existing barn.

The application was subject to extensive pre-application advice with the local planning authority with Officers advising upon a smaller footprint outbuilding than is currently submitted.

1.3 Relevant Planning History Comment on Planning History

None relevant to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 30th October 2013

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

A site notice was displayed. The application was advertised in the local newspaper. Two adjoining land owners were consulted in writing as were the Ickenham Residents Association.

No responses were received from neighbours or other residents.

ENGLISH HERITAGE: Greater London Archaeological Advisory Service (GLAAS)

The application lies within a proposed Archaeological Priority Area reflecting the archaeological interest relating to the medieval moated manor at Manor Farm. The application site lies on the platform of a small medieval moat which encloses a grade I listed medieval/post-medieval manor house and is attached to a larger scheduled moat. The development would therefore affect an undesignated heritage asset of significance equivalent to a scheduled monument to which the NPPF policies applying to designated assets should be applied (NPPF 139). No archaeological assessment or evaluation has been submitted with this application nor are there sufficient details of foundations. Further information is necessary to establish the impact of development and appropriate mitigation, which should aim to minimise disturbance to significant remains through sympathetic foundation design (e.g. raft). I therefore recommend that the following further studies should be undertaken to inform this application:

Desk-based assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage

assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Preservation in-situ

Where archaeological remains are to be preserved in-situ within a development there will normally be a requirement to provide details of how this will be achieved. Typically this would involve a design and methods statement for groundworks. Where particularly important or vulnerable features are to be preserved there may also be a requirement to monitor their condition and take remedial action in the event of decay.

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The consultant's report will need to establish the significance of the site and the impact of the proposed development. Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS.

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If planning permission is to be refused without the provision of a satisfactory archaeological assessment/evaluation then we recommend that the failure of the applicant to provide an adequate archaeological assessment be cited as a reason for refusal.

ICKENHAM RESIDENTS ASSOCIATION:

This proposal calls for the demolition of 2 old garages and replacing them with a studio on the existing footprint.

Since this should be regarded as an 'outbuilding', we would ask you, as in the past - should you be minded to consider approval - to apply a condition that the sanitary facilities shown would only be relevant for the new studio, however, the proposed new outbuilding would/could never be converted or extended to residential accommodation at any future stage, and will only be used as ancillary to the main house in accordance with HDAS guidelines, section 9.4, in order to avoid any future undesirable fragmentation of the

curtilage or the creation of a separate residential use in accordance with Policy B13 of the UDP.

There is also the question of building on Green Belt Land, which we would normally object to, but since it will be on an existing footprint, and bearing in mind the recent 'Swakeleys House' decision, we cannot see any planning reasons for objection.

(Officer Comment: In relation to the Ickenham Residents Associations comments in respect of Swakeleys House, it needs to be borne in mind that each application must be considered on its own individual circumstances, in this respect officers are of the view that there is little, if any, similarity in the circumstances between these two applications for the following reasons:

(i) Swakeleys House is Grade 1 listed and is currently disused. A significant part of the justification for the approval of this planning permission was that it would secure significant repair work to the interior of the Grade 1 listed property. This is not the case with this application.

(ii) At Swakeleys House there was a detailed and robust justification concerning the difference in footprints and volumes between existing buildings currently on site and the proposed buildings. The development resulted in an overall reduction in built form from that currently on site. This application involves a substantial increase in the built form on site.

INTERNAL

CONSERVATION TEAM

Ickenham Manor is grade I listed and dates from c15th with additions from the c16th onwards. It was originally a moated manor house and this feature still remains in part within the grounds of the house and beyond. The moat is scheduled, and the site falls within a proposed archaeological priority area. The site also falls within the Ickenham Village CA and the Green Belt.

Overall, this is a highly significant building, in both architectural and historic buildings terms. The potential impact of the new structure on the setting of this building is therefore an important consideration.

COMMENTS:

The proposed structure would be located adjacent to an existing small timber framed barn and would require the demolition of two circa 1920/30s concrete and asbestos garages and the removal of the concrete bases of other adjoining buildings. The new building would mainly sit within an area of the existing features/disturbed ground.

It is considered that the proposed structure would be fairly discrete and of a simple rustic design that would sit comfortably with the existing barn and appear as a secondary element to the existing house. It is considered that the removal of the run down garages would be an enhancement to the setting of the listed building.

There would be no objection to the proposed structures in listed building/conservation terms, provided the following conditions were attached to any approval:

An archaeological condition as required by GLAAS
 Details of all external materials- ideally samples to be provided for agreement.
 Details of the works required to the existing barn to link it with the new development.
 Details of any new external vents or grills.
 Details of works to provide hard surfaced areas to frontage and side of new structure;
 details of planter to southern end of new building.
 Details of construction, materials and colours of new windows and doors.
 Gutters/down pipes and other pipe work to be of cast iron.
 Landscape/planting details.
 Any other conditions as requested by English Heritage.

4. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment
 PT1.HE1 (2012) Heritage

Part 2 Policies:

LPP 7.16 (2011) Green Belt
 LPP 7.8 (2011) Heritage assets and archaeology
 EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
 BE1 Development within archaeological priority areas
 BE4 New development within or on the fringes of conservation areas
 BE8 Planning applications for alteration or extension of listed buildings
 BE10 Proposals detrimental to the setting of a listed building
 BE13 New development must harmonise with the existing street scene.
 BE19 New development must improve or complement the character of the area.
 BE23 Requires the provision of adequate amenity space.
 BE24 Requires new development to ensure adequate levels of privacy to neighbours.
 OL1 Green Belt - acceptable open land uses and restrictions on new development
 OL4 Green Belt - replacement or extension of buildings
 NPPF1
 HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. **MAIN PLANNING ISSUES**

The main planning considerations are fourfold namely:-

(1) The impact of the development of the Green Belt and its open setting;

- (2) The impact of the building and its architectural design upon the setting of the listed Manor House and the general nature, appearance and character of the Ickenham Conservation Area;
- (3) The scale of the development, and whether by reason of size and design it is capable of (or lends itself readily to future conversion) into a separate planning unit either as a separate studio residential unit or a workshop/independent office.
- (4) Potential impact of the development on the archaeology of the site.

GREEN BELT ISSUES:

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states within the green belt the local planning authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with (i) agriculture, horticulture, forestry and nature conservation;(ii) open air recreational facilities; (iii) cemeteries. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states the local planning authority will only permit the replacement or extension of buildings within the Green Belt if:

- (i) The development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) The development would not significantly increase the built up appearance of the site;
- (iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities

London Plan Policy 7.16 states in respect of planning decisions within Green Belt "The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

National Planning Policy Framework (NPPF) states "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF goes on to state "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces."

The proposed scheme would demolish two existing garages erected after 1945. The existing garages are significantly smaller in footprint (taken together 26sq.m) and ridge

height than that of the new building (82sq.m). The new building would have a footprint of approximately 81sq.m. The scheme's new build would physically conjoin with an existing barn structure to create a collective footprint of over 108sq.m and with a collective length of over 20m. This length of building would be longer than that of the Manor House.

The outbuilding is significantly larger than the existing building it replaces and is not for an agricultural purpose or any other type of development ordinarily compatible with stated local, London or national policy. There are precedents for extensions to residential dwellings within the Green Belt provided the extensions are not disproportionate and do not impact on the open character of the Green Belt with consideration given to the sum of internal floor area increased since July 1948 been kept to less than 50% of the original floor area of the dwelling house and any extension to not increase the ridge height of the home however these opportunities for enlargements are limited to extensions to an actual dwelling house and not to any detached outbuildings locate in the Green Belt.

The building's design shares certain visual characteristics typically found with agricultural purpose barn buildings. However in other respect it diverges significantly in design form, with its large glazed flank elevation and its domestic scale windows on the front and back elevations and a front door more reminiscent/characteristic of a residential building or a very large suburban garden outbuilding.

The general size and length of the footprint of the new building and the overall building height is significantly greater than the buildings it replaces and that of the existing retained barn to which it would conjoin. The development would significantly increase the built up appearance of the site and would impact adversely upon the open setting of the Green Belt and injure the visual amenities of the site located in Green Belt. As such, the proposal contributes to the overall built development on site and represents an inappropriate development which detracts from the openness of the site and therefore harmful to the Green Belt. It would therefore conflict with the fundamental aim of the Green Belt policies. The proposal is contrary to Policy EM2 of the Hillingdon Local Plan Part 1, Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan Paragraph 79 and 89 of the National Planning Policy Framework.

IMPACT ON SETTING OF LISTED BUILDING AND UPON THE VISUAL APPEARANCE OF THE CONSERVATION AREA:

Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. applications for planning permission should contain full details, including siting and design, or replacement buildings. applications for consent for demolition will depend upon the submission and approval of such details.

BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

The new building would be single storey and located over 25 metres away from the listed

Manor House. Given these factors plus other considerations including the choice of proposed external finish materials and the scheme would deliver the removal of 2 garages of no visual/heritage merit the Conservation Team are of the opinion that the scheme in visual appearance terms is considered consistent with Policy BE4 and by reason of its general height, scale and distance from the listed Manor House would not have a detrimental impact upon the house and therefore also complies with Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). This view is taken notwithstanding the site's visual prominence located in front of the Manor House (as one enters the site) and notwithstanding the proposed building's long footprint.

READY ADAPTION TO CONVERT INTO SEPARATE PLANNING UNIT:

The new building would have an external footprint of approximately 81 square metres. Whilst it is acknowledged some of this would be partially open to the elements and would serve as an open but covered garage it would appear difficult to resist the full enclosure of this space at a future date should this be sought since the principle of this length and scale of development would have been conceded with this planning consent should this scheme be approved. There is ample scope to provide car parking for the Manor House elsewhere on the site.

Informed by the above considerations and by the fact the site is remote and therefore future conversion would not be readily noted by third parties and given the scheme would create a well lit room alongside a separate toilet and hand sink space. The external floor area would be 48sq.m. The internal floor area would be 40 sq.m. It is considered the scheme readily lends itself, with minimal adaptation, to a separate residential unit or alternatively a commercial office/workshop unit. The proposed internal floor area would exceed the minimum residential space amenity standards as set out in the Council's HDAS New Residential Layout's SPD (of 33sq.m) and the London Plan (of 37sq.m) for a studio/1 person flat. As such the scheme is considered contrary to policies OL1, OL4, BE4, BE13, B19, BE23 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents New Residential Layouts.

IMPACT ON ARCHAEOLOGY:

The application lies within a proposed Archaeological Priority Area. A designation that is proposed for the site and its surroundings as the wider site is situated within the medieval moated manor of Manor Farm.

The application is not accompanied by a desk top or field based archaeological assessment of the site and with no details provided of the proposed foundation details. In the absence of an archaeological evaluation of the site and measures in place to ensure minimal disturbance to potential archaeology from the building works it is considered the scheme fails to comply with Policy HE1 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012), Policies BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2011) and Paragraph 128 of the National Planning Policy Framework. This view is shared in the written comments received from Greater London Archaeological Advisory Service.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The outbuilding would be significantly larger in length, height and overall footprint than the existing two buildings it replaces. It would not be for agricultural purpose and would share certain design characteristics more reminiscent of a domestic/suburban building than that of a farm building. As such the proposal contributes to the overall built development on site and represents an inappropriate development which detracts from the openness of the site and therefore harmful to the Green Belt. It would therefore conflict with the fundamental aims of the Green Belt policies. The proposal is contrary to Policy EM2 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2011) and Paragraph 79 and 89 of the National Planning Policy Framework.

2 NON2 Non Standard reason for refusal

The building is considered by reason of its size, location and facilities to be readily capable of adaptation into a separate residential unit or an independent business use and is thus tantamount to the provision of a separate planning unit where such a unit would not be accepted. It is therefore contrary to policies OL1, OL4, BE4, BE13, B19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document: HDAS: Residential Layouts

3 NON2 Non Standard reason for refusal

In the absence of an archaeological assessment of the site and any details of measures including foundation details to minimise the disturbance to potential archaeology in the environs of the development the development fails to comply with Policy HE1 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012), Policies BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2011) and Paragraph 128 of the National Planning Policy Framework.

INFORMATIVES

1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

LPP 7.1 (2011) Green Belt

LPP 7.8 (2011) Heritage assets and archaeology

EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
NPPF1	
HDAS-LA	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

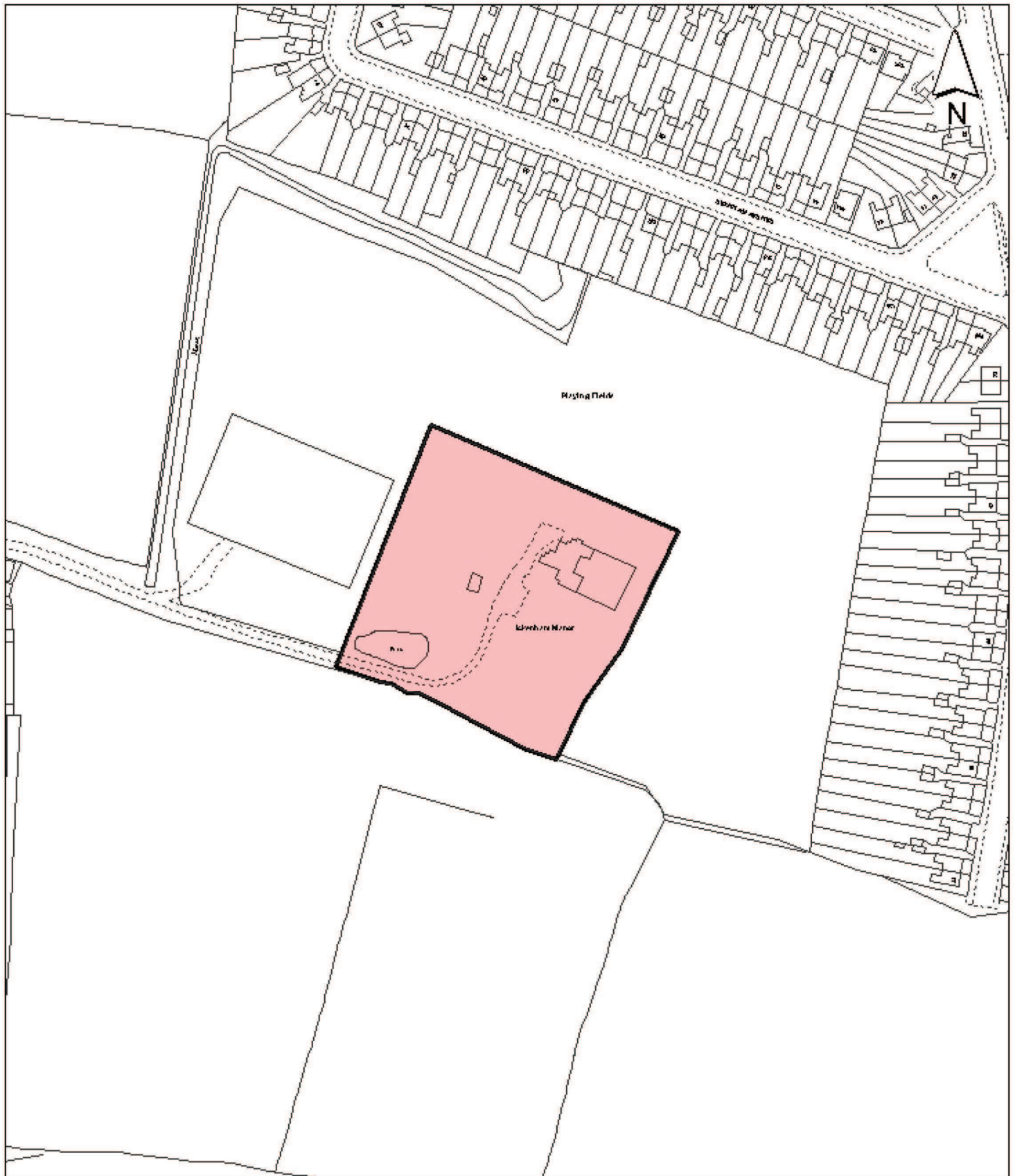
LPP 7.16	(2011) Green Belt
LPP 7.8	(2011) Heritage assets and archaeology
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building

guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
NPPF1	
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

32002/APP/2013/2732

Scale

1:2,000

Planning Committee

North Page 88

Date

**December
2013**



HILLINGDON
1 COMPLETION

Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn (Listed Building Consent)

LBH Ref Nos: 32002/APP/2013/2733

Drawing Nos: Existing Site Plan (un-numbered)
Proposed Site Plan (un-numbered)
Existing & Proposed Floor Plan (un-numbered)
Proposed Roof Plan (un-numbered)
Proposed Ground Floor Plan (un-numbered)
Proposed Elevations (un-numbered)
Planning, Design, Access & Heritage Statement

Date Plans Received: 19/09/2013 **Date(s) of Amendment(s):**
Date Application Valid: 20/09/2013

1. CONSIDERATIONS

1.1 Site and Locality

Ickenham Manor is a large detached grade I listed house located within Ickenham Conservation Area and is located within the Green Belt.

The property is reached from Long Lane to the west, via a long driveway, which is also used to reach Long Lane Farm to the south west of the site. The property is a 15th Century Tudor Manor House.

The existing garages are set to the south west of the Manor House and are met before you reach the house, if one arrives in the grounds of the manor from the entrance track that is located to the west of the site. The new building would partly occupy the footprint of a long demolished building that is understood to have served an agricultural function when the Manor House operated as a farm house, a function the Manor House no longer fulfils.

1.2 Proposed Scheme

The application seek to demolish two small concrete construction garages and to erect a new building that would link onto the side on an existing wooden frame barn to accommodate a double garage and a work studio with its own enclosed outdoor space set to the side (south) of the new building.

The new garage and studio would occupy a footprint of approximately 81 square metres, be 5.6m deep and 14.75 metre long, finished with a dual pitch roof rising to a ridge height of 4.71 metre.

The new structure and the existing barn taken together would be over 20m in length.

The flank south elevation of the studio would be largely glazed, the front elevation (east facing) would contain 3 windows and a door and the rear the rear elevation a further 2 small windows. The studio would contain a toilet and hand basin plus a fireplace in the main room. The building would be clad in horizontal timber boards, above a red brick base, with steel framed windows and the roof tiled in interlocking pantiles to match those on the existing barn.

The application was subject to extensive pre-application advice with the local planning authority with Officers advising upon a smaller footprint outbuilding than is currently submitted.

1.3 Relevant Planning History

Comment on Planning History

None relevant to this application other than the associated planning application (32002/APP/2013/2732) for the same current scheme.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

A site notice was displayed. The application was advertised in the local newspaper. The Ickenham Residents Association were consulted and English Heritage.

ENGLISH HERITAGE: Inspector of Historic Buildings and Areas

Having visited the site on 24 October, English Heritage is content that the proposals are appropriate in terms of scale, design and materials and would represent an enhancement to the setting of the grade I listed Manor. We would be minded to direct as to the granting of listed building consent.

We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

ICKENHAM RESIDENTS ASSOCIATION:

This proposal calls for the demolition of 2 old garages and replacing them with a studio on the existing footprint.

Since this should be regarded as an 'outbuilding', we would ask you, as in the past -

should you be minded to consider approval - to apply a condition that the sanitary facilities shown would only be relevant for the new studio, however, the proposed new outbuilding would/could never be converted or extended to residential accommodation at any future stage, and will only be used as ancillary to the main house in accordance with HDAS guidelines, section 9.4, in order to avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use in accordance with Policy B13 of the UDP.

There is also the question of building on Green Belt Land, which we would normally object to, but since it will be on an existing footprint, and bearing in mind the recent 'Swakeleys House' decision, we cannot see any planning reasons for objection.

INTERNAL:

CONSERVATION TEAM:

Context:

Ickenham Manor is a Grade I listed and dates from c15th with additions from the c16th onwards. It was originally a moated manor house and this feature still remains in part within the grounds of the house and beyond. The moat is scheduled, and the site falls within a proposed archaeological priority area. The site also falls within the Ickenham Village CA and the Green Belt.

Overall, this is a highly significant building, in both architectural and historic buildings terms. The potential impact of the new structure on the setting of this building is therefore an important consideration.

Comments:

The proposed structure would be located adjacent to an existing small timber framed barn and would require the demolition of two circa 1920/30s concrete and asbestos garages and the removal of the concrete bases of other adjoining buildings. The new building would mainly sit within an area of the existing features/disturbed ground.

It is considered that the proposed structure would be fairly discrete and of a simple rustic design that would sit comfortably with the existing barn and appear as a secondary element to the existing house. It is considered that the removal of the run down garages would be an enhancement to the setting of the listed building.

There would be no objection to the proposed structures in listed building/conservation terms, provided the following conditions were attached to any approval:

An archaeological condition as required by GLAAS

Details of all external materials- ideally samples to be provided for agreement

Details of the works required to the existing barn to link it with the new development

Details of any new external vents or grills

Details of works to provide hard surfaced areas to frontage and side of new structure;

details of planter to southern end of new building

Details of construction, materials and colours of new windows and doors

Gutters/down pipes and other pipe work to be of cast iron

Landscape/planting details

And any other conditions as requested by EH.

4. **UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building

LPP 7.8 (2011) Heritage assets and archaeology

NPPF

5. **MAIN PLANNING ISSUES**

The main planning consideration with this listed building consent application is whether the scheme would have an adverse impact upon the setting of the grade 1 listed 1 Manor House.

Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

The new building would be single storey and located over 25 metres away from the listed Manor House. Given these factors alongside other considerations including the choice of proposed external finish materials and the scheme would deliver the removal of 2 garages of no visual/heritage merit the Conservation Team and English Heritage are both of the opinion that the scheme in visual appearance terms is considered consistent with Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). This view is taken notwithstanding the site's visual prominence located in front of the Manor House (as one enter the site) and notwithstanding the proposed building's long footprint.

Whilst the application is considered acceptable in respect of the impact of the development upon the listed building it is considered premature to approve the listed building consent application in the absence of a scheme that is acceptable in respect of the parallel planning application. This approach is consistent with standard practice both at Hillingdon and nationally.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

Ickenham Manor is a Grade I listed building. In the absence of an acceptable planning application for the site it is considered to be premature and detrimental to the setting of the listed Manor House to grant listed building consent. The proposal is therefore contrary to policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan policy 7.8 and National Planning Policy Framework.

