



Central & South Planning Committee

Date:

TUESDAY,

5 NOVEMBER 2013

Time:

7.00 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

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To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Neil Fyfe
Dominic Gilham
Brian Stead
Mo Khursheed (Labour Lead)
Janet Duncan

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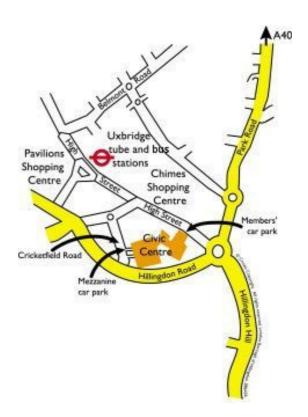
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A useful guide for those attending Planning Committee meetings

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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;
- 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 a 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.

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 previous meeting

1 - 8

- 4 Matters that have been notified in advance or urgent
- To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the 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 Application with a Petition

	Address	Ward	Description & Recommendation	Page
6	98 Pole Hill Road, Hayes 10668/APP/2013/2344	Charville	Part two storey, part single storey rear extension and roof extension to create additional habitable roofspace and change of use from use class C3 (Residential) to use class C2 (Residential Institutions) to be used as a 10-bedroom Nursing Home (Resubmission). Recommendation: Refusal	9 - 18
7	9 Baxter Close, Hillingdon 38913/APP/2013/2254	Hillingdon East	Two storey front and side extensions to include habitable roofspace and installation of rear dormer and 1 x side rooflight, single storey side and rear extensions, involving part demolition of existing dwelling and alterations to roof of remaining element. Recommendation: Refusal	19 - 32

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	Land rear of 37 - 39 Wimbourne Avenue, Hayes 63342/APP/2013/1168	Barnhill	Two storey, four-bed, detached dwelling with associated parking and amenity space and installation of 2 x vehicular crossovers to side, involving relocation of existing garage to No.37. Recommendation: Approval subject to a S106 Agreement	33 - 54
9	The Industry, Yeading Lane, Hayes	Barnhill	Single storey side/rear extension and installation of canopy to side.	55 - 68
	69267/APP/2013/1647		Recommendation : Approval	
10	151 Charville Lane, Hayes 1590/APP/2013/2369	Charville	Two storey 4-bed detached dwelling involving demolition of existing detached dwelling.	69 - 86
			Recommendation : Approval	
11	Great Harmondsworth Barn (Adjacent to Manor Court), High Street, Harmondsworth 27256/APP/2013/1444		Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme. Recommendation: Approval	87 - 102

12	Great Harmondsworth Barn (Adjacent to Manor Court), High Street, Harmondsworth 27256/APP/2013/1445	Heathrow Villages	Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme. (Listed Building Consent).	103 - 112
13	17 - 19 Little Road, Hayes 62383/APP/2013/265	Townfield	Part two storey, part single storey side/rear extensions to No.17 and No.19 involving demolition of existing rear extensions, demolition of detached garage to No.17 and demolition of detached outbuilding to No.19. Recommendation: Approval	113 - 124
14	The Moorcroft Complex, Harlington Road, Hillingdon 23043/APP/2012/1093	Yiewsley	Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom Residential Units (Use Class C3) and reinstatement of rear conservatory. Recommendation: Approval subject to a S106 Agreement	125 - 140
15	The Moorcroft Complex, Harlington Road, Hillingdon 23043/APP/2012/1093	Yiewsley	Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom Residential Units (Use Class C3) and reinstatement of rear conservatory (Application for Listed Building Consent). Recommendation: Approval	141 - 146

PART II - MEMBERS ONLY

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

16	Enforcement Report	147 - 156
17	Enforcement Report	157 - 164
18	Enforcement Report	165 - 172
Any Items transferred from Part 1		
Any Other Business in Part 2		
Plans for Central and South Planning Committee Pages 173 - 278		



Minutes

CENTRAL & SOUTH PLANNING COMMITTEE



24 September 2013

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

Committee Members Present:

Councillors John Hensley (Chairman), Judith Cooper (Vice-Chairman), Wayne Bridges, Neil Fyfe, Brian Stead and Mo Khursheed (Labour Lead)

Officers Present:

James Rodger – Head of Planning, Sports and Green Spaces Manmohan Ranger – Highways Engineer Adrien Waite - Major Applications Manager Tim Brown – Legal Services Gill Oswell – Democratic Services

1. **APOLOGIES FOR ABSENCE** (Agenda Item 1)

Apologies had been received from Councillor Janet Duncan with no substitute. Councillor Dominic Gilham was not present at the meeting.

2. DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (Agenda Item 2)

Councillor John Hensley declared a non pecuniary interest in Item 9 – Jacques Building Brunel University, as an Academic Advisor to Brunel University and left the meeting whilst the application was discussed.

Councillor Mo Khursheed declared a non pecuniary interest in Item 7 - 9 Princes Park Road, Hayes as he had given advice to the applicant at a ward surgery and left the meeting whilst the application was discussed.

3. TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 13 AUGUST 2013 (Agenda Item 3)

The minutes of the meeting held on 13 August 2013 were agreed as a correct record.

4. TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (Agenda Item 5)

It was confirmed that all items would be in Part 1 except Item 14 & 15 which were discussed in private.

5. **14 MILTON CLOSE, HAYES 16558/APP/2013/1731** (Agenda Item 6)

Two storey side extension and part two storey part single storey rear extension, involving the demolition of existing single storey side extension.

This application was withdrawn from the agenda by the Head of Planning.

6. 9 PRINCES PARK PARADE, HAYES 23300/APP/2013/1491 (Agenda Item 7)

Change of use to a House in Multiple Occupation (Use Class C4) (Part Retrospective)

In answer to a question raised by members officers informed the committee that the premises had been converted without planning permission, there had been previous enforcement action and a prosecution on this site.

It was moved and seconded that the application be refused for the reasons set out in the officers report and on being put to the vote refusal was agreed.

Resolved – That the application be Refused for the reasons set out in the officer's report and an additional informative set out on the addendum sheet circulated at the meeting.

7. LAND BY LAKE FARM, DAWLEY ROAD, HAYES 56240/APP/2013/2216 (Agenda Item 8)

Replacement of existing 15m high monopole with a new 15m high monopole with 3 antennas and replacement of 3 existing equipment cabinets with 2 new equipment cabinets.

In answer to a question by members officers informed the committee that as permission would be given under Part 24 of the General Permitted Development Order this required the equipment to be removed once it was no longer required.

Recommendation A) and B) were moved, seconded and on being put to the vote it was.

Resolved – A) That Prior Approval was required and B) Approval was agreed.

8. ELLIOTT JAQUES BUILDING, BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON 532/APP/2013/1586 (Agenda Item 9)

Single storey structure to accommodate 3 x test chambers and associated roof plant for a temporary period of 10 year, following demolition of existing building.

Councillor Judith Cooper, Vice-Chairman, chaired the meeting for this item.

A member asked whether the structure would be visible from Kingston Lane and if so whether a condition requiring the materials to match should be added.

Officers informed the committee that there was a tree screen along Kingston Lane with further screening within the site. This meant that there would be very limited visibility from Kingston Lane so it was felt that a condition was not required. It was suggested that an informative be added to remind the applicant that the materials shown on the plans would need to be used.

It was moved and seconded that the application be approved with the additional informative added, on being put to the vote approval was agreed.

Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report, addendum sheet and circulated at the meeting and an additional condition as follows:-

Page 2

Additional Informative

You are advised that in order to accord with the requirements of Condition 2, the materials and finishes must be in accordance with those detailed on the approved plans.

9. CRANFORD PARK STABLES EAST & WEST WING, CRANFORD LANE, HARLINGTON 14009/APP/2013/2032 (Agenda Item 10)

Listed Building Consent for repairs and renovations to roof, flashing, cladding and interior.

It was moved, seconded and on being put to the vote approval was agreed.