INFORMATIVES

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

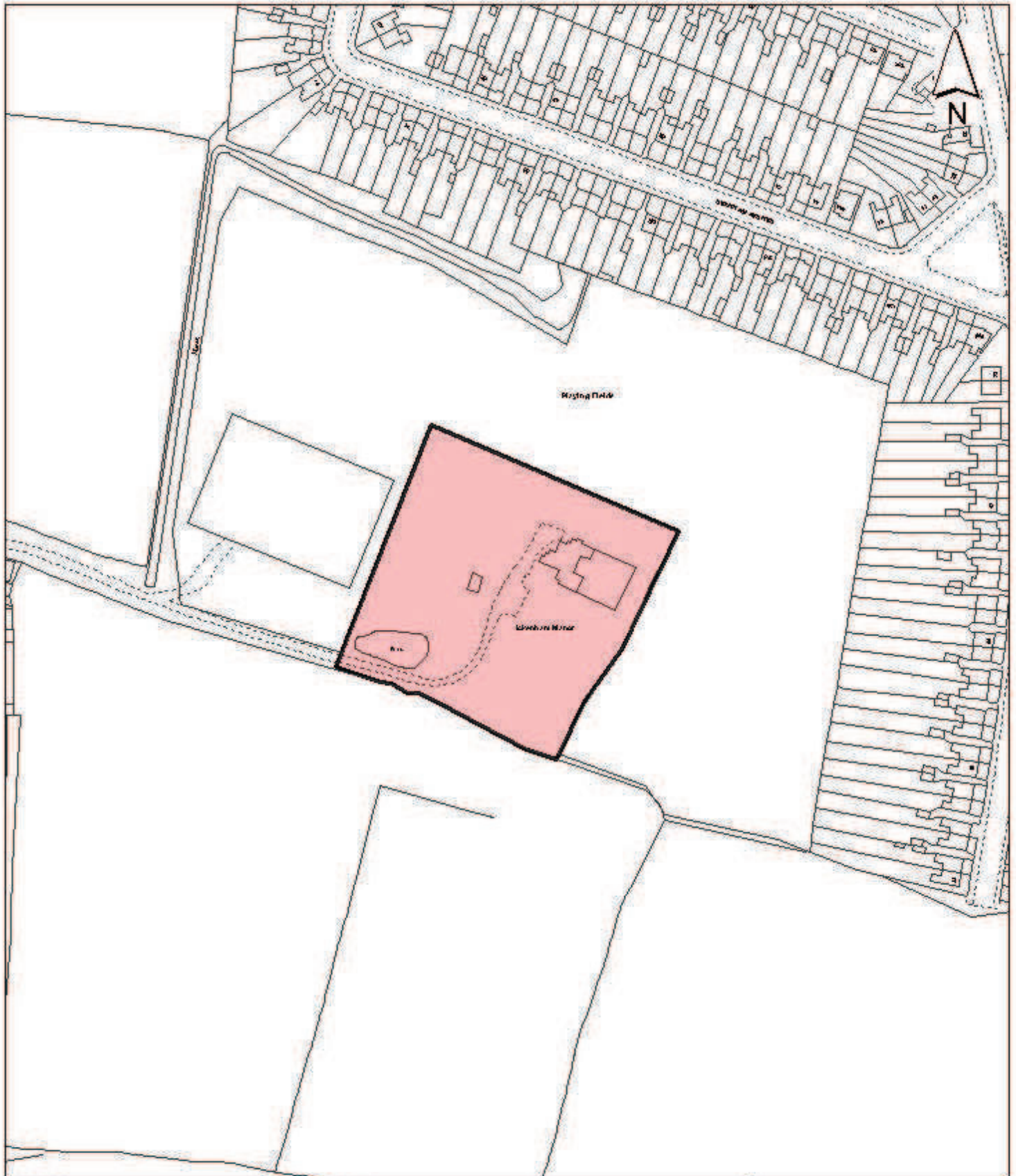
BE10 Proposals detrimental to the setting of a listed building

LPP 7.8 (2011) Heritage assets and archaeology


NPPF

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

32002/APP/2013/2733

Scale

1:2,000

Planning Committee

North Page 94

Date

**December
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address WILLIAM OLD CENTRE DUCKS HILL ROAD NORTHWOOD

Development: Installation of 3 x non illuminated fascia signs, 1 x internally illuminated fascia sign and 1 x internally illuminated monolith

LBH Ref Nos: 67902/ADV/2013/72

Drawing Nos: Revere Clinics.cdr Monolith Sign
1318-209 REV A
Revere Clinics.cdr Revere Clinic Signage (Sheets 1-4)

Date Plans Received: 08/08/2013 **Date(s) of Amendment(s):**

Date Application Valid: 30/09/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site relates to a newly constructed building located on the north-western side of Ducks Hill Road, opposite Rising Hill Close. The site is known as the William Old Centre and comprises a two storey brick built building, recently constructed for B1(a) purposes, but changed to a health clinic use. It reads in conjunction with a more historical building located to the east, in use as a solicitors office.

The new building backs onto a cricket ground, and a car parking area associated with the proposed building lies to the southwest. This car park is linked to a significantly larger car park associated with a substantial health and fitness centre/golf course that lies to the south of the site and which utilises the same access off Ducks Hill Road as the application site. The site is within Green Belt land as identified in the Policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

Advertisement Consent is sought for the installation of:

- 3 x non illuminated fascia signs
 - (i) 'William Old Centre' sign: 3.378 wide x 0.30m high. Flat cut brushed stainless steel lettering.
 - (ii) 'Revere' sign: 2.306 wide x 0.61m high. Flat cut brushed stainless steel lettering.
 - (iii) 'Revere' sign: 2.306 wide x 0.61m high. Flat cut brushed stainless steel lettering.
- 1 x internally illuminated halo logo 'V' sign: 0.606 wide x 0.60m high. Built up brushed stainless steel lettering. Illumination level 200 candelas.
- 1 x monolith sign located adjacent to the building. The sign would be 0.60m wide and 1.8m high. The sign would be internally illuminated by fluorescent lamps and not exceed 200 candelas and is partially lit.

1.3 Relevant Planning History

67902/APP/2011/1594 William Old Centre Ducks Hill Road Northwood

Change of use of ground floor from Use Class B1(a) (Offices) to D1 (Non-Residential Institutions) for use as a health clinic involving alterations to rear elevation.

Decision Date: 04-10-2011 **Approved** **Appeal:**

Comment on Planning History

67902/APP/2011/1594 - Change of use of ground floor from Use Class B1(a) (Offices) to D1 (Non-Residential Institutions) for use as a health clinic involving alterations to rear elevation. Approved.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

3 adjoining and neighbouring occupiers have been notified of the application on 1st October 2013, no representation have been received.

The Northwood Residents Association have also been notified of the application, although no comments have been received.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

5. MAIN PLANNING ISSUES

The main consideration in relation to the proposed advertisement signs is the impact to the visual amenities of the surrounding area and the Green Belt and the impact to the highway and pedestrian safety.

The proposed signs are considered to be acceptable in terms of its design and would be a proportionate addition to the appearance of the two storey building and the wider area. The proposed advertisement would not be out of character with this type of building when compared to the backdrop of the surrounding commercial premises. Nor would the advertisements have any unacceptable impact on the openness of the Green Belt.

The advertisement would be internally illuminated and given the location set back from the highway, size and method of illumination, the proposal is considered to have an

acceptable impact upon residential amenities and public and highway safety.

It is considered the proposal would be in compliance with Policies BE27 and BE29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). This application is recommended for consent.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADV8 Removal of Existing Signs

Prior to the display of the advertisement(s) hereby approved, all other advertisements on the premises shall be removed.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 ADVERT4 To restrict the intensity of the illumination on either or b

The intensity of illumination of the internally illuminated halo logo 'V' sign shall not exceed 200 candelas per metre². None of the other advertisements hereby permitted shall be illuminated.

REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 ADVERT5 Type of illumination

The illumination of the internally illuminated halo logo 'V' sign is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13 New development must harmonise with the existing street scene.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

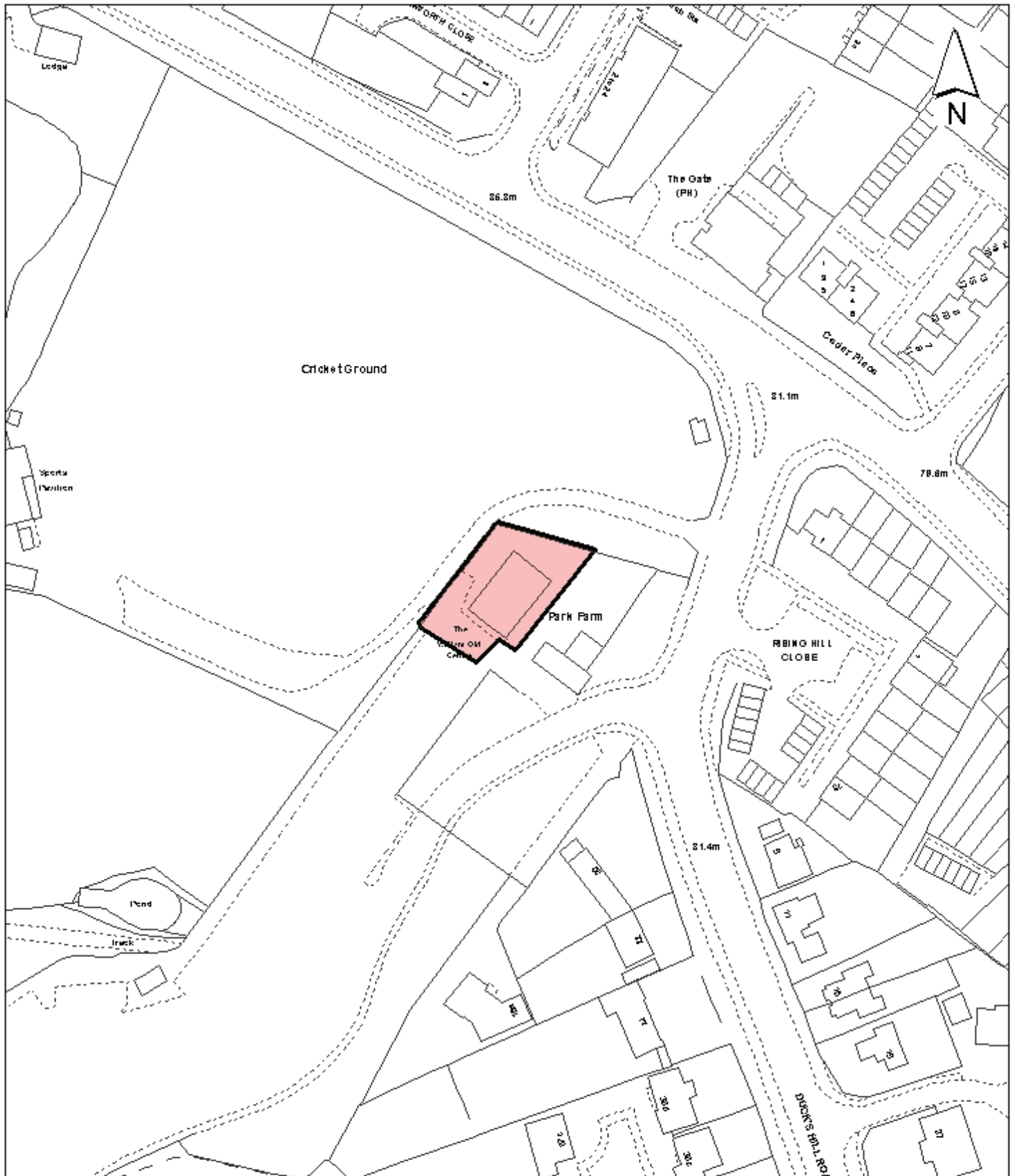
3 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.


For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**William Old Centre
Ducks Hill Road**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
67902/ADV/2013/72

Scale
1:1,250

Planning Committee
North Page 100

Date
**December
2013**



HILLINGDON
COUNCIL

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

10 December 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 107

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT CROWS NEST FARM BREAKSPEAR ROAD SOUTH
HAREFIELD

Development: Installation of compost storage unit with solar panels and mobile bio-bed unit,
involving demolition of existing compost storage sheds.

LBH Ref Nos: 1113/APP/2013/1065

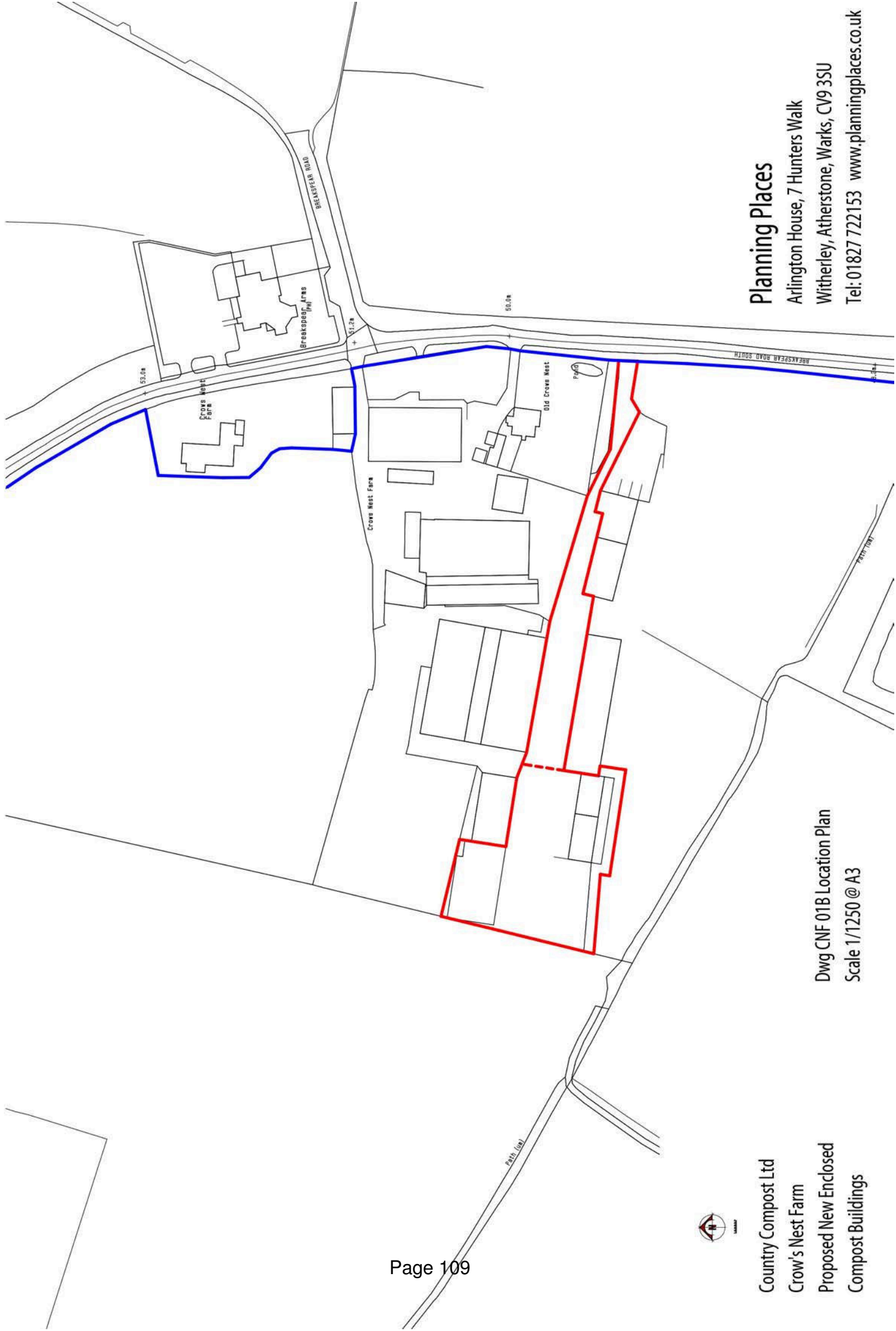
Date Plans Received: 26/04/2013 **Date(s) of Amendment(s):** 09/05/2013

Date Application Valid: 13/05/2013 23/07/2013

31/07/2013

15/09/2013

26/04/2013



Planning Places

Arlington House, 7 Hunters Walk

Witherley, Atherstone, Warks, CV9 3SU

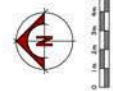
Tel: 01827 722153 www.planningplaces.co.uk

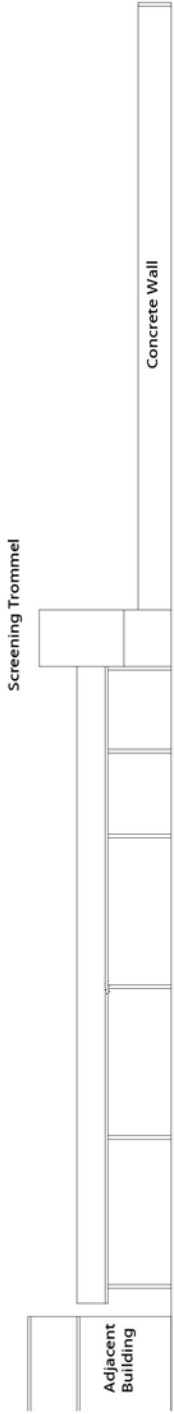
Dwg CNF 01B Location Plan

Scale 1/1250 @ A3

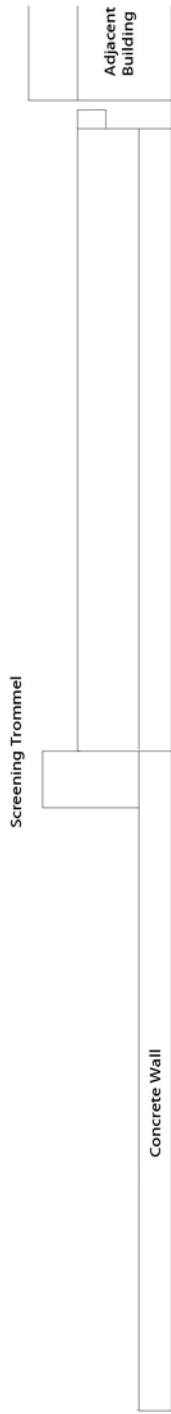
Country Compost Ltd
 Crow's Nest Farm
 Proposed New Enclosed
 Compost Buildings







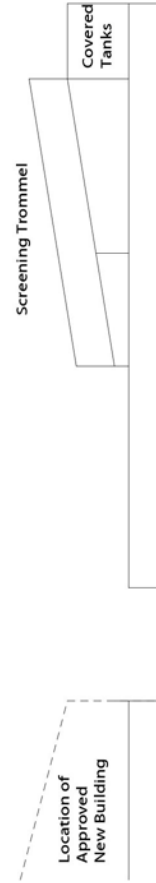
NNE Elevation



SSW Elevation



ESE Elevation



WNW Elevation



Area of Building (m2)

33.91 x 13.35	=	452.70
12.10 x 1.11 x 0.5	=	6.72
12.10 x 21.26	=	257.25
12.10 x 1.92 x 0.5	=	11.62
12.10 x 21.00	=	254.10
12.10 x 1.92 x 0.5	=	11.62
Total Area	=	994.01 m2



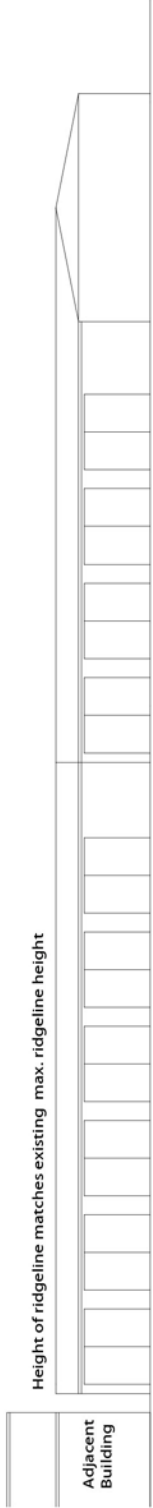
Planning Places

Arlington House, 7 Hunters Walk

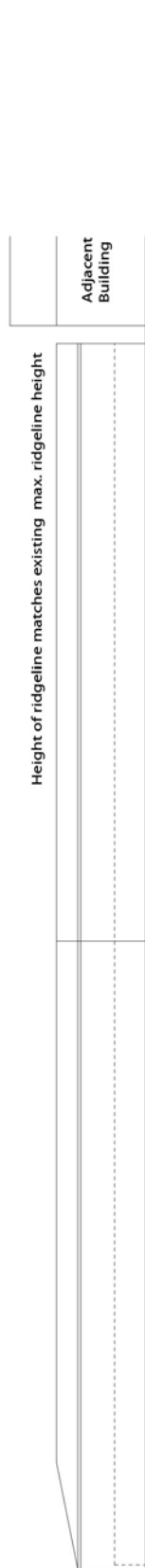
Dwg CNF 06E Proposed Floor Plan (31 Aug 2013) Witherley, Atherstone, Warks, CV9 3SU

Scale 1/100 @ A1

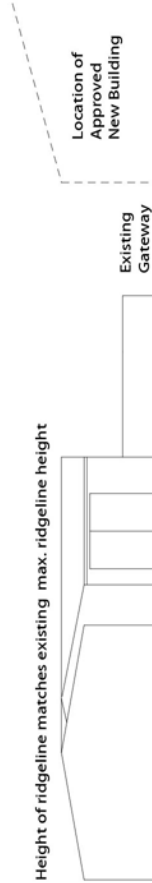
Tel: 01827 722153 www.planningplaces.co.uk



NNE Elevation



SSW Elevation

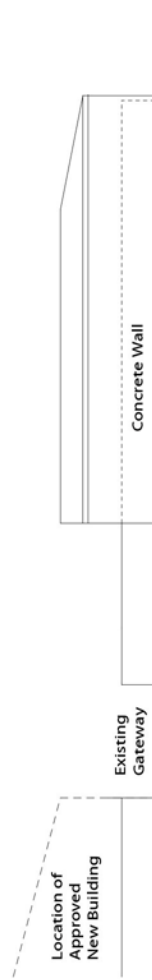


ESE Elevation

Mobile bio-bed for odour removal
2.8m wide x 7m long x 2.8m high
former skip unit with .2m wood chip
and compost pile. Air blown
through base via umbilical hose
from mobile pump in buildings
as required.

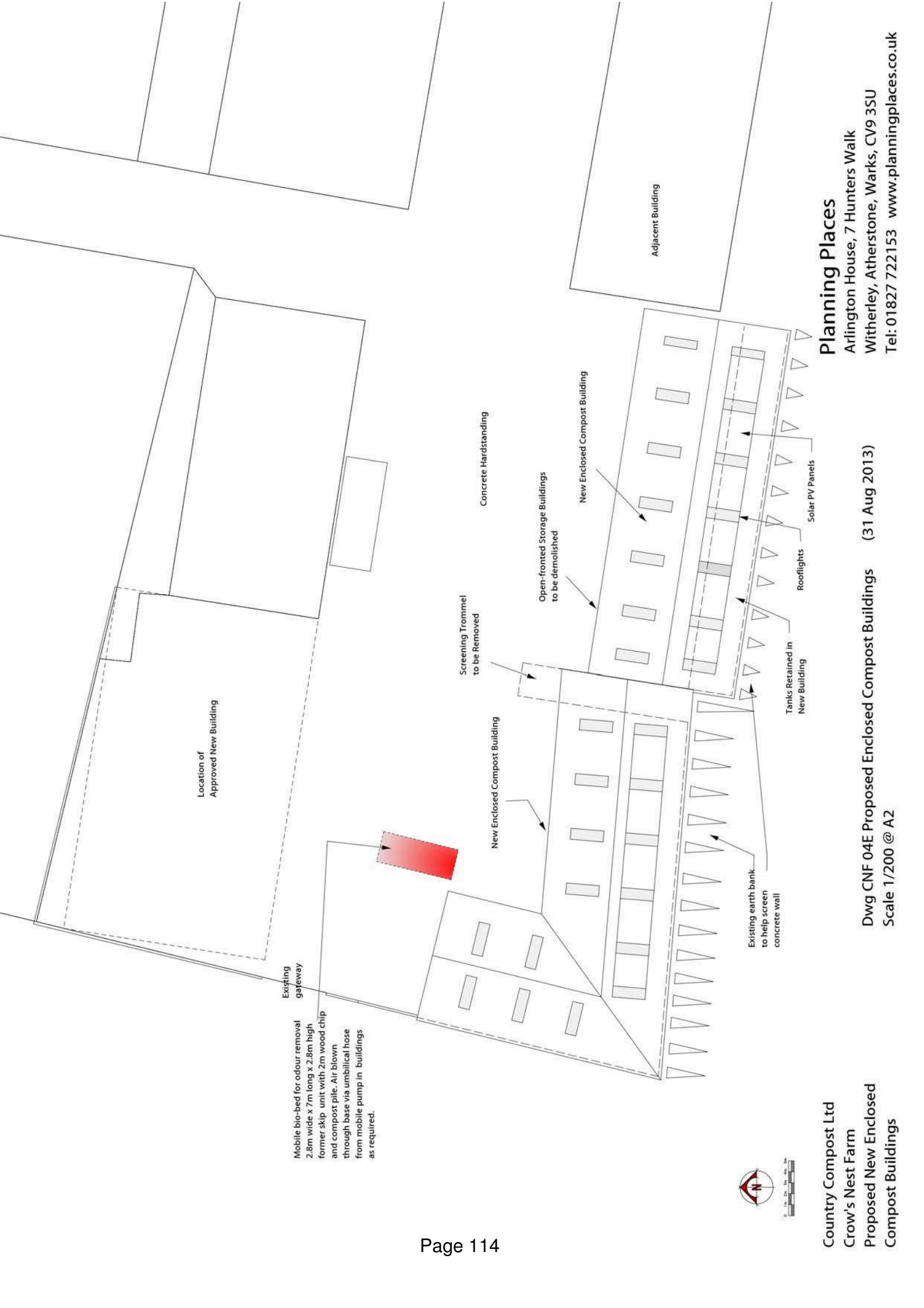
Front and Rear
Elevation of
Mobile Bio-bed

Front and Rear
Elevation of
Mobile Bio-bed



WNW Elevation



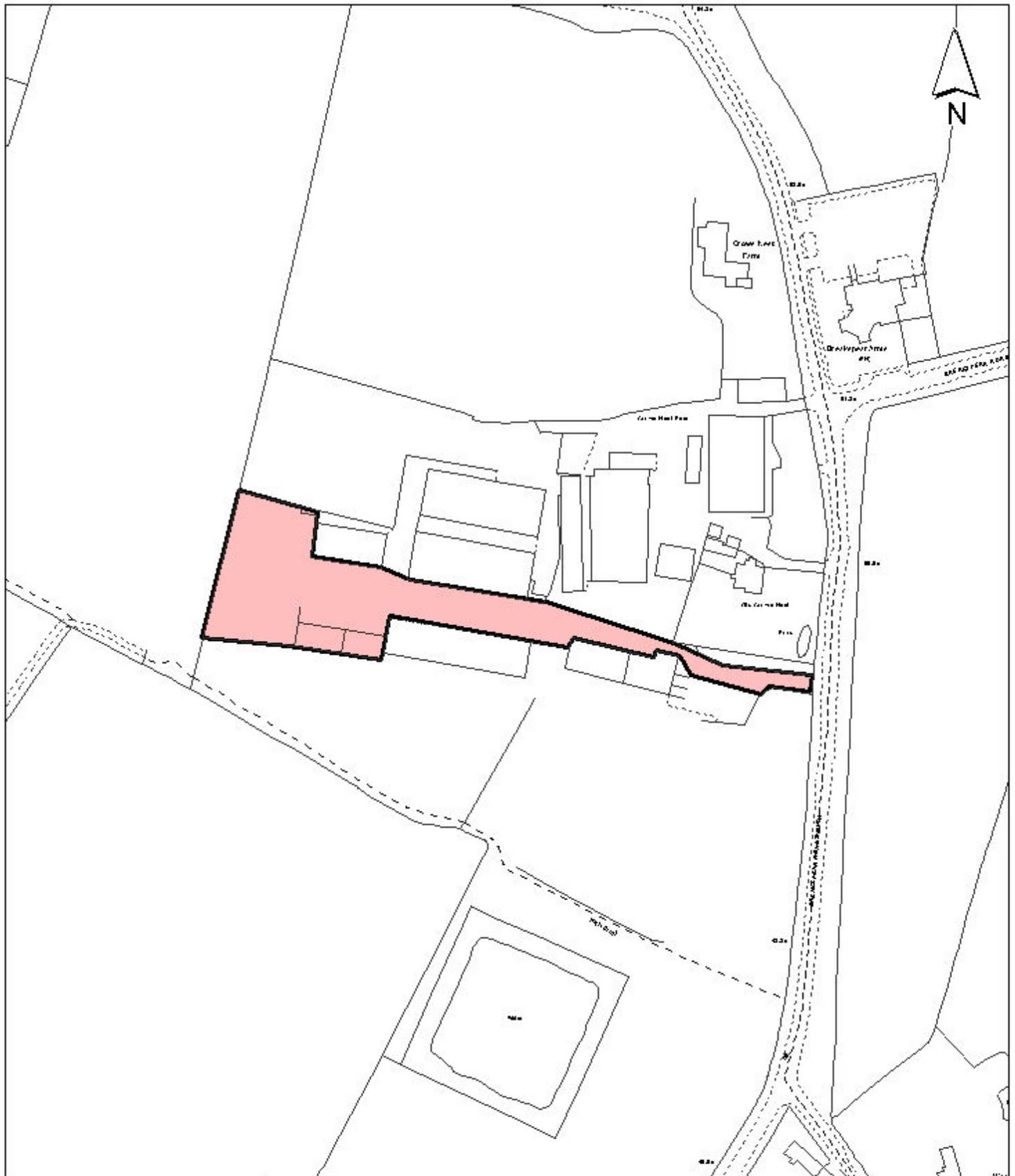


Mobile bio-bed for odour removal 2.8m wide x 7m long x 2.8m high former skip unit with 2m wood chip and compost pile. Air blown through base via umbilical hose from mobile pump in buildings as required.


Country Compost Ltd
 Crow's Nest Farm
 Proposed New Enclosed
 Compost Buildings

Dwg CNF 04E Proposed Enclosed Compost Buildings (31 Aug 2013)
 Scale 1/200 @ A2

Planning Places
 Arlington House, 7 Hunters Walk
 Witherley, Atherstone, Warks, CV9 3SU
 Tel: 01827 722153 www.planningplaces.co.uk



Notes

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Site Address

**Land at Crows Nest Farm
Breakspear Road South
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

1113/APP/2013/1065

Scale

1:2,000

Planning Committee

North Page 115

Date

**December
2013**



HILLINGDON
COUNCIL

Report of the Head of Planning, Sport and Green Spaces

Address 56 THE DRIVE ICKENHAM

Development: Two storey six-bedroom detached dwelling with habitable basement and roofspace involving the demolition of existing dwelling.

LBH Ref Nos: 4496/APP/2013/2358

Date Plans Received: 16/08/2013

Date(s) of Amendment(s): 16/08/0013

Date Application Valid: 05/09/2013

06/09/0013



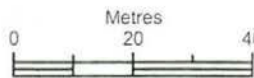
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The representation of features as lines is no evidence of a property boundary.

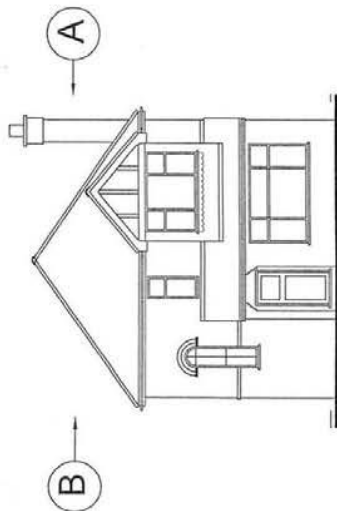


Scale 1:1250

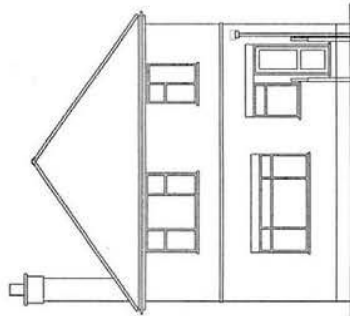


Supplied by: **A Boville Wright Ltd**
Serial number: 00082000
Centre coordinates: 506285.5 186299.25

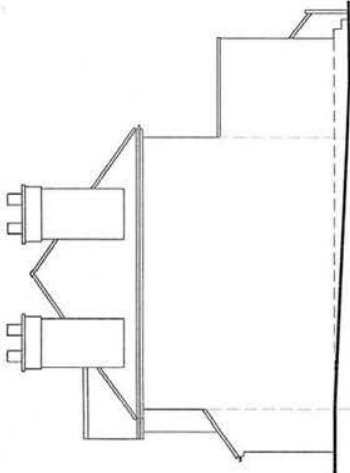
Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site: www.ordnancesurvey.co.uk



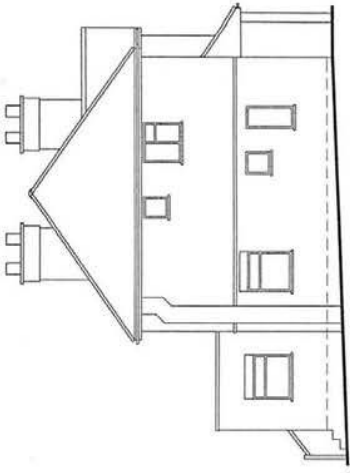
EXISTING FRONT ELEVATION
SCALE: 1:200



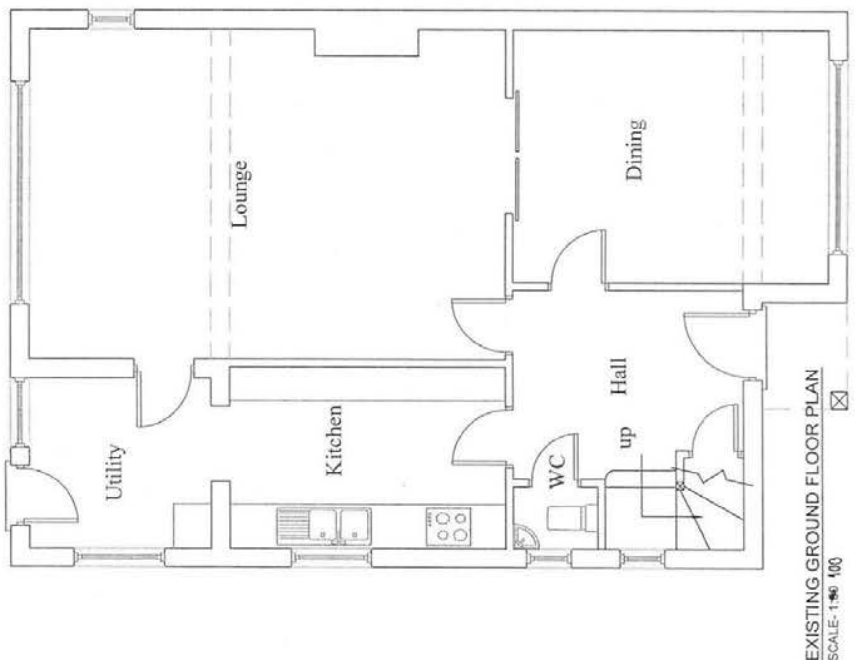
EXISTING REAR ELEVATION
SCALE: 1:200



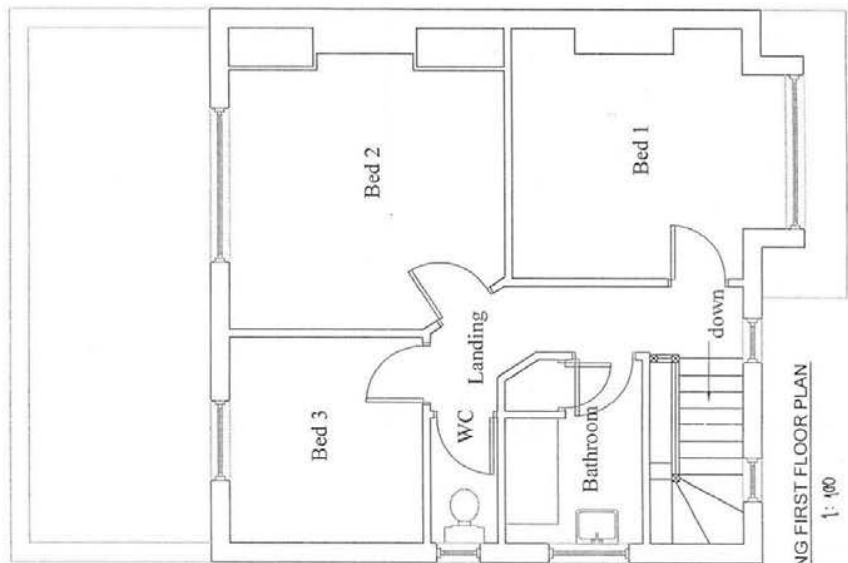
EXISTING SIDE ELEVATION
IN DIRECTION 'A'
SCALE: 1:200



EXISTING SIDE ELEVATION
IN DIRECTION 'B'
SCALE: 1:200



EXISTING GROUND FLOOR PLAN
SCALE: 1:100



EXISTING FIRST FLOOR PLAN
SCALE: 1:100

REV	DATE	DRAWN BY	DESCRIPTION

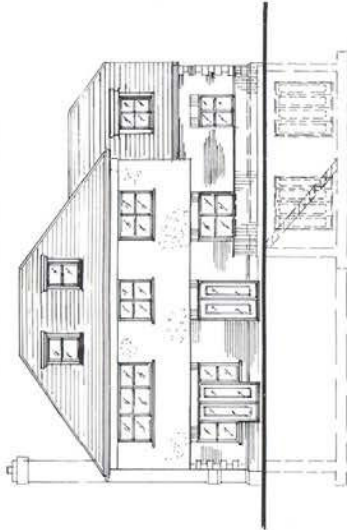
UXBRIDGE DESIGN & DETAILING SERVICES
 "The Old Bakery", 21A Windsor Street
 Uxbridge, Middlesex. UB8 1AB TEL: 01895 255791

CLIENT: PRONTO ESTATES LTD
PROJECT: 56 THE DRIVE, ICKENHAM
 UXBRIDGE, MIDDXX. UB10 8AB
TITLE: EXISTING HOUSE
 PLANS & ELEVATIONS

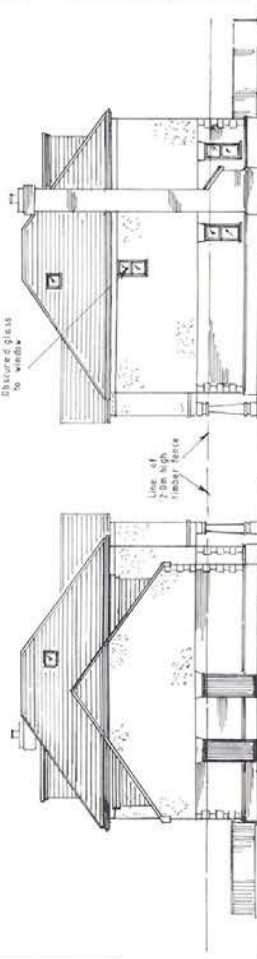
SCALE:	DATE:	DRG. NO.	REV.
1:100	JAN 10	08/38/3	
1:200			A2



PROPOSED FRONT ELEVATION

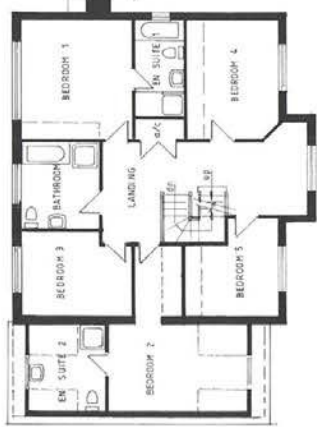


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



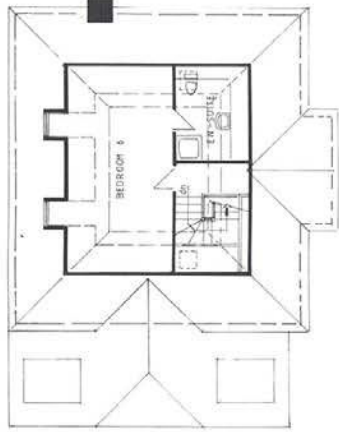
PROPOSED FIRST FLOOR PLAN



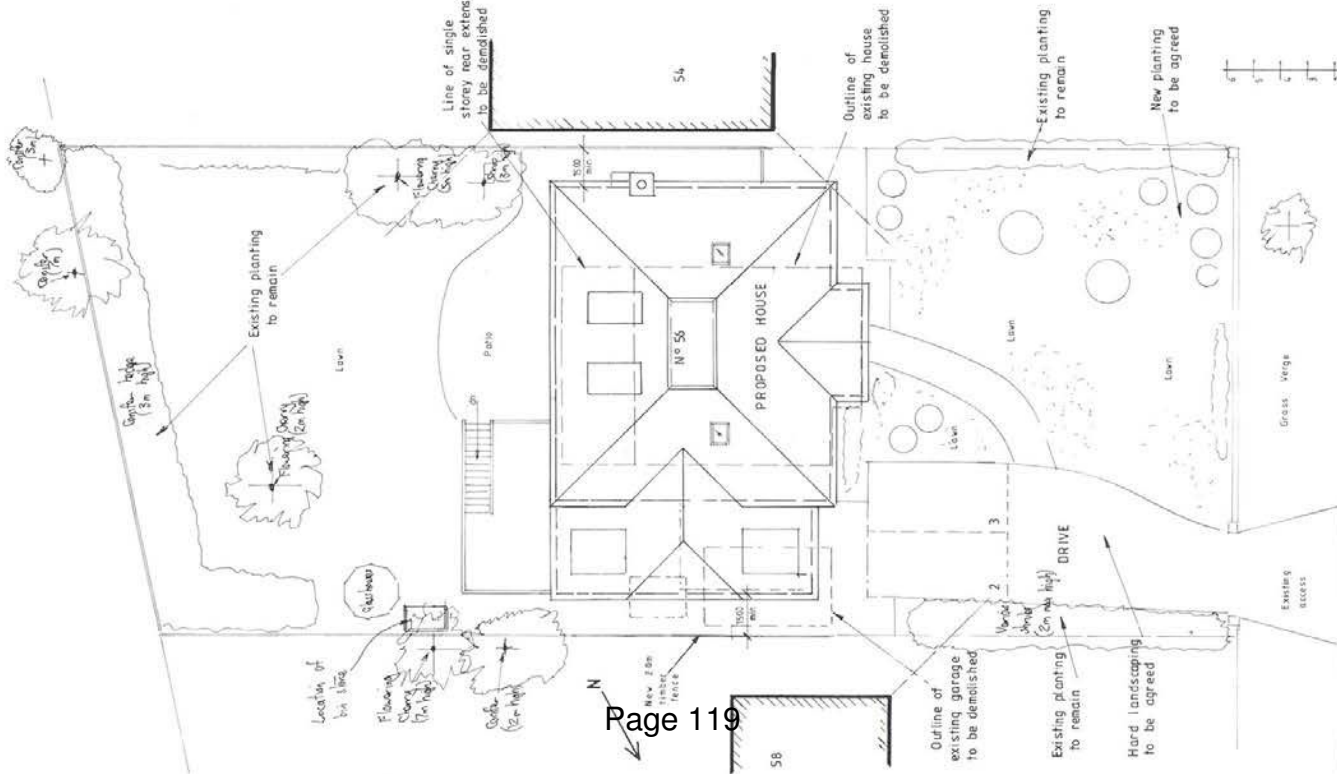
PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED SITE PLAN

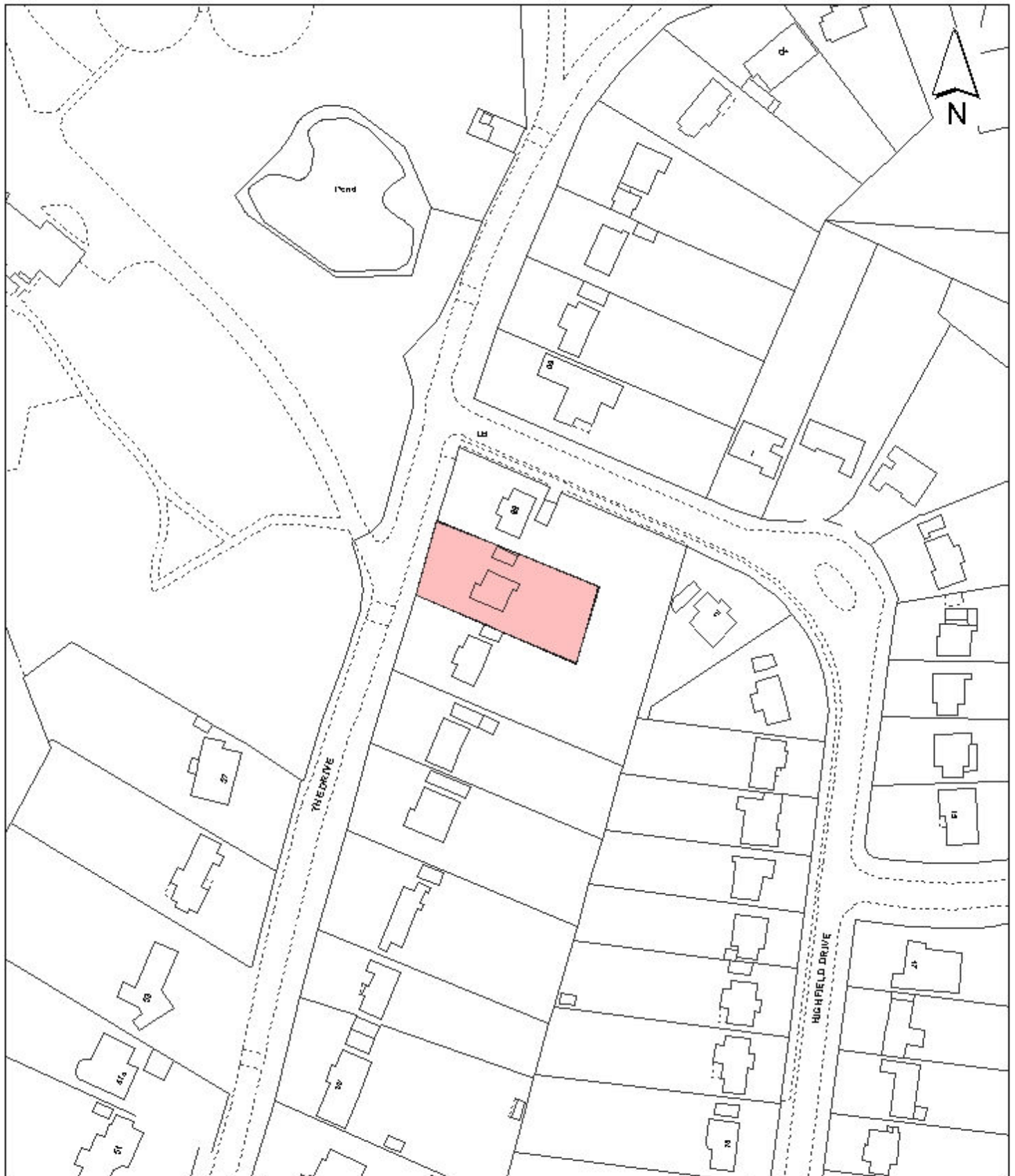
A 13 1/2
 F 14 1/2
 E 15 1/2
 D 16 1/2
 C 17 1/2
 B 18 1/2
 NOV 09 DEPTH OF HOUSE REVISED