Resolved – That the application be Approved subject to the conditions and informatives set out in the officer's report and the necessary referral to the Department of Communities and Local Government.

10. | 1376/1378 UXBRIDGE ROAD, HAYES | 68816/APP/2013/1605 (Agenda Item 11)

Change of use of ground floor from Use Class A1 (shops) to Use Class C3 (dwelling houses) and extension to rear to create 1 x 1-bed self contained flat and first floor rear extension to existing first floor self contained flat.

Officers introduced the report highlighting the issue in relation to access to the amenity space provided. If allocated to the ground floor unit there was no access to the amenity space and if allocated to the first floor unit there were issues around privacy to the ground floor unit.

The Committee asked for the additional reason for refusal on the addendum sheet to be amended by adding after recycling 'and bicycle' and to add policies 'AM9 and 14'.

It was moved, seconded and on being put to the vote refusal was agreed.

Resolved – That the application be Refused for the reasons set out in the officers report and on the addendum sheet circulated at the meeting and as amended by the committee as follows:-

The submitted application would not provide any accessible refuse/recycling and bicycle storage for the ground floor unit and as such would be contrary to Policy 5.17 of the London Plan (July 2011) and Policies AM9 and AM14 of the Hillingdon Local Plan (November 2012).

11. FORMER CAPE BOARDS SITE, IVER LANE, COWLEY 751/APP/2013/56 (Agenda Item 12)

Variation of condition 5 of planning permission ref 751/APP/2011/272 dated 01/11/2011 to restrict operations on the site to the following hours: 0530 hrs to 1800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays. Deliveries and collections, including waste collections, shall be restricted to 0800 hrs to 1800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays, with the exception of up to 13 movements between 0600 hrs to 0800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holiday (Erection of two detached single storey buildings for the use of light industrial and offices with associated parking (Retrospective application)).

Page 3

Officers introduced the report providing the committee with an overview of the application stating that the impact of the additional traffic movements would have an unacceptable impact on the surrounding residential properties.

It was moved, seconded and on being put to the vote it was agreed that had an appeal not been received the application would have been refused.

Resolved – That had an appeal against non-determination not been received the application would have been refused for the reasons set out in the officer's report.

12. FORMER CAPE BOARDS SITE, IVER LANE, COWLEY 751/APP/2012/3196 (Agenda Item 13)

Change of use to storage of vehicles associated with the use as a freight company and installation of portacabins. (Retrospective).

Officer's introduced the report advising the committee that this was a retrospective application. The site was in an Industrial Business Area with there being no objection in principle to the use. The appearance of the buildings was considered to be acceptable. The Highways Engineer had advised that there would be no adverse impact on the highway network.

The Committee asked officers to make the existing condition 8 into 2 conditions one for the details regarding service delivery and the other giving details for collections. These conditions would become 8 & 9 and the existing condition 9 would become condition 10.

In answer to an issue raised by members officers informed the committee that the application was for the storage of vehicles and no other form of operation. There were no concerns over the size of vehicles to be stored on the site.

A member asked about storage of diesel on the site.

Officers advised the committee that the storage of diesel already existed on the site, which was covered by other legislation.

The Committee discussed the concerns in relation to ground water levels and asked whether condition 7 was sufficient, as there was a long history of pollution on this site.

Officers advised the Committee that the Environment Agency had raised no objection to the application subject to condition 7 being added. It was suggested that the advice to the applicant as set out in the report could be added as an Informative.

The Committee agreed to the additional information provided by the Environment Agency being added as an informative.

It was moved, seconded with condition 8 be split into 2 conditions, condition 2 amended and an additional informative added. On being put to the vote there were 5 in favour of approval and 1 abstention.

Resolved – That the application was approved, subject to the conditions and informatives set out in the officer's report and addendum circulated at the meeting. With condition 2 amended and condition 8 split into two conditions and the condition 9 becoming condition 10.

Condition 2 was amended to delete all the after 'altered' in the 4th line.

Condition 8 amended

No operations shall occur on site outside of the following hours, 0800 hours to 1800 hours Monday to Saturday and not at all on Sundays and Bank/Public Holidays.