Revision	Date	Description
A	13	1/2
F	14	1/2
E	15	1/2
D	16	1/2
C	17	1/2
B	18	1/2
NOV 09 DEPTH OF HOUSE REVISED		

Uxbridge Design & Drafting Services
 "The Old Bakery", 21A Windsor Street,
 Uxbridge, Middlesex, UB8 1AB TEL: 01895 25091

Client: PRONTO ESTATES LTD
 Address: 56 THE DRIVE
 ICKENHAM MIDDLESEX
 Drawing: REPLACEMENT DWELLING
 PLANS AND ELEVATIONS

Scale: 1:100
 Date: MAY 09
 Revision: 08738/02



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	<p>Planning Application Ref:</p> <p style="text-align: center;">4496/APP/2013/2358</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p>HILLINGDON COUNCIL</p>
	<p>Planning Committee</p> <p style="text-align: center;">North Page 120</p>	<p>Date</p> <p style="text-align: center;">December 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 116A HALLOWELL ROAD NORTHWOOD

Development: 2 x two storey, 3-bed, detached dwellings with habitable roofspace with associated parking and amenity space involving demolition of existing Use Class B1/B8 buildings

LBH Ref Nos: 45407/APP/2013/2272

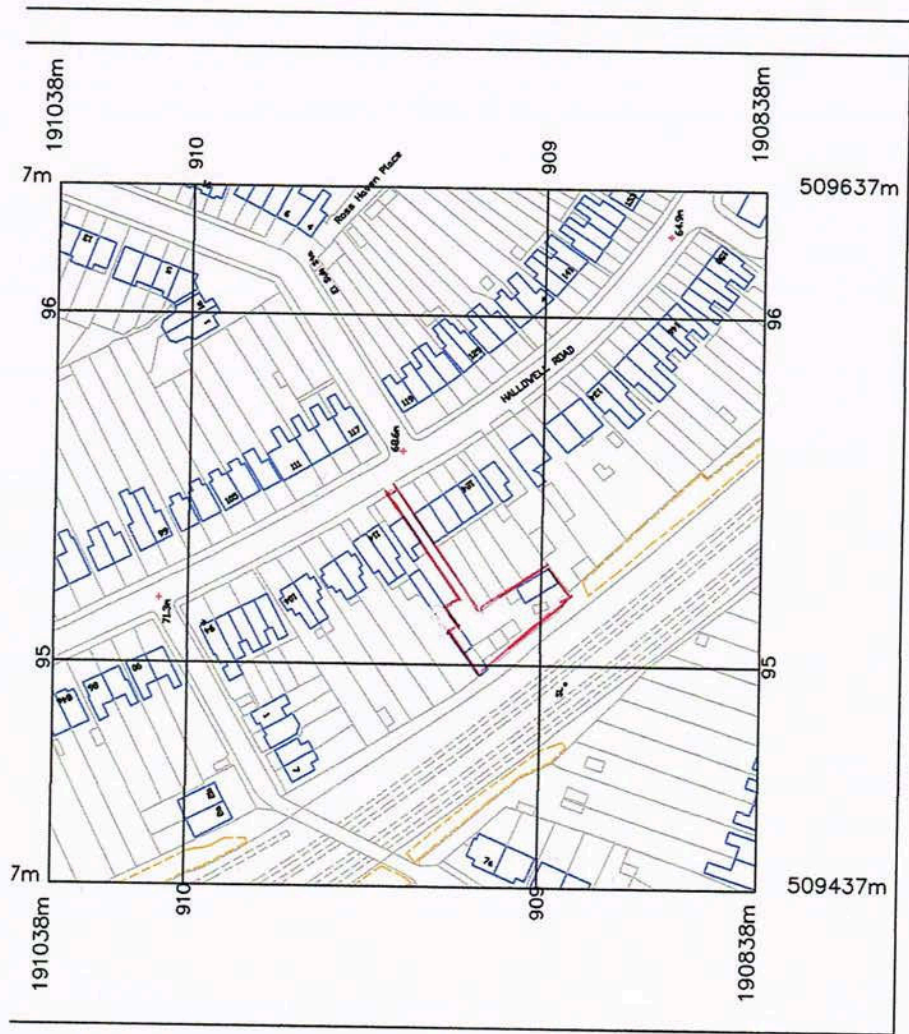
Date Plans Received: 07/08/2013

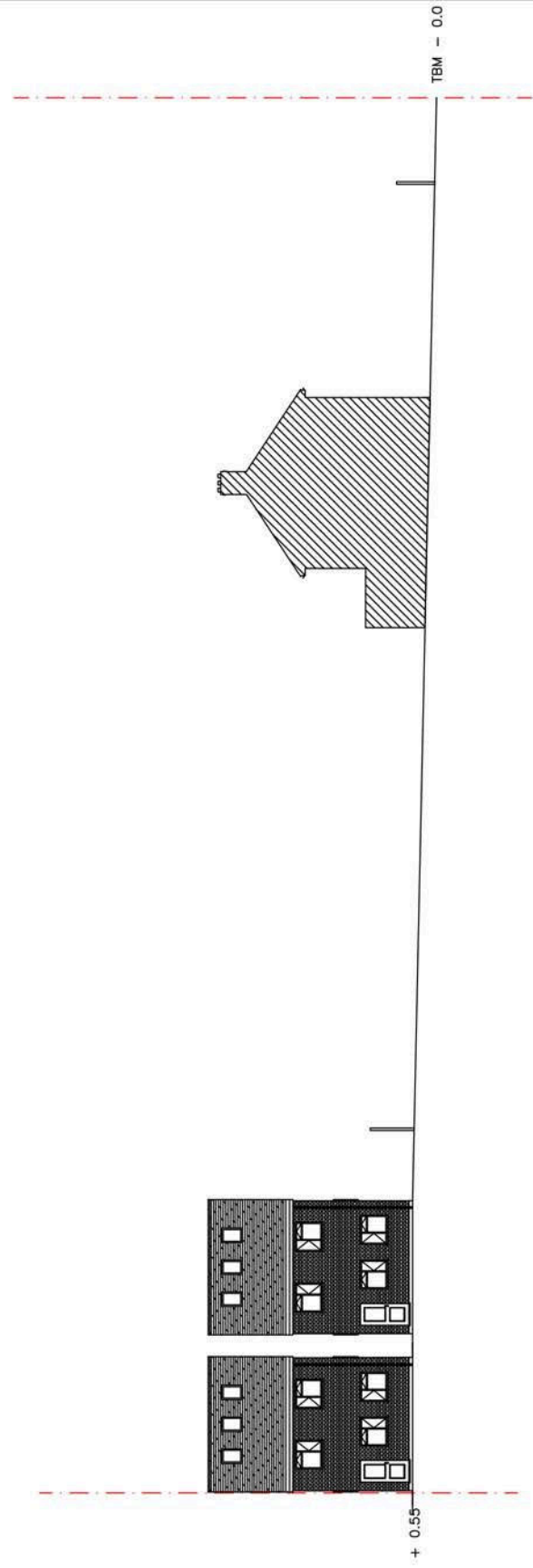
Date(s) of Amendment(s): 21/10/2013

Date Application Valid: 22/08/2013

14/08/2013

07/08/2013



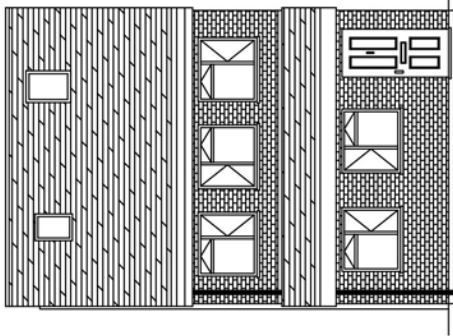


Proposed Section Thru 118 Hallowell Rd

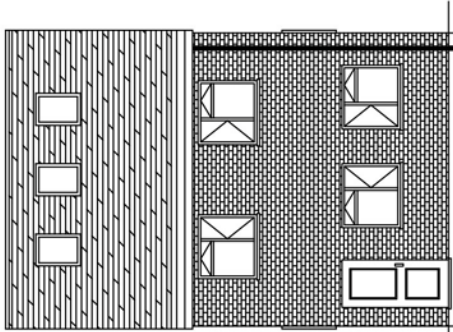
<p>General Notes</p> <ul style="list-style-type: none"> -Copyright is held by Mr B Cunningham -All dimensions must be re-checked on site. -Any discrepancies to be reported immediatly. -Works to be in accordance with current building regs and codes of practice and to satisfaction of L.A. -Owner to serve necessary notices on relevant adjoining owners in respect of works on the party wall(s) and appoint a Party Wall Surveyor if required. -OnSite Works are NOT to commence until Full Plans Approval is sought 		
<p>Proposed 3No. New Build Residential Dwellings & Associated Works</p>		
No.	Revision/Issue	Date
<p>Site Name and Address</p>		
<p>Project Name and Address</p>		
<p>Peter Alvino 116A Hallowell Road Northwood HA6 1DU</p>		
<p>Paper Size - A3</p>	<p>Drawn By</p>	<p>Scale</p>
<p>18/10/2013</p>	<p>116AHR/13/05</p>	<p>1:200</p>



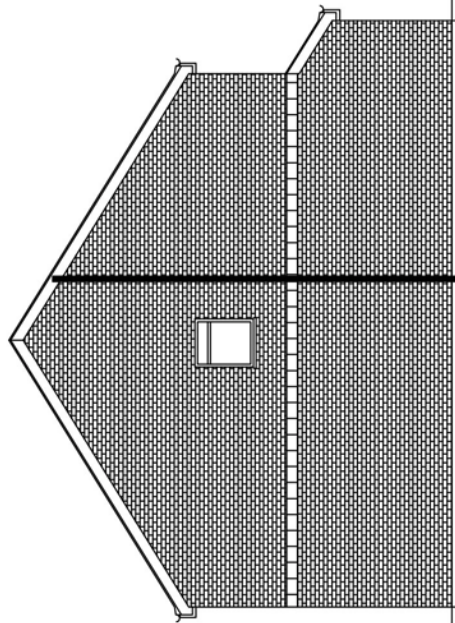
For Level Threshold Detail See Supporting Document/Detail
Pg. 18 of Accessible Thresholds in New Homes



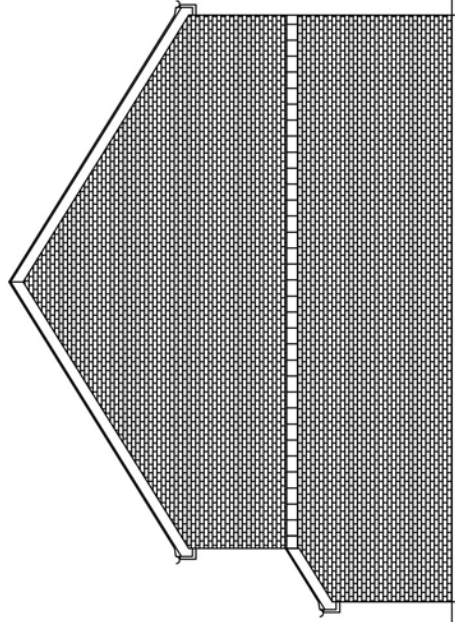
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

General Notes

- Copyright is held by Mr B Cunningham
- All dimensions must be re-checked on site.
- Any discrepancies to be reported immediatly.
- Works to be in accordance with current building regs and codes of practice and to satisfaction of L.A.
- Owner to serve necessary notices on relevant adjoining owners in respect of works on the party wall(s) and appoint a Party Wall Surveyor if required.
- OnSite Works are NOT to commence until Full Plans Approval is sought

Proposed 2No. New Build Residential Dwellings & Associated Works

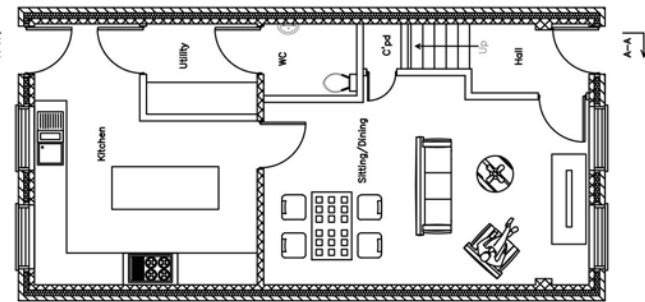
No.	Revision/Issue	Date

Site Name and Address

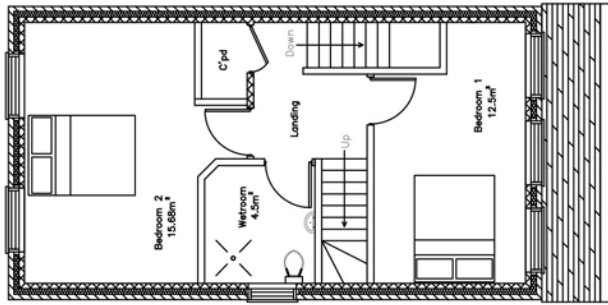
Project Name and Address

Peter Alvino
116A Hollowell Road
Northwood
HA6 1DU

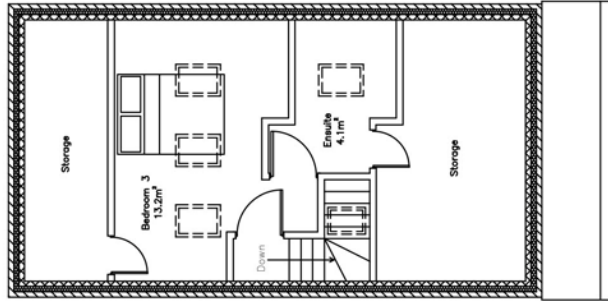
Project	Paper Size - A3	Scale	1:1000
Date	15/10/2013	Drawing No	116AHR/13/01
			REV A



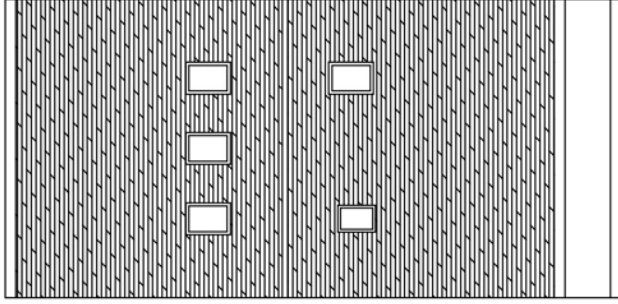
Proposed Ground Floor



Proposed First Floor



Proposed Second Floor



Proposed Roof Plan

General Notes

- Copyright is held by Mr B Cunningham
- All dimensions must be re-checked on site.
- Any discrepancies to be reported immediately.
- Works to be in accordance with current building regs and codes of practice and to satisfaction of L.A.
- Owner to serve necessary notices on relevant adjoining owners in respect of works on the party wall(s) and appoint a Party Wall Surveyor if required.
- OnSite Works are NOT to commence until Full Plans Approval is sought

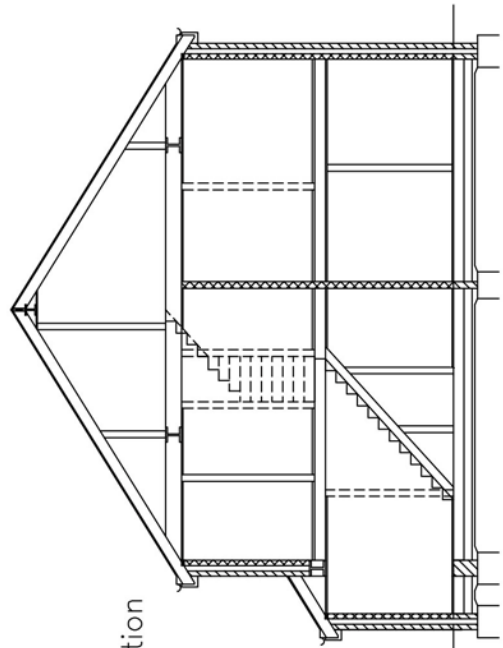
Proposed 2No. New Build Residential Dwellings & Associated Works		
No.	Revision/Issue	Date
Site Name and Address		

Project Name and Address

Peter Alvino
116A Hollowell Road
Northwood
HA6 1DU

Scale	1:100
Date	18/10/2013
Sheet	116AHR/13/02 REV A
Paper Size	A3
Drawn by	116AHR/13/02

- NOTE: Energy Performance Certificates to be Submitted & Agreed by Building Control
- NOTE: Sound Testing Certificates to be Submitted & Agreed by Building Control Upon Completion of Works
- NOTE: SAP Calculation to be Submitted & Agreed by Building Control
- NOTE: Water Efficiency Calculations to be Submitted & Agreed by Building Control Upon Completion of Works
- NOTE: All Windows to be Double Glazed + Secondary Glazing to Achieve Maximum External Noise Impact of 35dB as Per BS.8233: 1999



Proposed Section (A-A)



General Notes

- Copyright is held by Mr B Cunningham
- All dimensions must be re-checked on site.
- Any discrepancies to be reported immediately.
- Works to be in accordance with current building regs and codes of practice and to satisfaction of L.A.
- Owner to serve necessary notices on relevant adjoining owners in respect of works on the party wall(s) and appoint a Party Wall Surveyor if required.
- On Site Works are NOT to commence until Full Plans Approval is sought

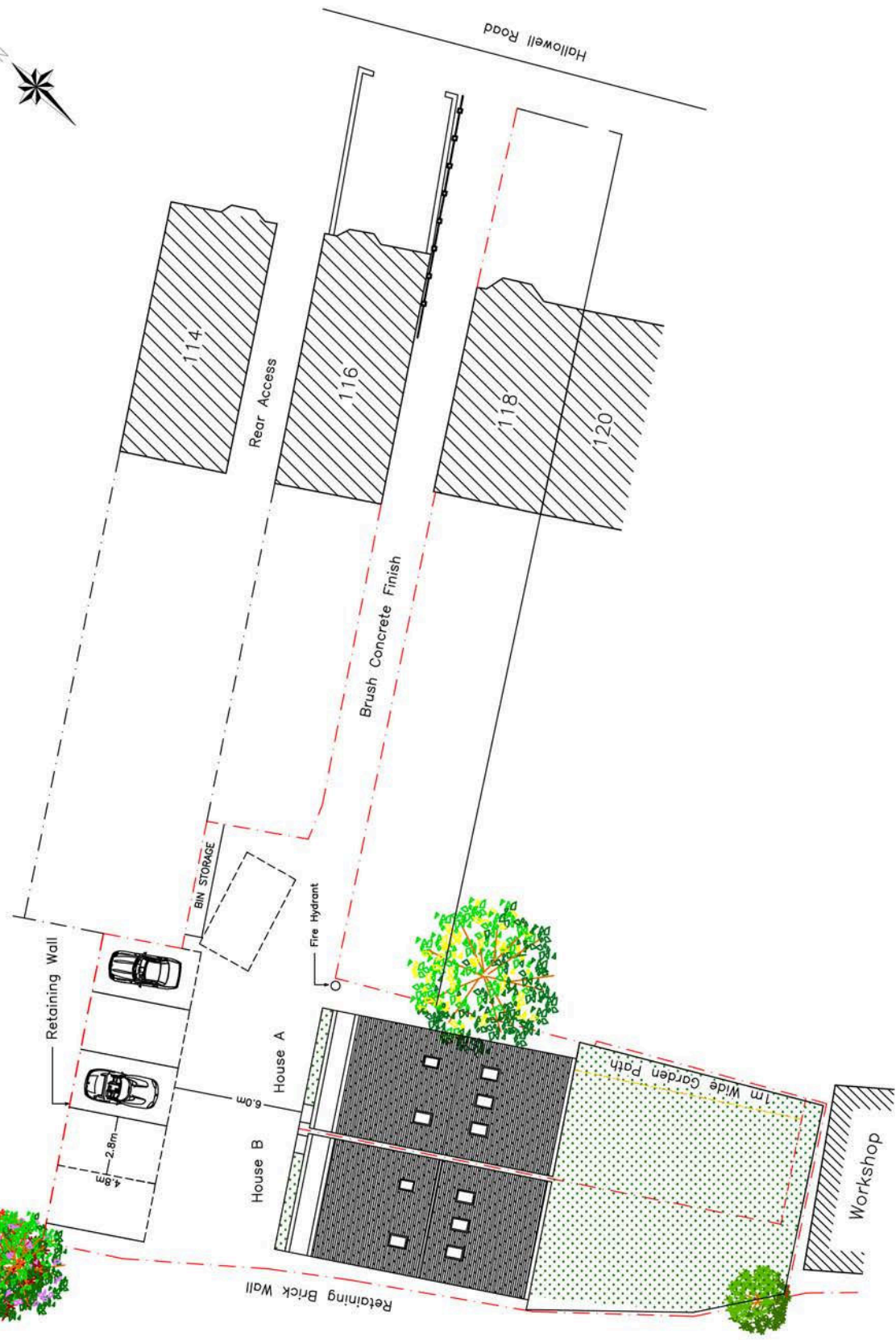
Proposed 3No. New Build Residential Dwellings & Associated Works

No.	Revision/Issue	Date

Site Name and Address

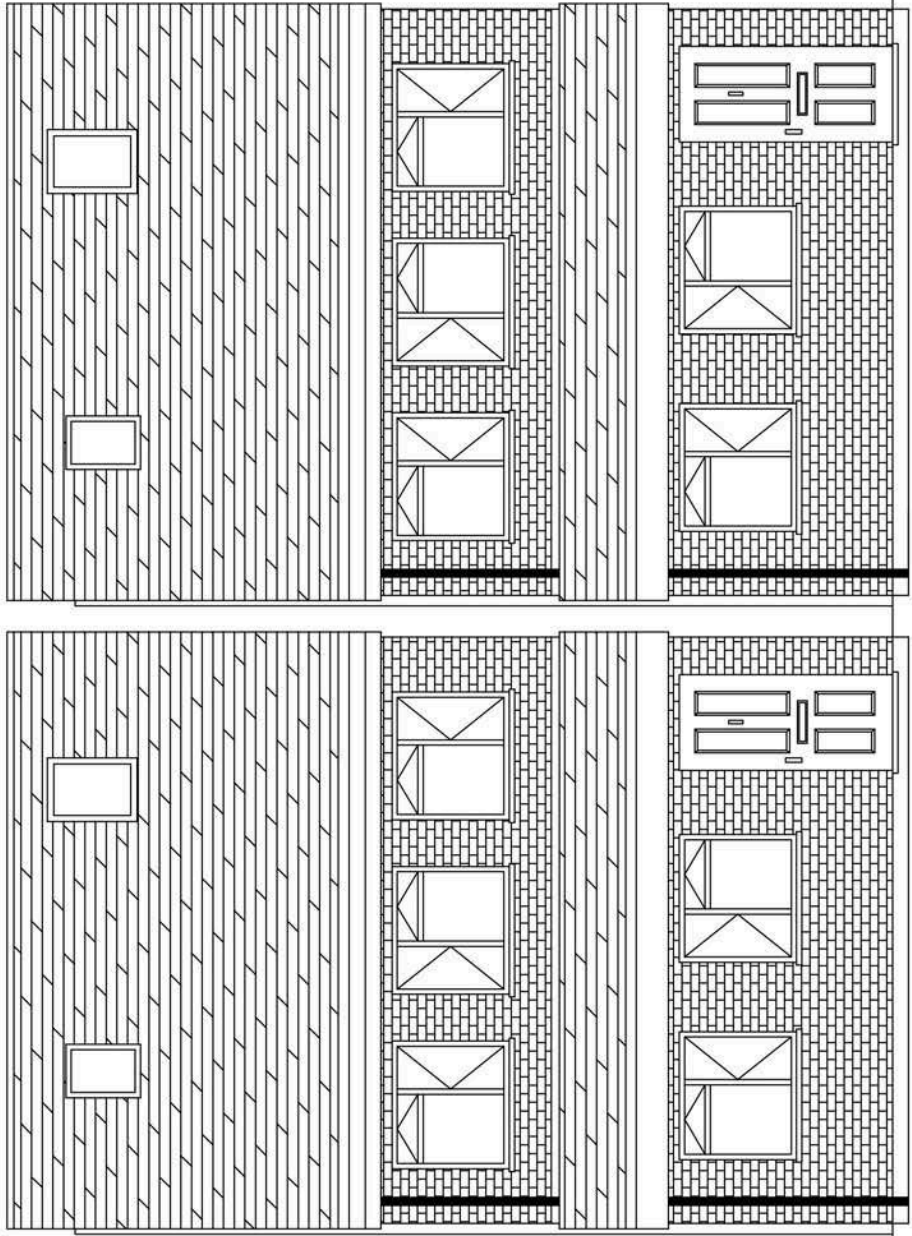
Peter Alvino
116A Hollowell Road
Northwood
HA6 1DU

Project	Paper Size	Project No	Issue
	A3	116AHR/13/03	REV B
		18/10/2013	
		1:200	





For Level Threshold Detail See Supporting Document/Detail
Pg. 18 of Accessible Thresholds in New Homes



House A

House B

Proposed Street View

General Notes

- Copyright is held by Mr B Cunningham
- All dimensions must be re-checked on site.
- Any discrepancies to be reported immediately.
- Works to be in accordance with current building regs and codes of practice and to satisfaction of L.A.
- Owner to serve necessary notices on relevant adjoining owners in respect of works on the party wall(s) and appoint a Party Wall Surveyor if required.
- OnSite Works are NOT to commence until Full Plans Approval is sought

Proposed 2No. New Build Residential Dwellings & Associated Works

No.	Revision/Issue	Date

Site Name and Address

Project Name and Address
Peter Alvino
116A Hollowell Road
Northwood
HA6 1DU

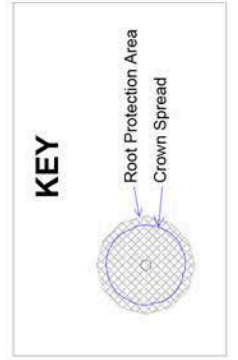
Project	Paper Size - A3	Drawing No
Date	18/10/2013	116AHR/13/04
Scale	1:50	REV. A

Arbol EuroConsulting

48 Risingholme Road, Harrow, HA3 7ER
Tel: 0208 863 8151 Mob: 07884428671
116A Hallowell Road, Northwood
TREE CONSTRAINTS PLAN

SCALE: 1:300 @ A3
DATE: 5/16/2013
MAP FILENAME: 4130011_1470

Plan: Penetration Services Ltd. Created using ArborCAD v10.0.0.0
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TOPOGRAPHICAL SURVEY
 Site Address :
116A HALLOWELL ROAD
NORTHWOOD

Sheet 1 of 1
 March 2013
 Scale 1:100 @ A1



LEGEND :

WT - MAIN ROAD	BRICK WALL
TV - CABLE TV COVER	KORB LINE
IC - INCREASION COVER	WOODEN FENCE
BT - BRITISH TELECOM	CHAIRWOOD FENCE
BV - WATER VALVE	THIMING
BP - RAIN WATER BCP	BOUNDING
CS - CULLY	FOOTPATH
TR - TREE	ISLAND PARKING
ST - CONTROL STATION	EMPTY JUNKIE

SERVICES:

- WATER
- ELECTRICITY CABLE
- Gas
- TELECOM
- DIMMED DRAINAGE

COORDINATE SCHEDULE :

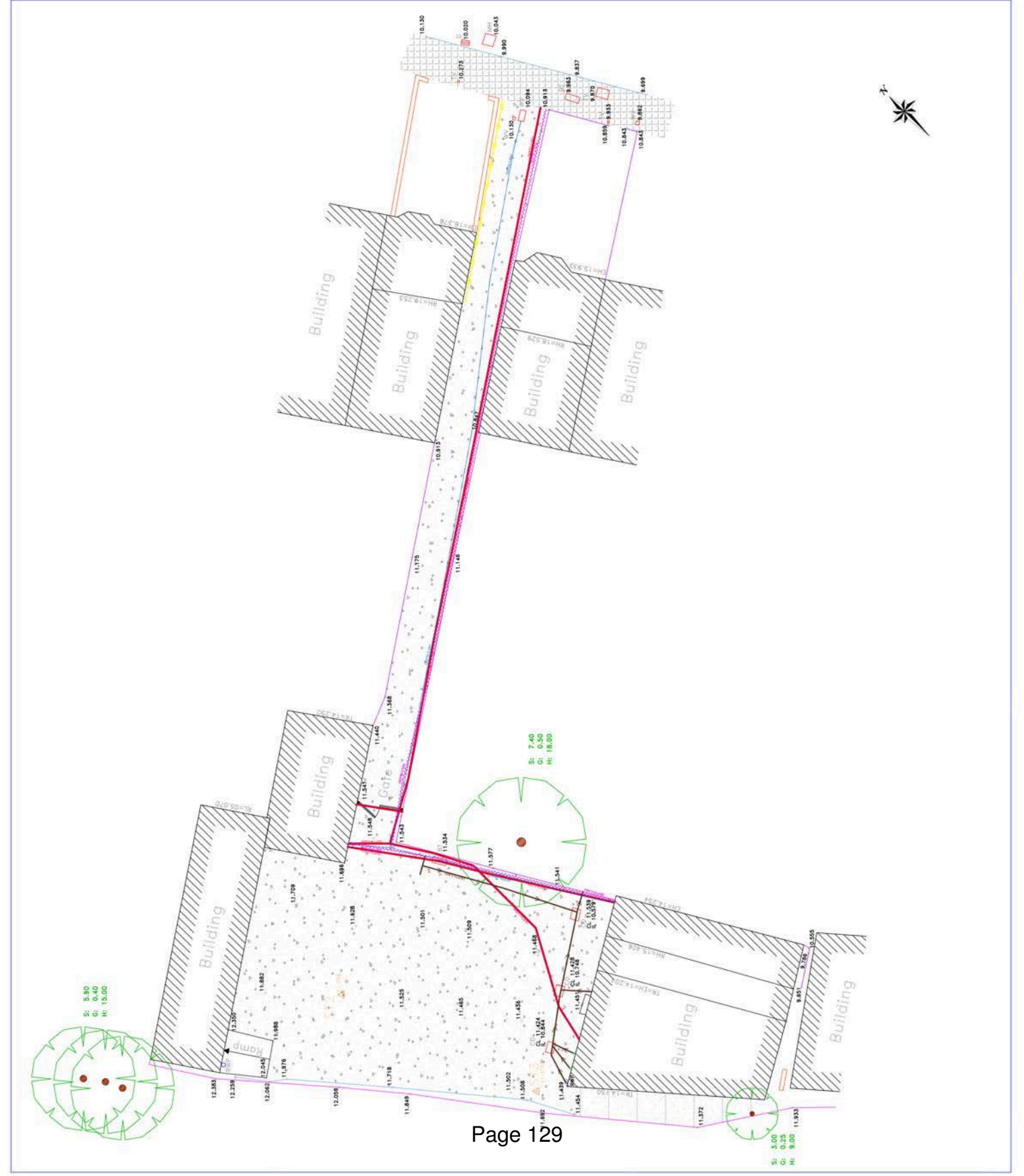
Station	Easting	Northing	Elevation	Station Type
ST1	1000.0000	2000.0000	10.000	Naib
ST2	949.173	1967.486	11.706	Naib
ST3	946.656	1979.384	11.475	Naib

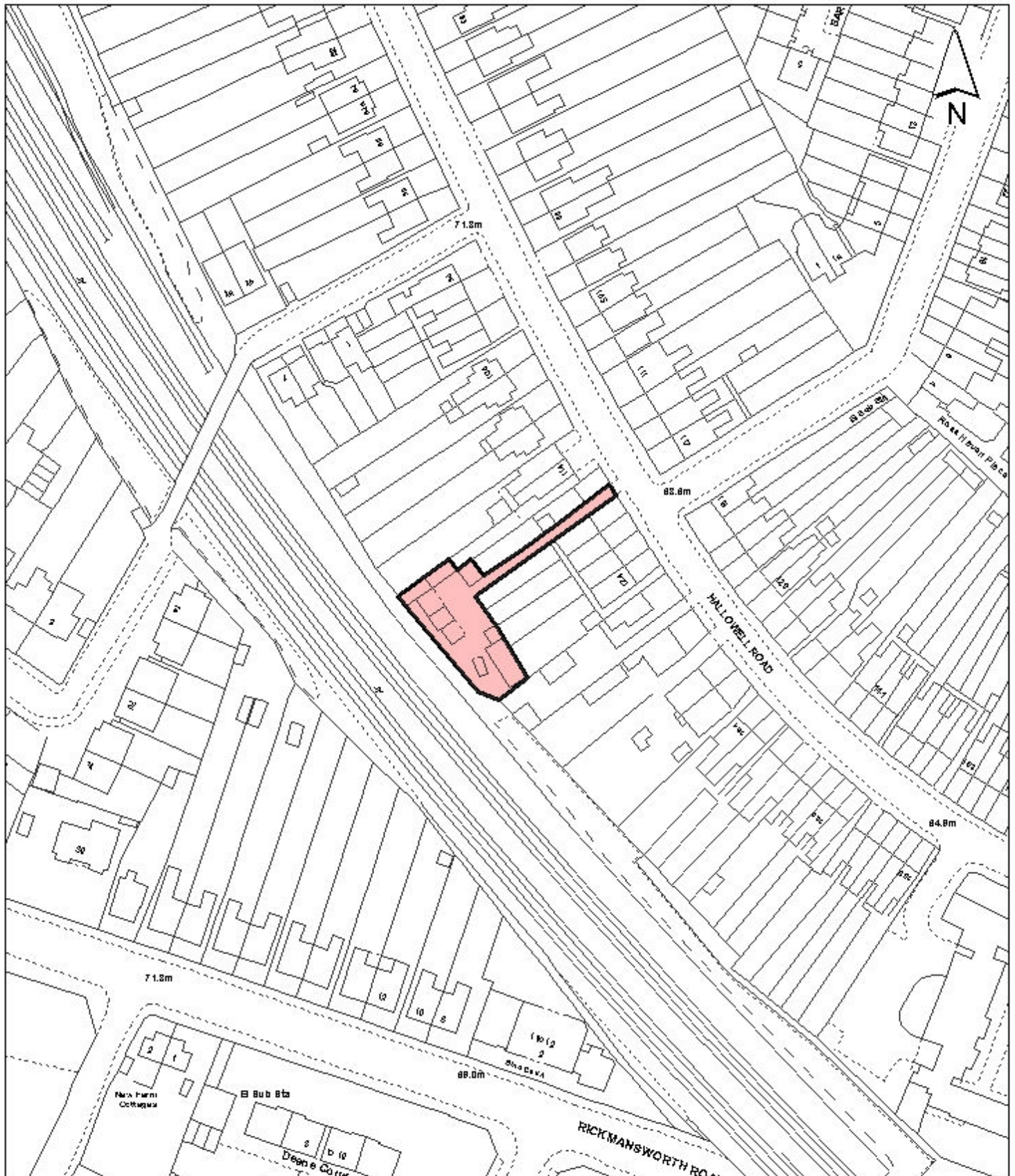
NOTES :
 - SURVEY ORIENTATION AND HEIGHT IS ASSUMED
 - DO NOT SCALE FROM DRAWING



Client : Peter Alvino

Surveyed by: RK & MS	Drawn By: RSC
Date of Survey: March, 2013	
Drawing Ref/Proj No: 02113	
Date: March 13	
Description: Topo Survey	

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	<p>Planning Application Ref:</p> <p>45407/IAPP/2013/2272</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON COUNCIL</p>
	<p>Planning Committee</p> <p>North Page 130</p>	<p>Date</p> <p>December 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 36 NICHOLAS WAY NORTHWOOD

Development: Variation of condition No. 2 of planning permission ref 41018/APP/2011/1630 dated 12/09/2011 to regularise the position and appearance of the new house (Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3-bed detached dwelling)

LBH Ref Nos: 41018/APP/2013/1224

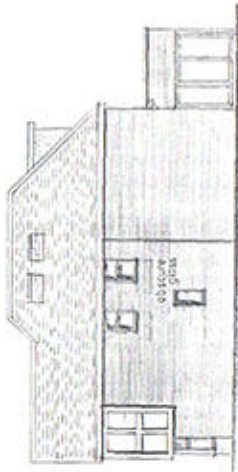
Date Plans Received: 13/05/2013

Date(s) of Amendment(s):

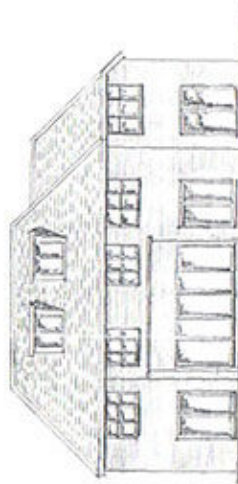
Date Application Valid: 16/05/2013



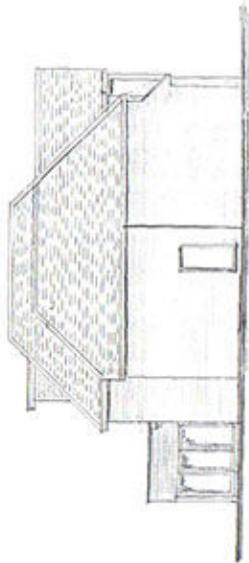
FRONT ELEVATION



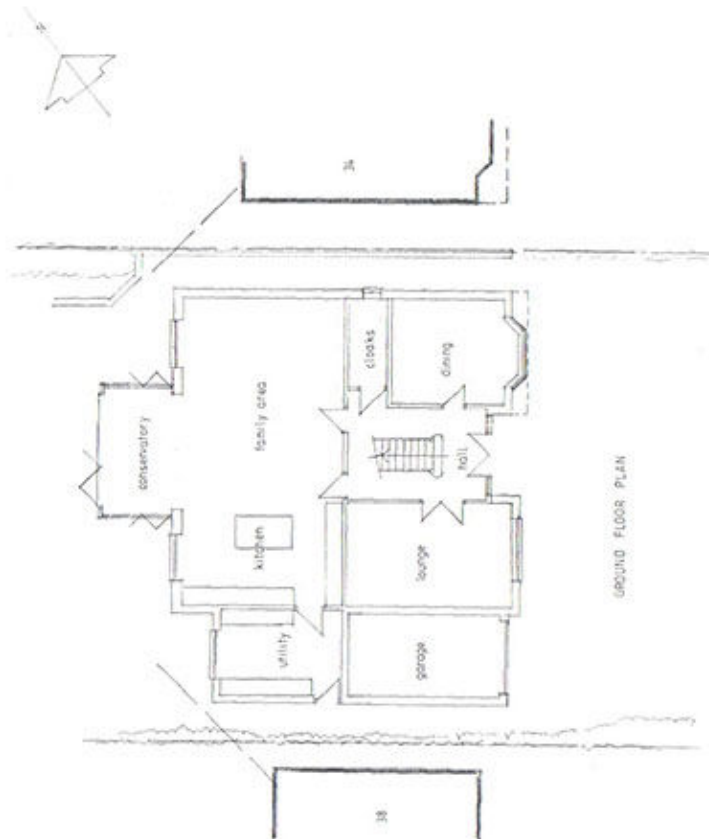
SIDE ELEVATION (towards 34)



REAR ELEVATION



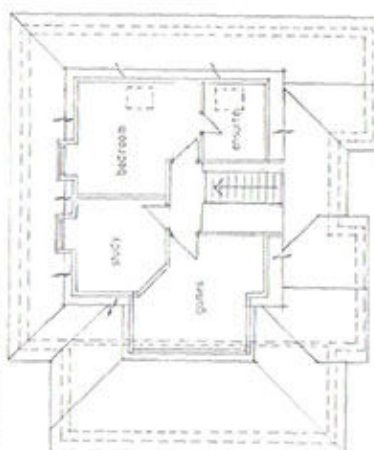
SIDE ELEVATION (towards 180)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC PLAN

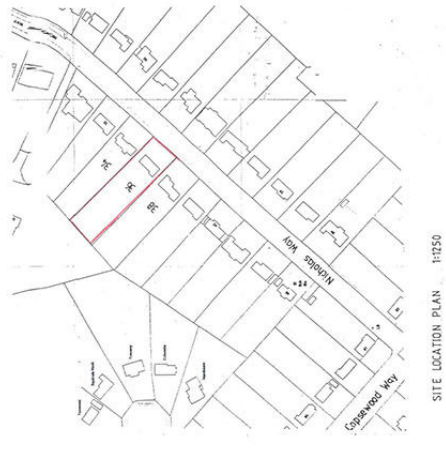
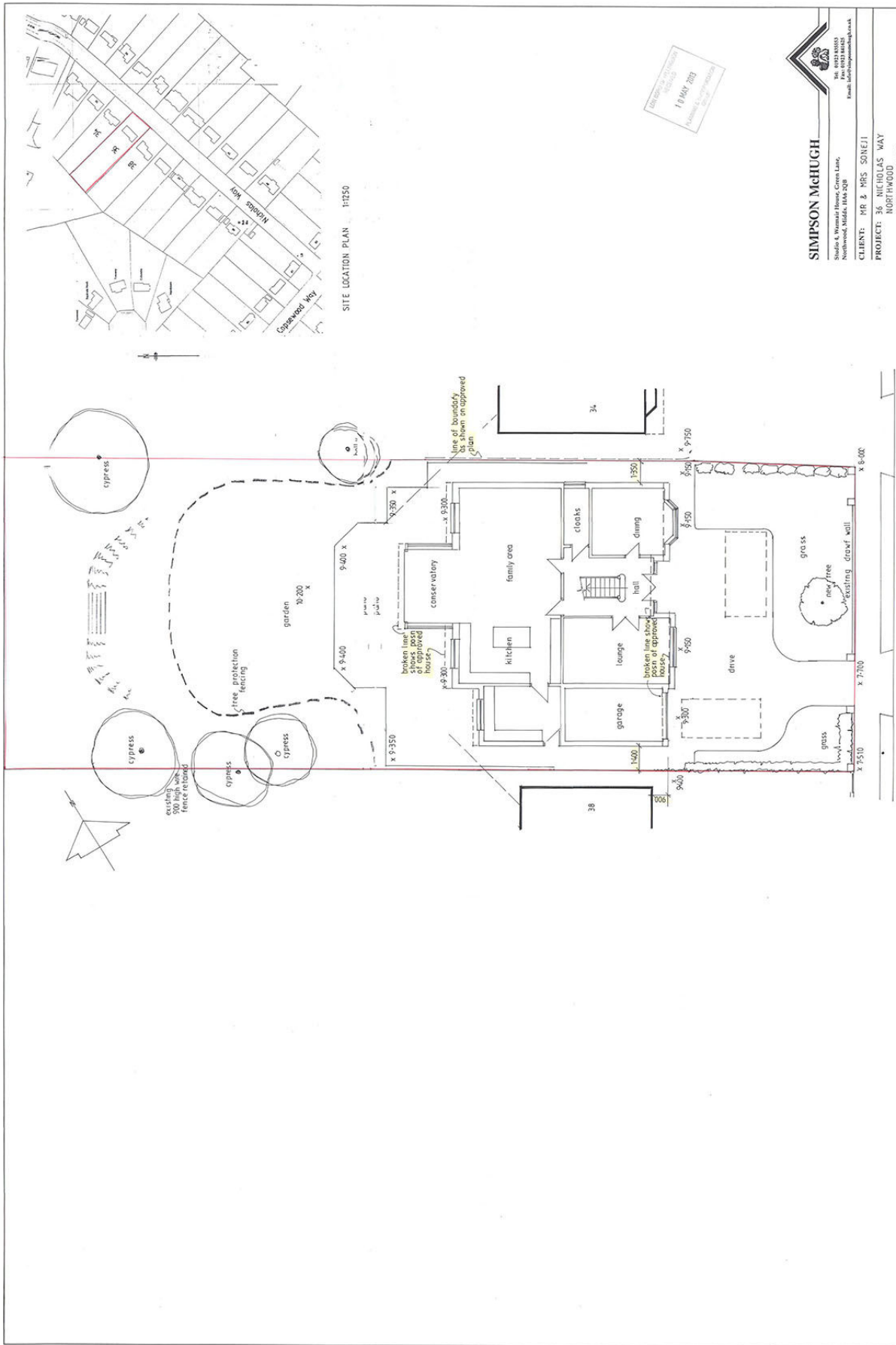