Reason

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

Condition 9 amended

Servicing, deliveries and collections, including waste collections, shall be restricted to the following hours; 0800 hours to 1800 hours Monday to Saturday and not at all on Sundays and Bank/Holidays.

Reason

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

Additional Informative

Please refer to the following link on our Pollution Prevention Guidance (PPG). Some of the guidance may apply to activities taking place on your site. http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx This development may require an Environmental Permit under the Environmental Permitting Regulations 2007 from the Environment Agency, unless an exemption applies. The applicant is advised to contact Jackie Lawrence, (on 01707 632792 / Jackie.lawrence@environmentagency.gov.uk) to discuss the issues likely to be raised. It is unclear from the drawings submitted as to whether the diesel store indicated on the layout plan is existing or proposed. I have included advice below relating to the storage of fuel, in case this forms part of the proposals. Any facilities for the storage of fuel shall be provided with secondary containment that is impermeable to both the fuel and water, for example a bund, details of which shall be submitted to the Local Planning Authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund. This is a requirement of the:

Control of Pollution (Oil Storage) (England) Regulations 2001;

- The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010;
- Building Regulations 2010;

More information on the minimum legal requirements is available in 'Above ground oil storage:

• Pollution Prevention Guidance 2'.

13. **ENFORCEMENT REPORT** (Agenda Item 14)

The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.

Resolved:

- 1. That the enforcement actions as recommended in the officer's report be agreed.
- 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).

14. | **ENFORCEMENT REPORT** (Agenda Item 15)

The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.

Resolved:

- 1. That the enforcement actions as recommended in the officer's report be agreed.
- 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).

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The meeting, which commenced at 7.00 pm, closed at 7.40 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on Democratic Services Officer - 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Agenda Item 6

Report of the Head of Planning, Sport and Green Spaces

Address 98 POLE HILL ROAD HILLINGDON

Development: Part two storey, part single storey rear extension and roof extension to create

additional habitable roofspace and change of use from residential (Use Class C3) to a 10-bedroom Nursing Home (Use Class C2 - residential institutions)

LBH Ref Nos: 10668/APP/2013/2344

Drawing Nos: Transport Assessment

Design and Access Statement

2695-09/MT Rev. A

2695-01/MT 2695-02/MT 2695-03/MT

2695-04/MT Rev. B

2695-05/MT 2695-06/MT

2695-07/MT Rev. A 2695-08/MT Rev. A

Date Plans Received: 15/08/2013 Date(s) of Amendment(s):

Date Application Valid: 15/08/2013

1. SUMMARY

The application seeks planning permission for a part two storey, part single storey rear extension and roof extension to create additional habitable roofspace and change of use from use class C3 (Residential) to use class C2 (Residential Institutions) to be used as a 10-bedroom Nursing Home.

Having regard to the excessive size and bulk of the proposed extensions and to their inappropriate details of design, the proposal would fail to respect the architectural integrity of the host building. It would result in an incongruous form of development within the streetscene which would detract from the residential amenities of occupants of adjacent properties. Furthermore, the application has failed to demonstrate that sufficient off street parking/manoeuvering/access arrangements would be provided, leading to possible on-street parking/queuing to the detriment of public and highway safety.

The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear extensions, by virtue of their excessive size, scale, bulk and inappropriate design, are considered to have an unacceptable impact on the architectural integrity of the host dwelling and a detrimental impact on the visual amenities, character and appearance of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed rear dormer, by virtue of its excessive size, scale, bulk and design, would have an unacceptable impact on the architectural integrity of the host dwelling and a detrimental impact on the visual amenities, character and appearance of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in sub-standard car parking provision to the Councils approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety, contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

The proposed rear extensions, by virtue of their excessive size, scale and bulk, would be detrimental to the residential amenities of the adjoining occupiers at numbers 96 and 100 Pole Hill Road, by reason of overdomination and loss of outlook. The proposals are therefore contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5 NON2 Non Standard reason for refusal

The proposed change of use of the property by reason of its remote location in terms of local facilities (shops and services) and poor level of public transport accessibility, would be detrimental to the amenities of future occupiers and visitors contrary to Policy H10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.8 of the London Plan (2011).