- E: Gable roof Arched side elevation
- D: Bath & decoration signified
- C: 1/2 fold doors, 2 rear windows
- B: conservatory roof
- A: 1/2 fold doors in conservatory

SIMPSON McHUGH
 Architects & Interior Designers
 Northwood, Middlesex, HA6 2QB
 Email: info@smpsonmchugh.co.uk

CLIENT: MR & MRS SONEJ
 PROJECT: 35 NICHOLAS WAY
 NORTHWOOD HA6 2TS

TITLE: PROPOSED HOUSE
 DATE: 11/05/15
 DRAWN BY: [initials]
 CHECKED BY: [initials]
 SCALE: AS SHOWN



SITE LOCATION PLAN 1:1250

CONTRACT NO. 1000000000
18 MAY 2013
MAY 2013



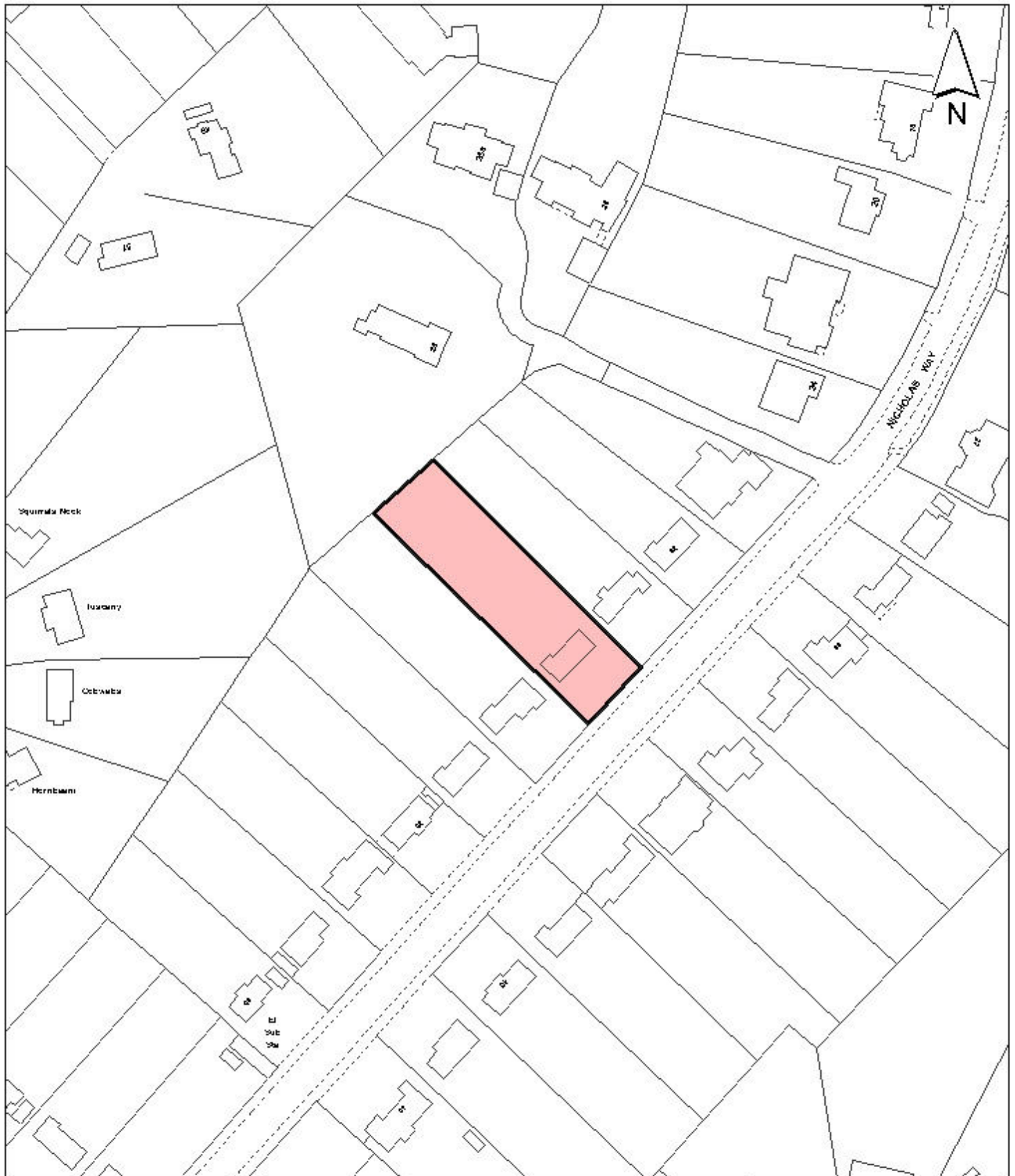
SIMPSON McHUGH
Simpson & Partners
Northwood, Middle, TAM 20P

CLIENT: MR & MRS SONEJI
PROJECT: 36, NICHOLAS WAY
NORTHWOOD
BLOCK HAS 2TS


TITLE:	SITE PLAN	drawing no:	2725/14
SCALE:	1:100	revision:	
DATE:	MAY 2013	showing adjusted position	
		checked:	

SITE PLAN





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Site Address

**36 Nicholas Way
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
41018/APP/2013/1224

Scale
1:1,250

Planning Committee
North Page 134

Date
**December
2013**



Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

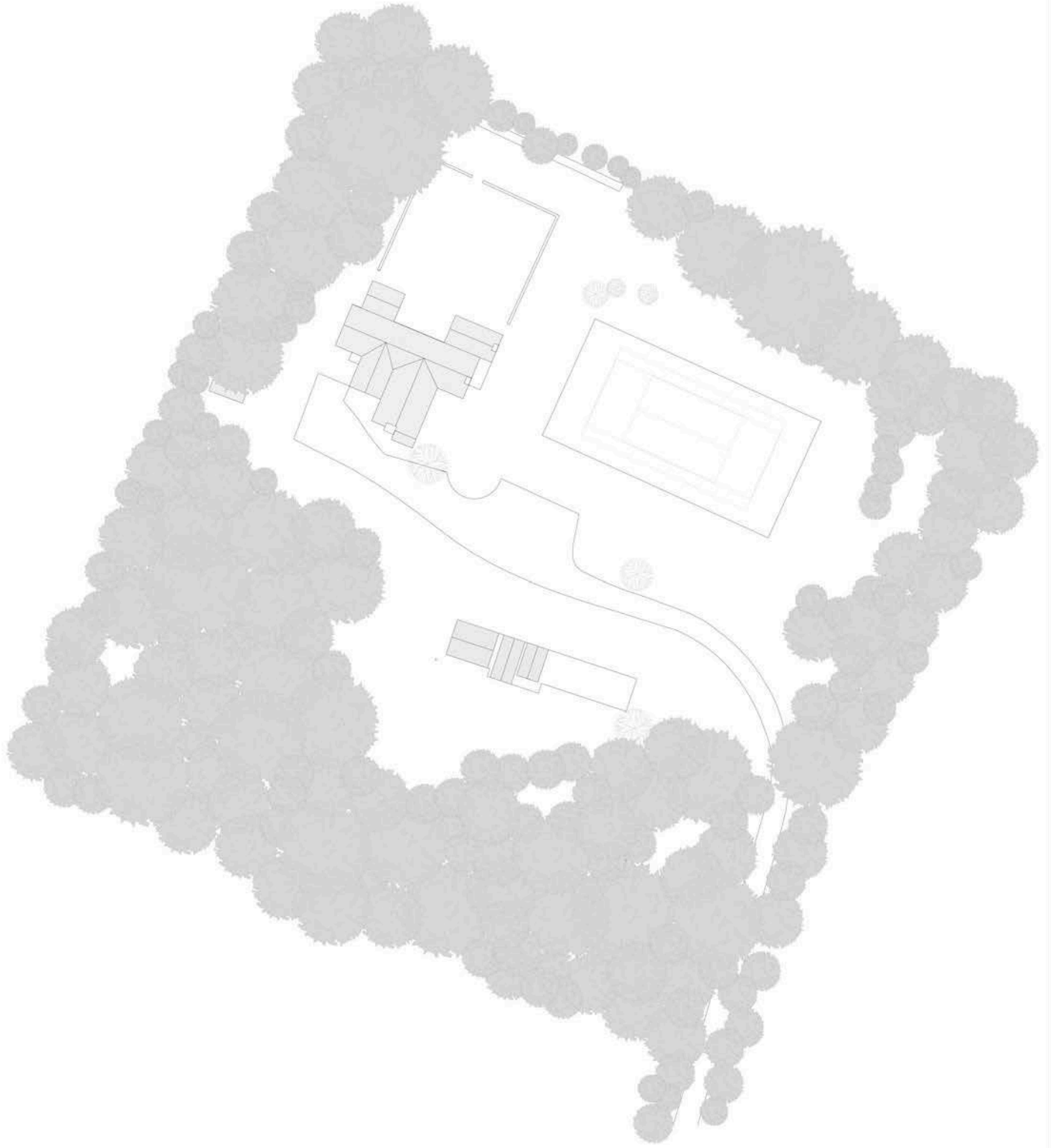
Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn

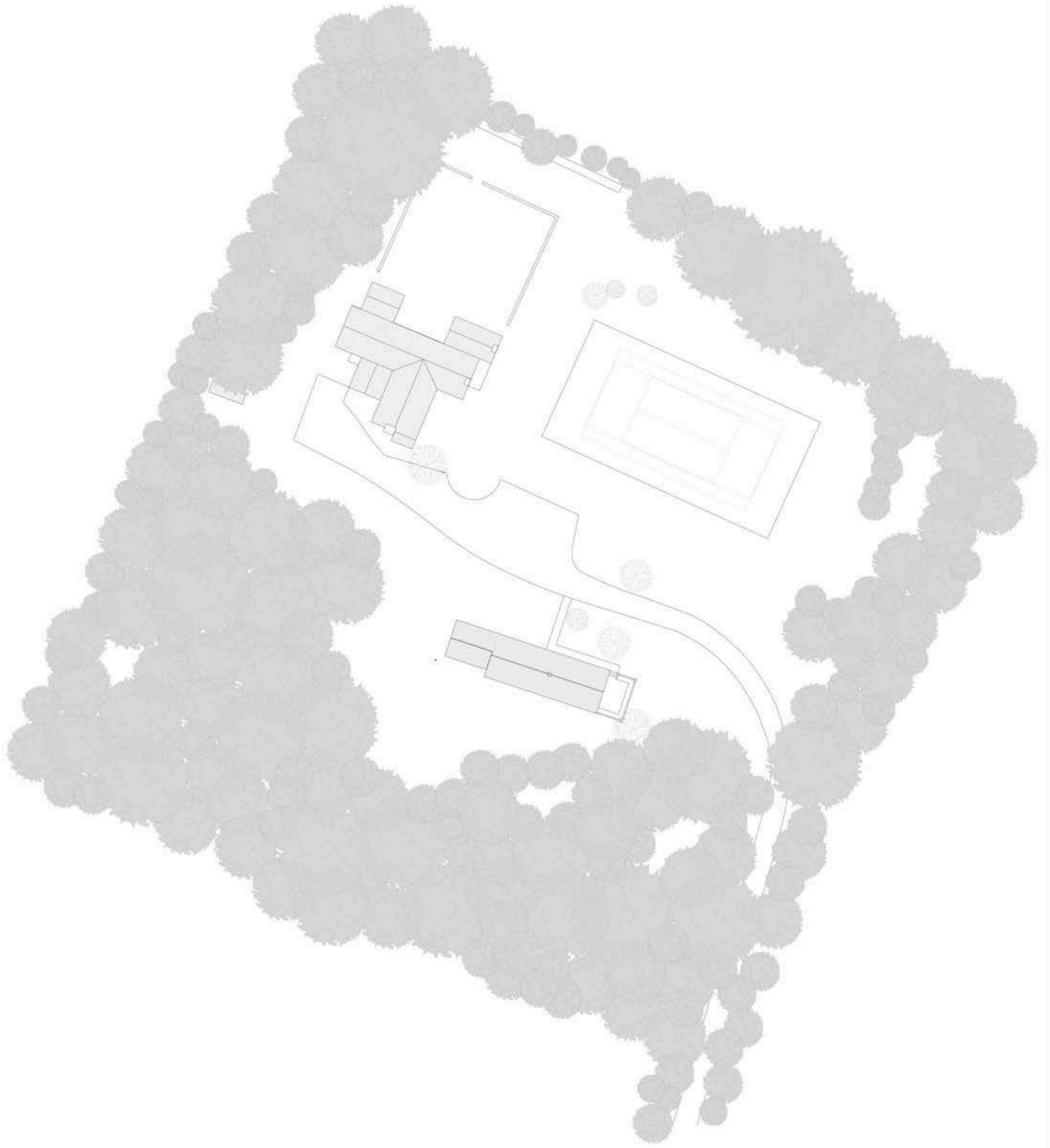
LBH Ref Nos: 32002/APP/2013/2732

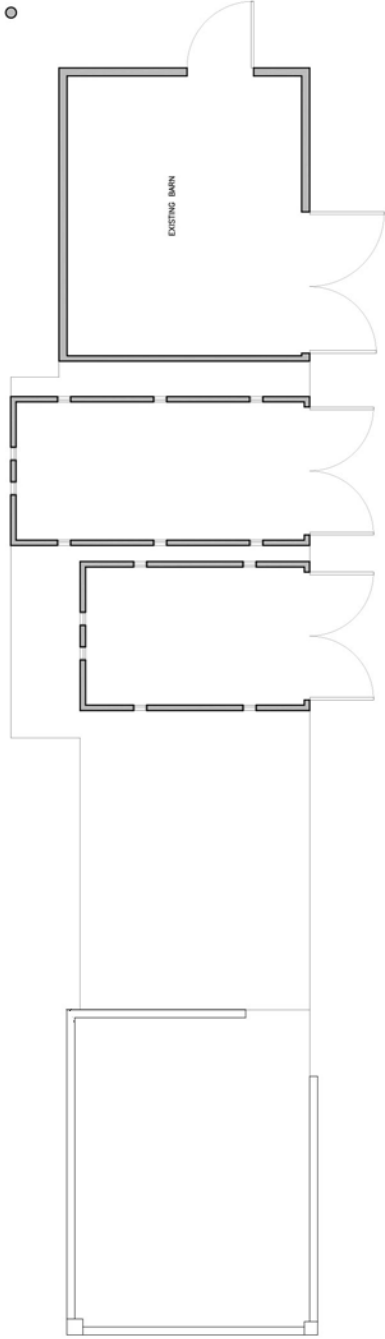
Date Plans Received: 19/09/2013

Date(s) of Amendment(s):

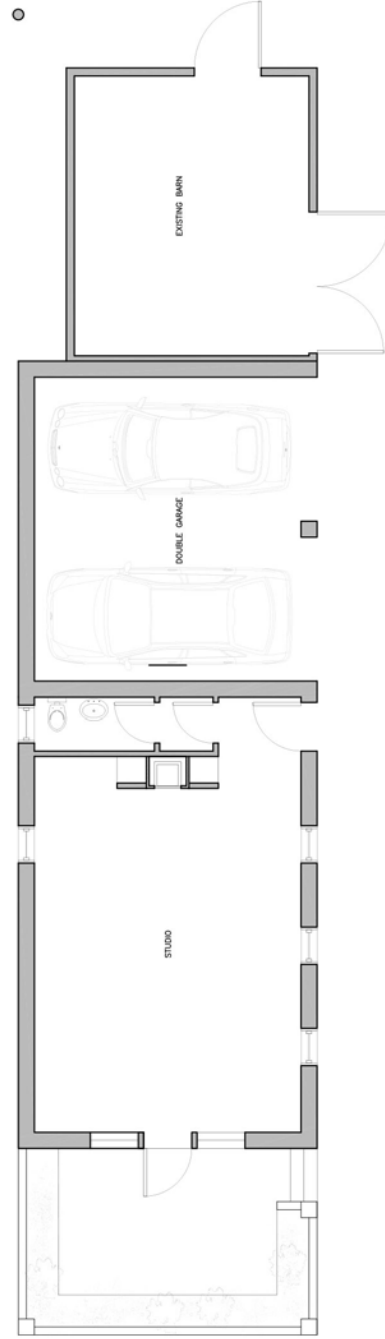
Date Application Valid: 20/09/2013





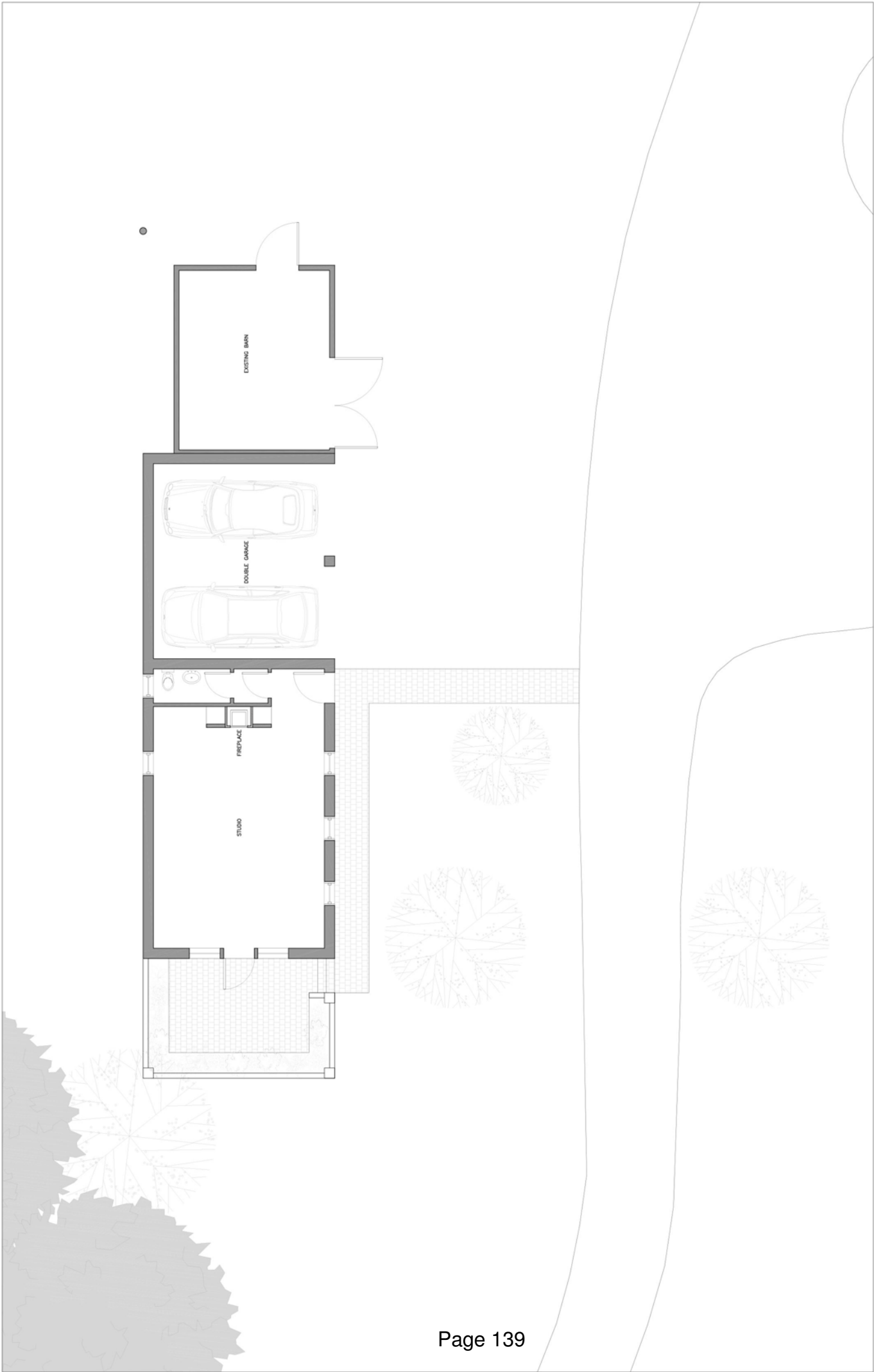


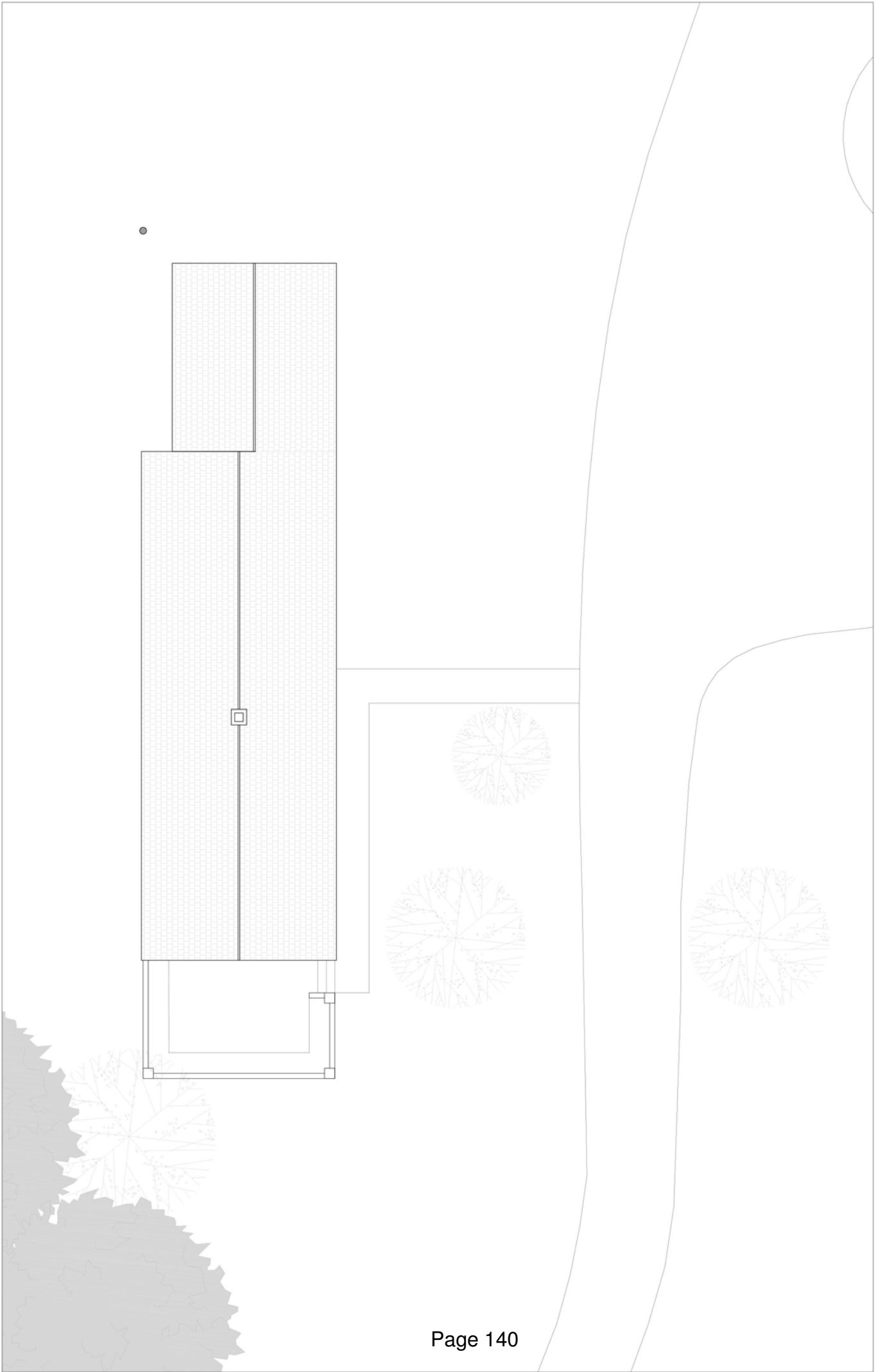
EXISTING PLAN

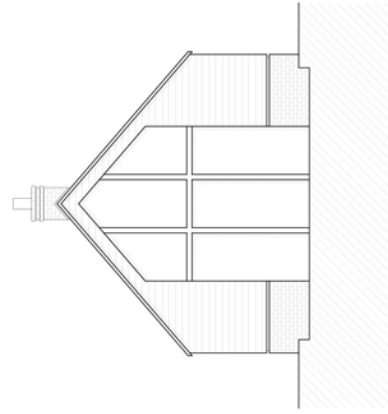
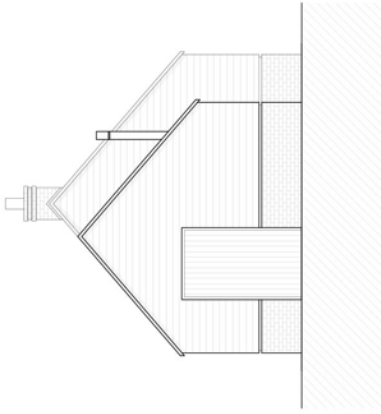
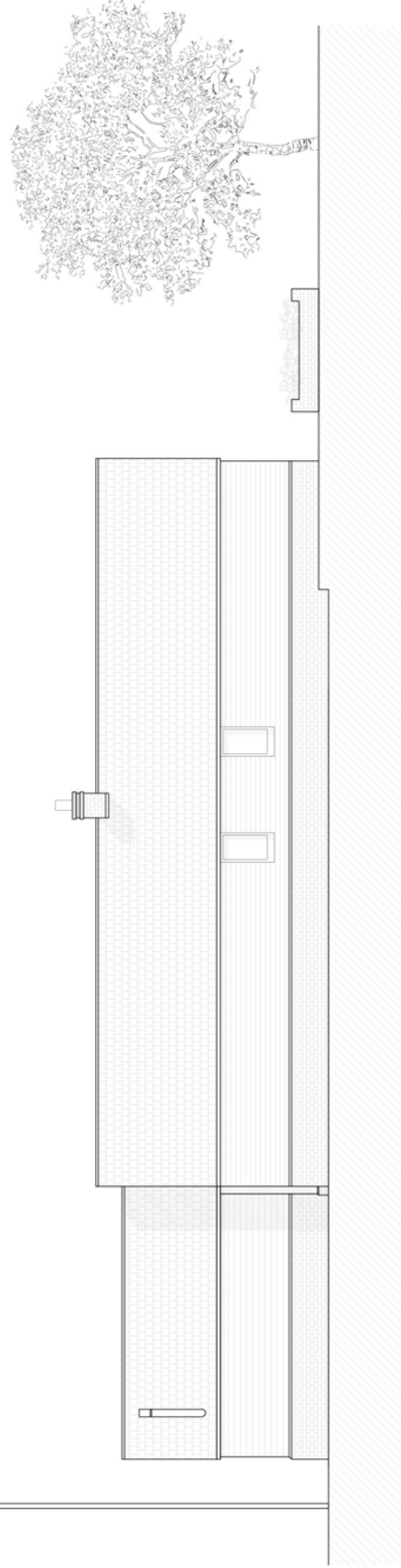
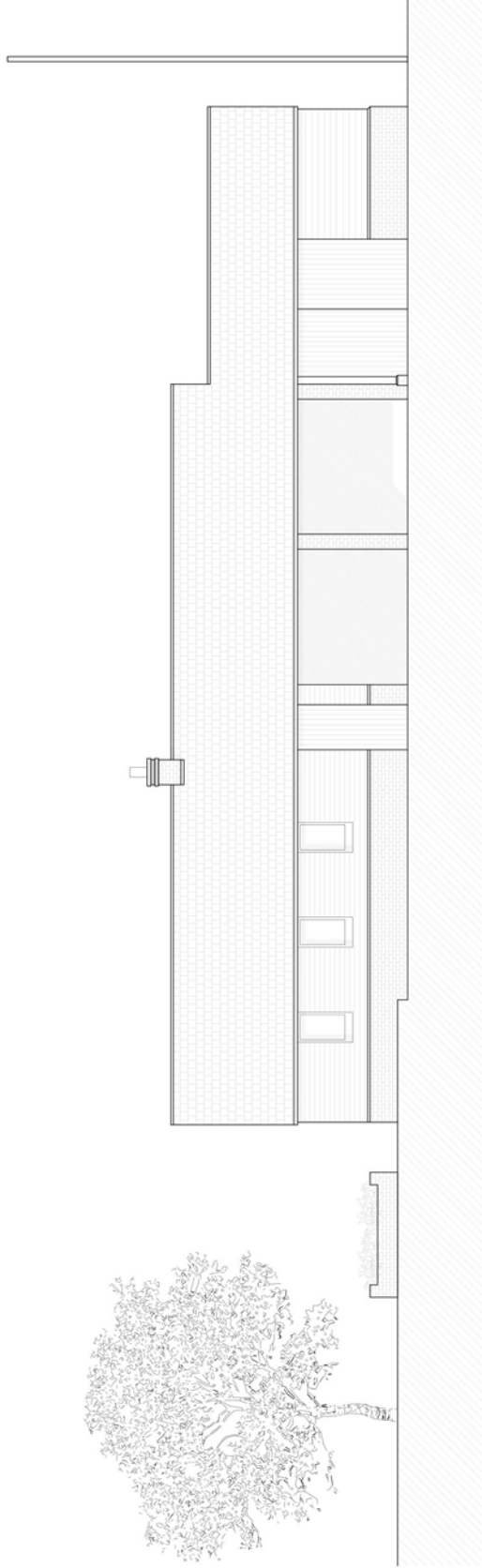


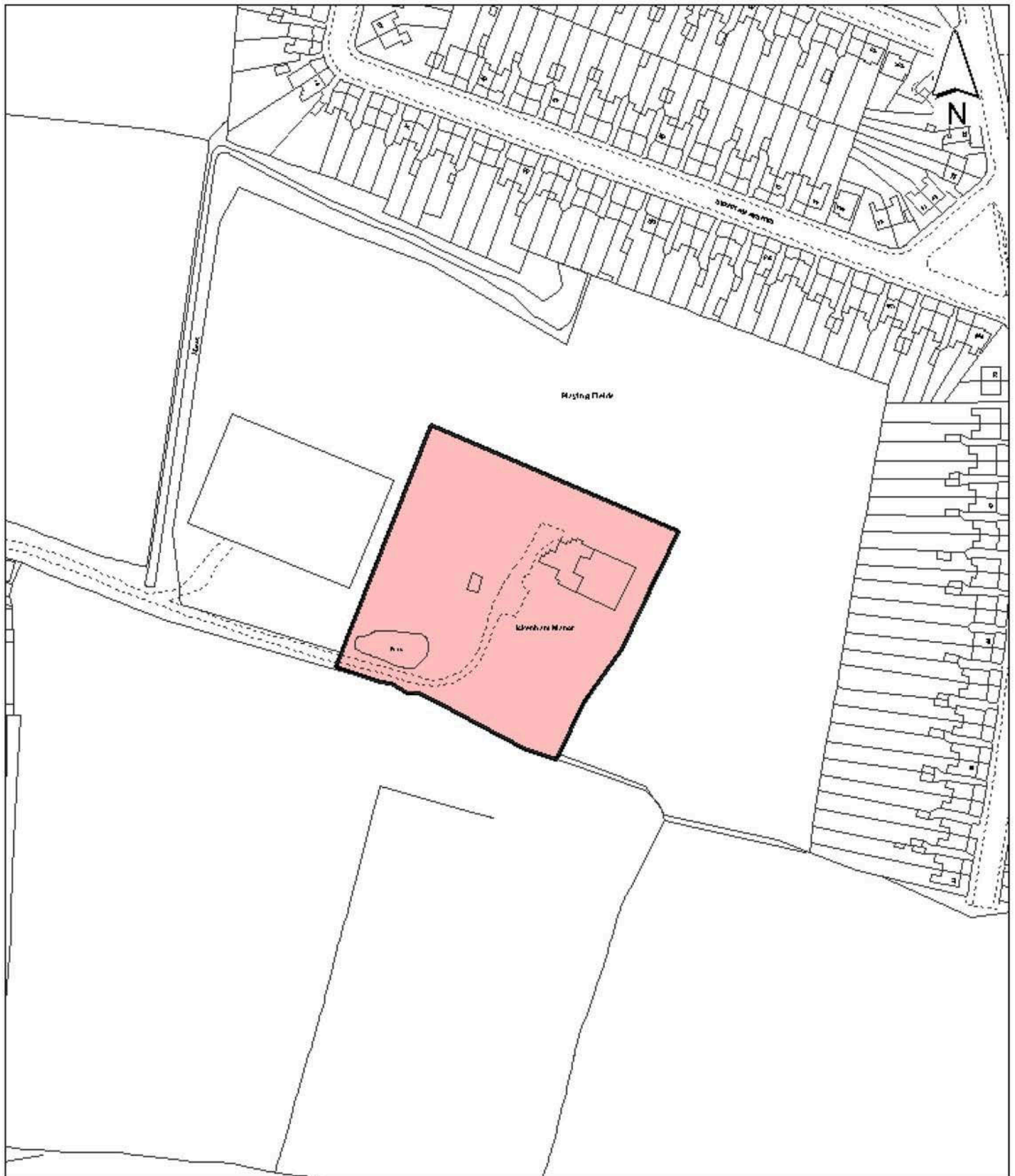
PROPOSED PLAN












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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

32002/APP/2013/2732

Scale

1:2,000

Planning Committee

North Page 142

Date

**December
2013**



HILLINGDON
100019283

Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

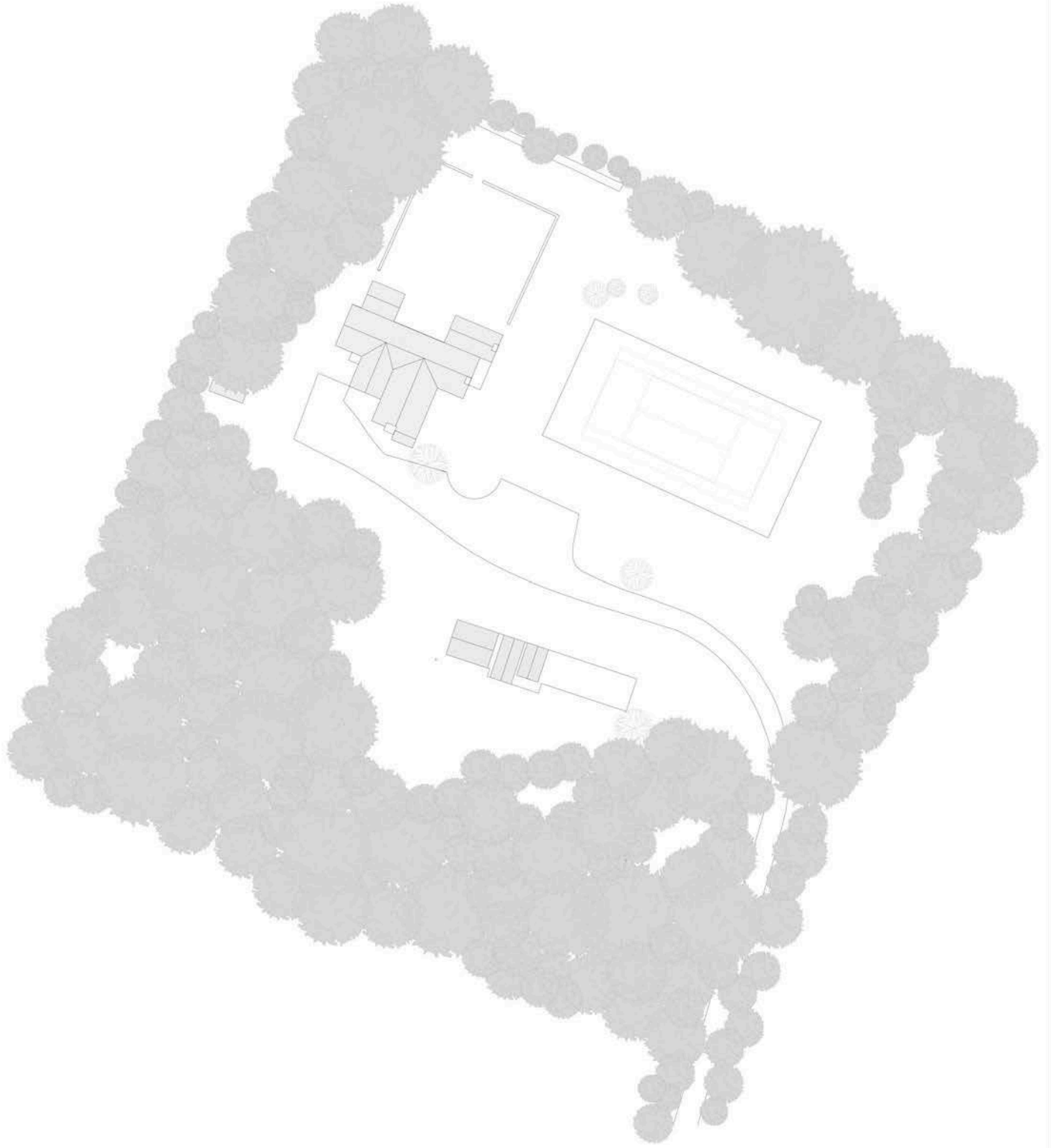
Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn

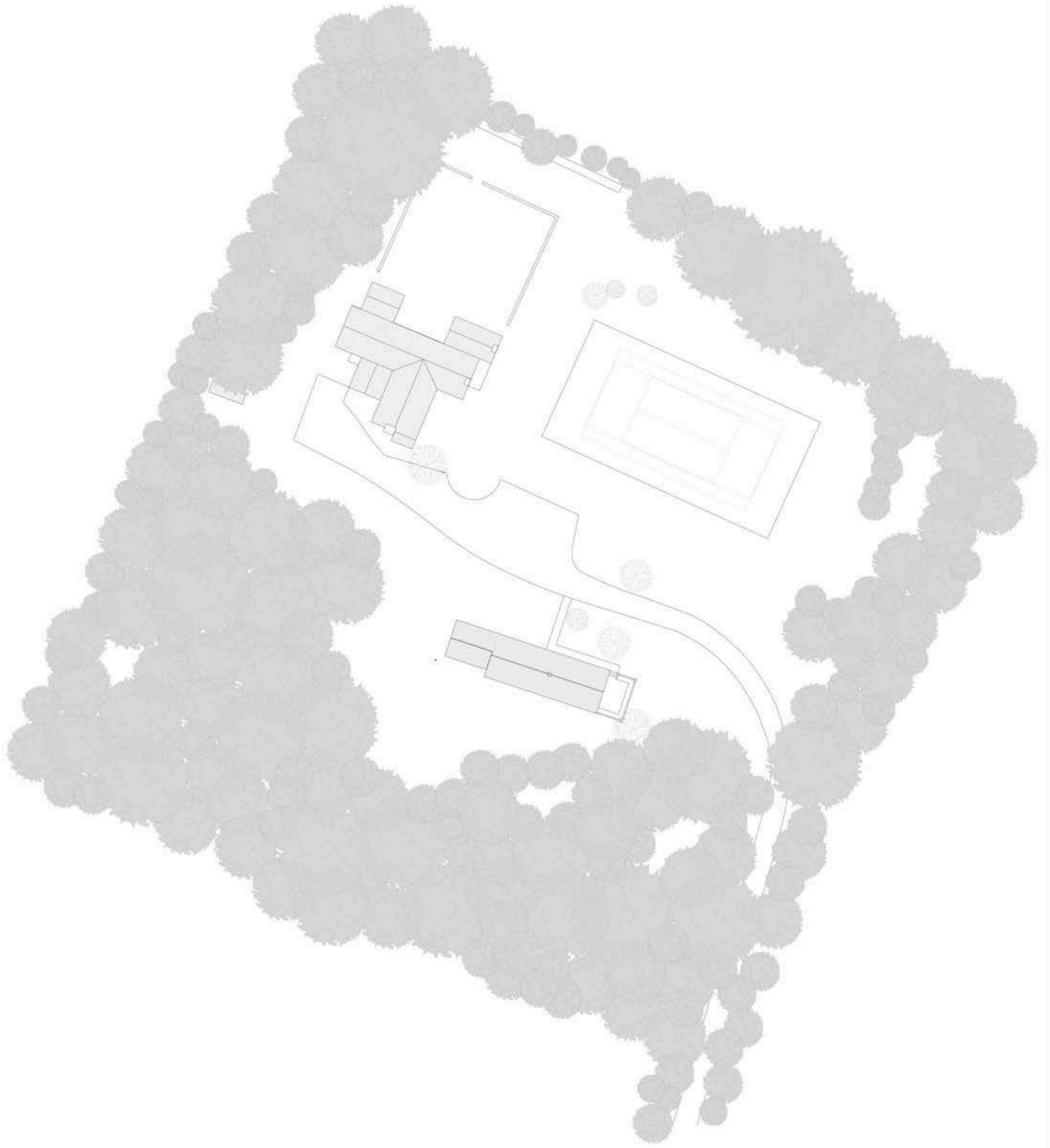
LBH Ref Nos: 32002/APP/2013/2733

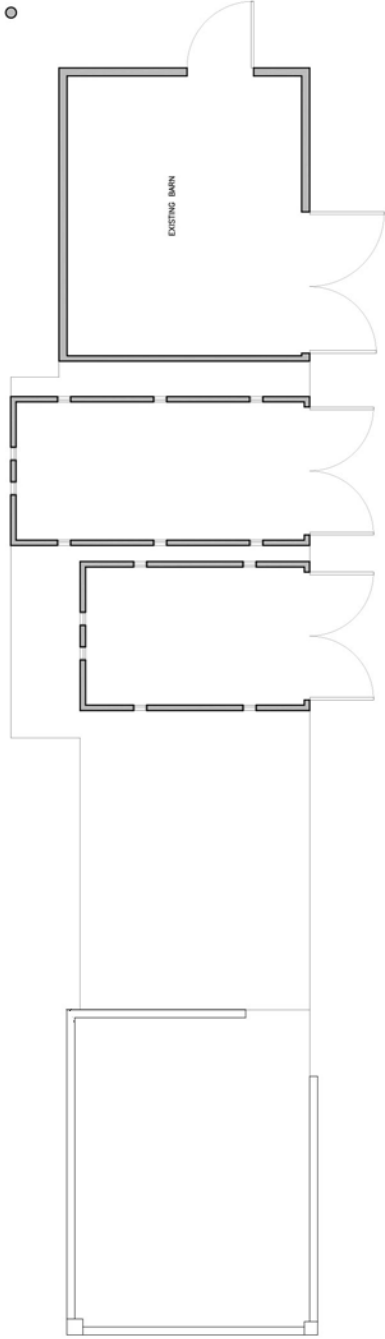
Date Plans Received: 19/09/2013

Date(s) of Amendment(s):

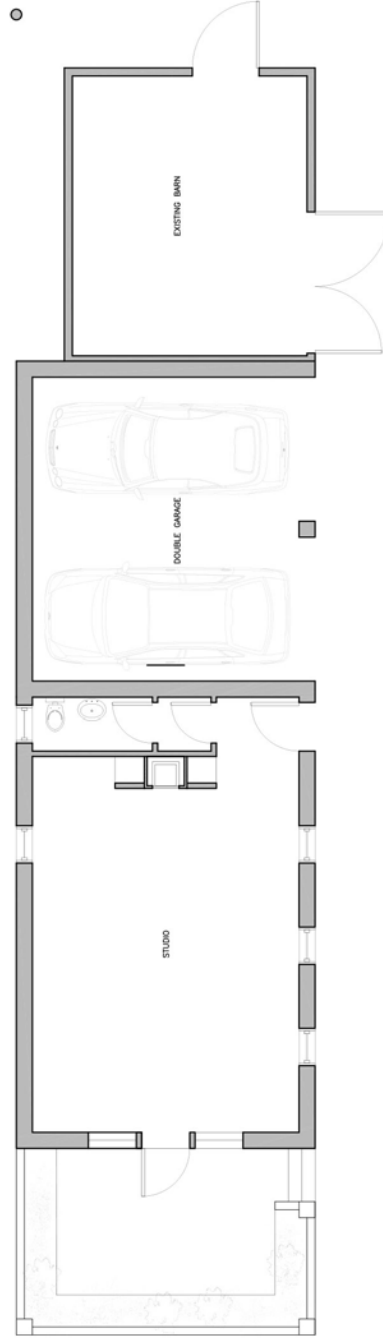
Date Application Valid: 20/09/2013





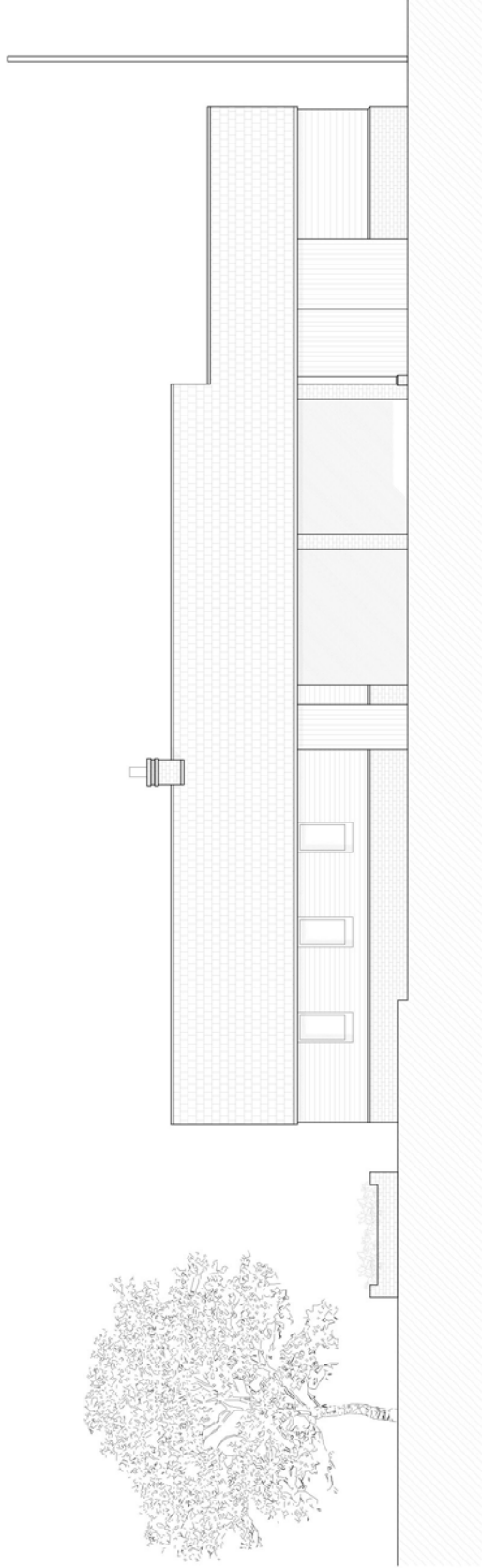


EXISTING PLAN

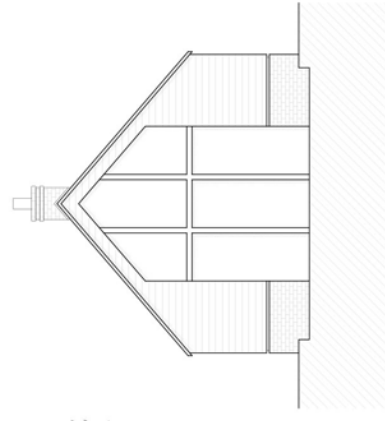
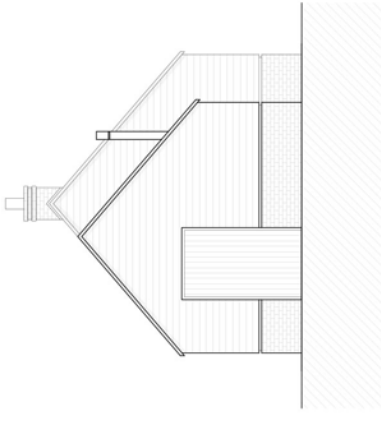
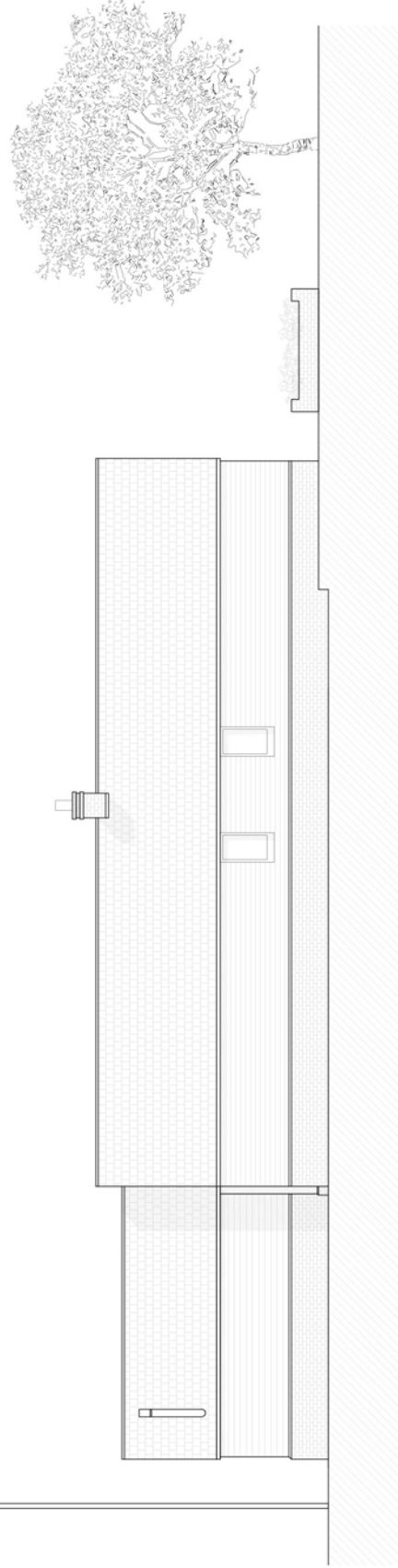


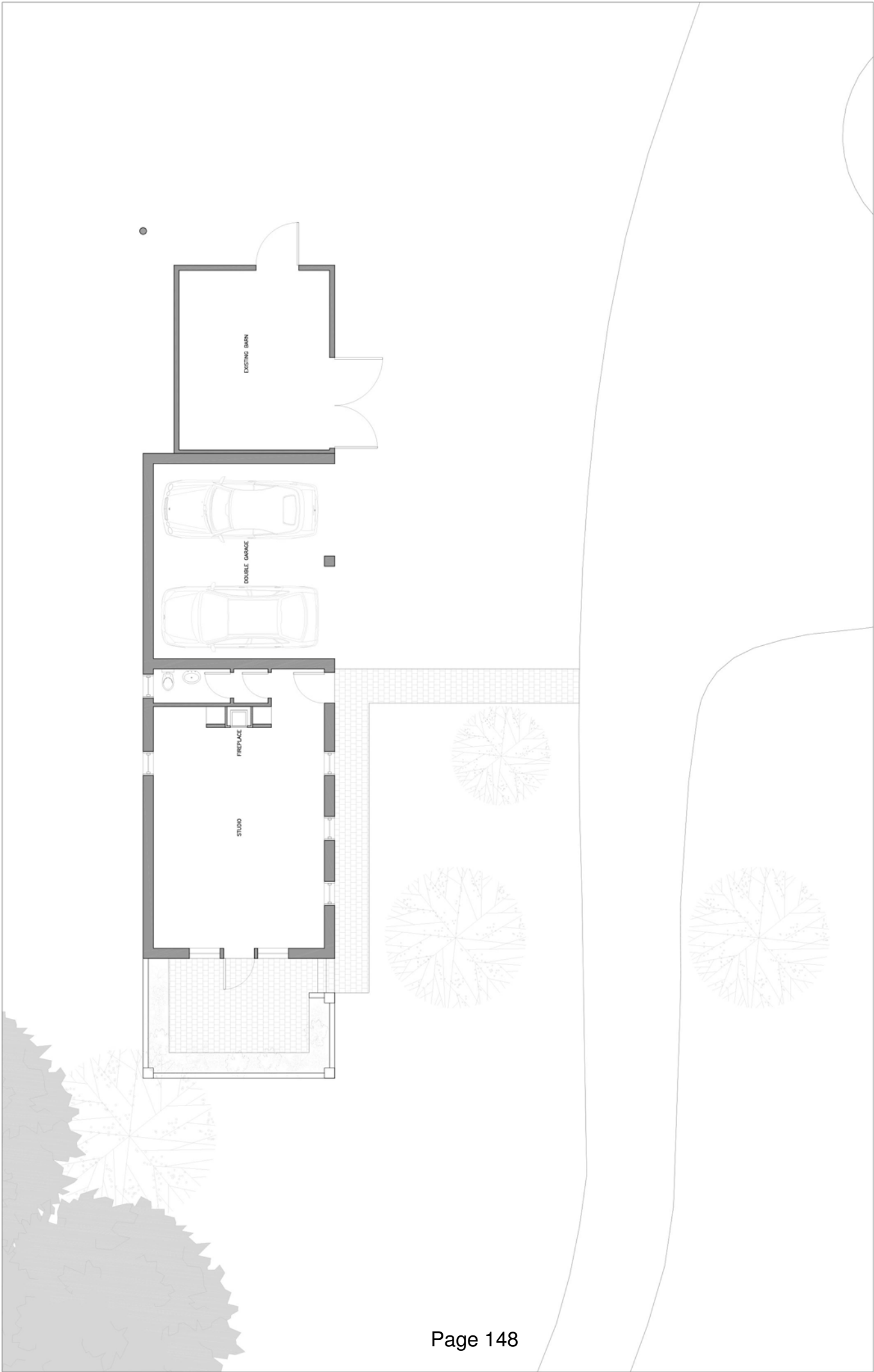
PROPOSED PLAN

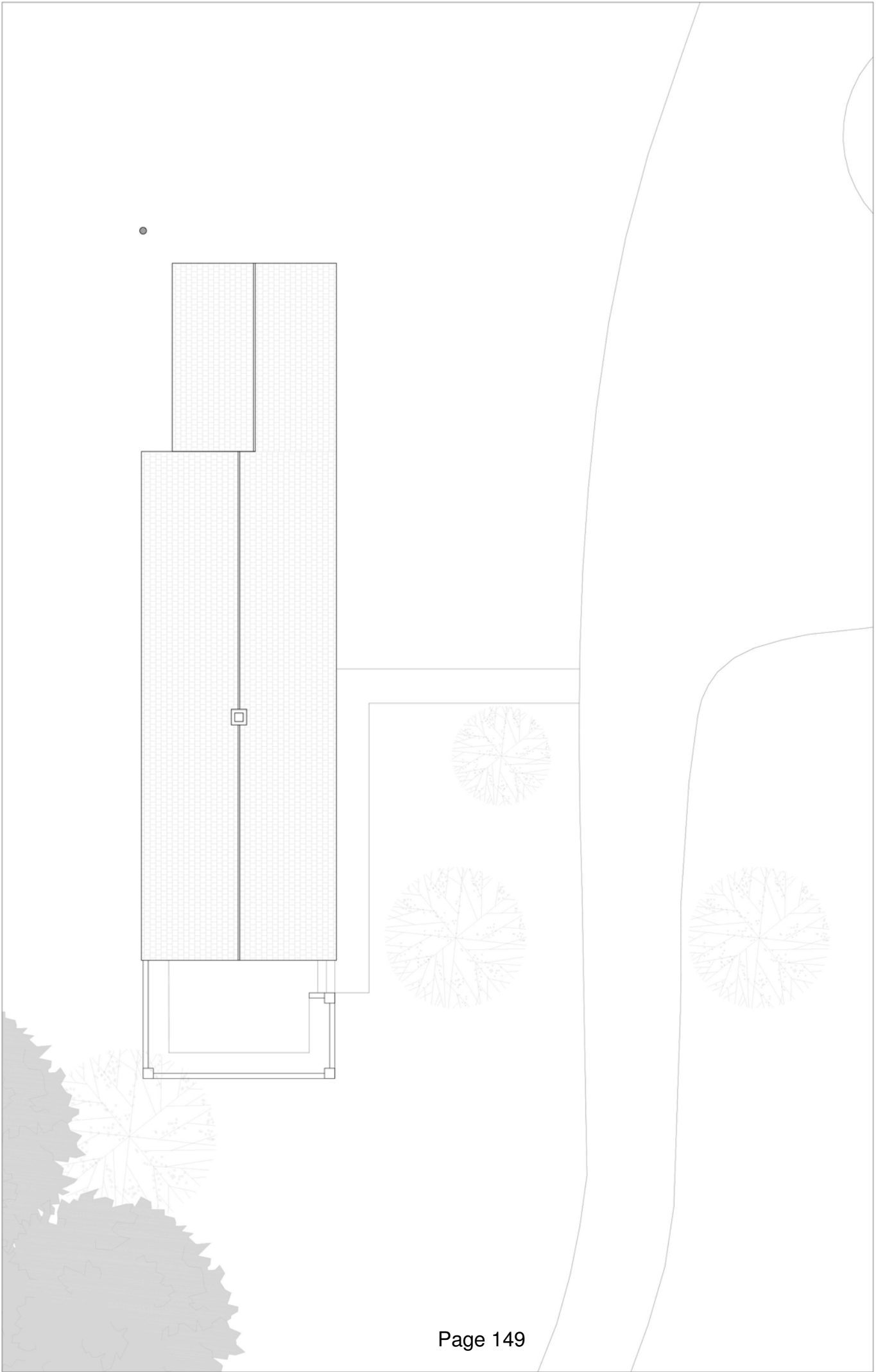


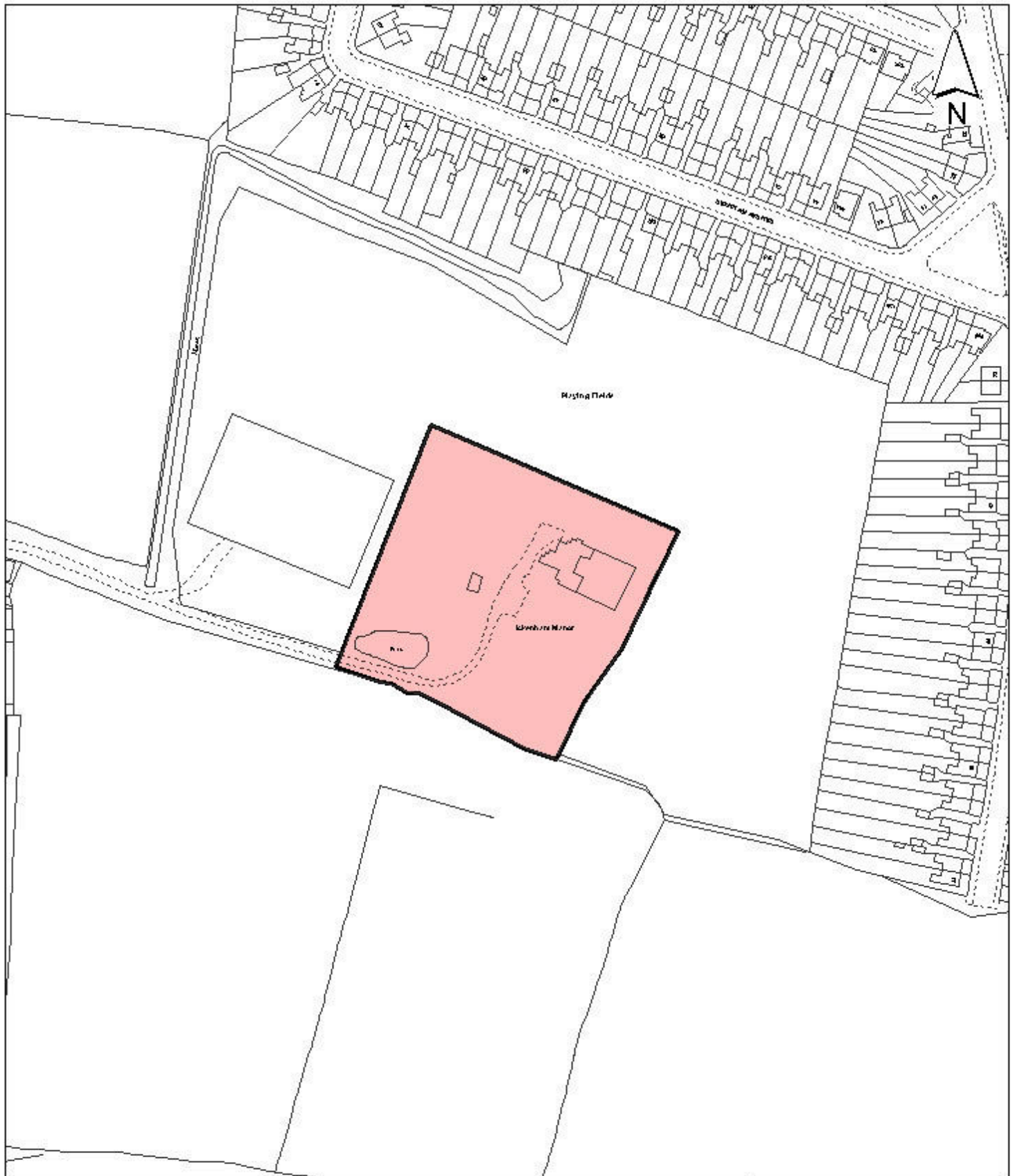


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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

32002/APP/2013/2733

Scale

1:2,000

Planning Committee

North Page 150

Date

**December
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address WILLIAM OLD CENTRE DUCKS HILL ROAD NORTHWOOD

Development: Installation of 3 x non illuminated fascia signs, 1 x internally illuminated fascia sign and 1 x internally illuminated monolith

LBH Ref Nos: 67902/ADV/2013/72

Date Plans Received: 08/08/2013 **Date(s) of Amendment(s):**

Date Application Valid: 30/09/2013

LEGEND

- ① SIGN 'THE VENE'
- ② SIGN 'THE VENE'
- ③ SIGN 'WILLIAM OLD CENTRE'
- ④ SIGN 'Y'
- ⑤ MONOGLIGHT

FOR MOUNTING HEIGHTS AND LAYOUT SEE PROPOSAL LITERATURE



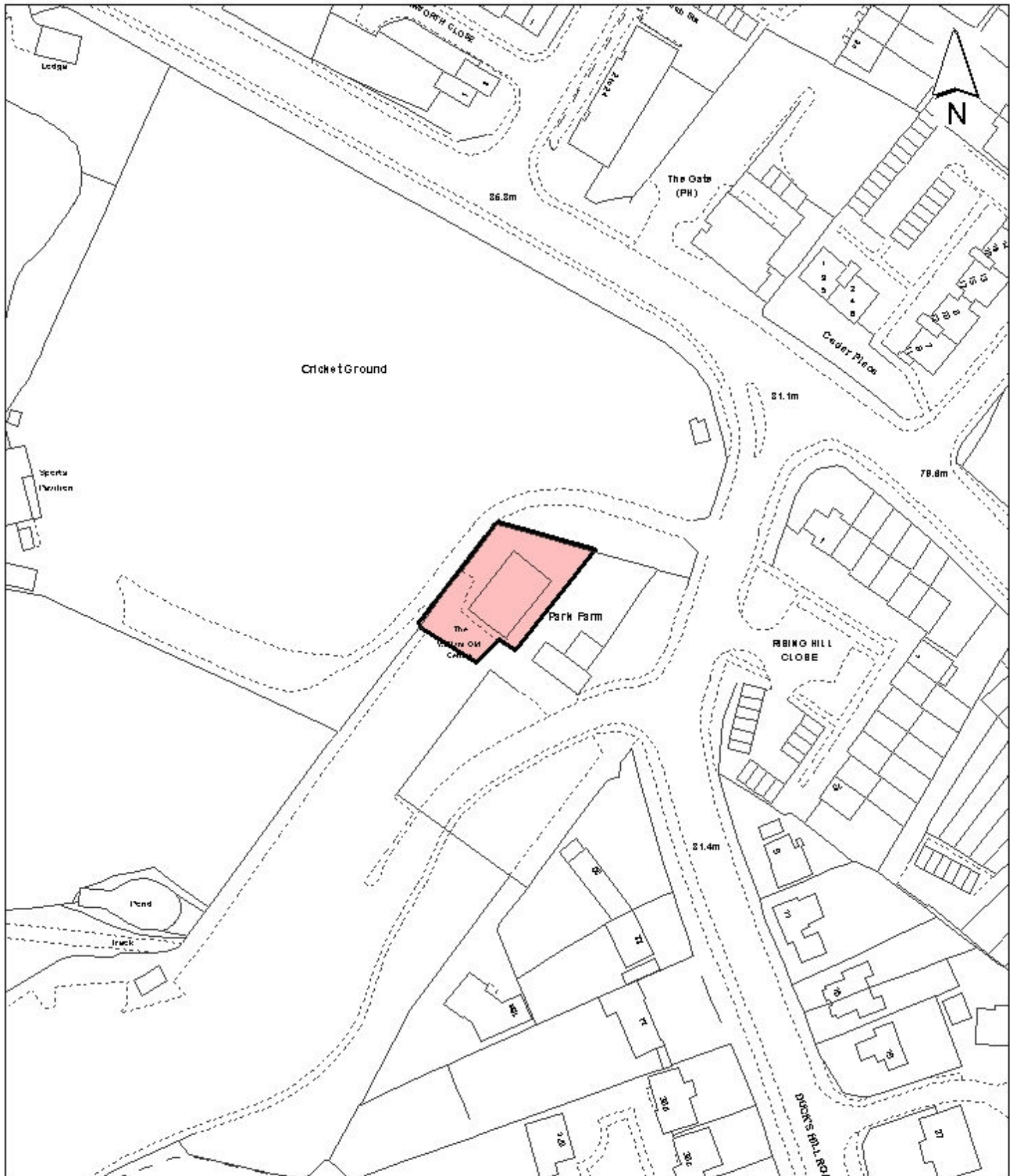
Park Farm

SIGNS AT 4ft FOR LEGEND SEE NOTES


FOR MONOLITH AT TOP OF FOOTPATH SEE NOTES

FOR MONOLITH AT TOP OF FOOTPATH SEE NOTES

REV	DATE	AMENDMENTS	CH'D	DRN
CLIENT: C.LANDMARKS LLP				
PROJECT: WILLIAM OLD CENTRE DUCKS HILL ROAD, NORTHWOOD MIDDLESEX, HA6 2NP				
TITLE: ELECTRICAL ENGINEERING SERVICES PROPOSED EXTERNAL SIGNAGE				
<small>THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF WR ASSOCIATES AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT EXPRESS PERMISSION OF WR ASSOCIATES. ALL DIMENSIONS ON THIS DRAWING ARE TO BE TAKEN FROM THE DIMENSIONS SHOWN ON THE DRAWING UNLESS OTHERWISE STATED. ANY DISCREPANCIES MUST BE REPORTED TO WR ASSOCIATES.</small>				
<small>PANCTON HOUSE 13175 SHAKELTON ROAD MIDDLESEX UB8 3DF</small>				
DATE	OCT 2012	SCALE	1:200	DRAWN: WEER
		CHECKED: WER		MKR
				REV: A
		DRAWING NO:	1318-209	A



Notes

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Site Address

**William Old Centre
Ducks Hill Road**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
67902/ADV/2013/72

Scale
1:1,250

Planning Committee
North Page 153

Date
**December
2013**



HILLINGDON
COUNCIL

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