INFORMATIVES

1 | 152 | 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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
H10	Proposals for hostels or other accommodation for people in need of care
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

3 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a detached two storey dwelling located on the eastern side of Pole Hill Road, within the Developed Area with a PTAL score of 1a (Very poor) as identified within the Hillingdon Local Plan (November 2012). The property is set back back from the road and is constructed of red brick under a hipped roof. The loft has been converted with two rooflights in the front roofslope and one to the rear. The property has been previously extended by way of two rear conservatories. The rear garden slopes down to the east towards the driveway serving 100a, 102a and 104a Pole Hill Road to the rear. The area is residential in character.

3.2 Proposed Scheme

The application seeks planning permission for a part two storey, part single storey rear extension and roof extension to create additional habitable roofspace and change of use from use class C3 (Residential) to use class C2 (Residential Institutions) to be used as a 10-bedroom Nursing Home.

The proposed rear extension would project 4m with a flat roof measuring 3m in height either side of a central two storey element which would 3.2m with a pitched roof

measuring 6.45m in height. The central part of the rear extension would also involve a ground floor living/dining room which would project 7m from the rear wall of the host dwelling. The proposal also involves the insertion of a large box dormer, centrally within the rear loft space and above the proposed two storey rear extension which would measure 5.1m in width by 2.4m in height. The proposed alterations and extensions to this property are intended to create a care home with 10 bedrooms and associated facilities. 4 car parking spaces are shown to be provided within the frontage along with bin storage.

3.3 Relevant Planning History

10668/APP/2013/1473 98 Pole Hill Road Hillingdon

Part two storey, part single storey rear extension and roof extension to create additional habitable roofspace and change of use from use class C3 (Residential) to use class C2 (residential institutions) to be used as a 10-bedroom Nursing Home

Decision: 01-07-2013 Withdrawn

Comment on Relevant Planning History

Planning application reference 10668/APP/2013/1473 for a similar development was recently withdrawn to allow the submission of a Transport Assessment.

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:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
H10	Proposals for hostels or other accommodation for people in need of care
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
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

16 letters dated 20.8.13 were sent out to neighbouring properties and a site notice was displayed to the front of the site on 2.9.13.

9 letters, including a petition with 62 signatures have been received from neighbouring properties objecting on the following grounds:

- 1. Inadequate parking provision;
- 2. Increased congestion in the area which is already congested due to the location of two nearby schools;
- 3. Out of keeping with the residential character of the area;
- 4. loss of light;
- 5. Use of shared driveway unacceptable;
- 6. Increased noise and disturbance.

Internal Consultees

HIGHWAYS OFFICER:

A transport assessment has been submitted but it does not provide an indication of the development trip generation nor does it show the daily demand for on site parking. The Council's parking standards require the level of parking to be established by a transport assessment.

The TA states that weight should be accorded to a similar proposal approved in 2008 at 236 Kingshill Avenue/268 Lansbury Drive which provides 4 on site parking spaces for a similar number of bedrooms. However this site is not comparable as it has a PTAL of 2 whereas the current application site has a very poor PTAL of 1a.

The site is on a narrow part of Pole Hill Road where on street parking results in only one lane of traffic. In addition this section of Pole Hill Road suffers severe congestion during school drop off and pick up times. The existing cross-over is not shown on plans and it has also not been demonstrated that ambulances can manoeuvre in and out of the site with cars parked on the highway.

As such the application cannot be supported on highway grounds.

EPU:

Recommends conditions relating to noise emitted from the property and sound insulation and the control of environmental nuisance from construction work informative.

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7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application property comprises of a detached residential property located within the Developed Area as identified within the Hillingdon Local Plan Part Two Saved UDP Policies. Policy H10 of the Hillingdon Local Plan allows for the redevelopment or change of use of residential dwellings as long as i) the site is conveniently located for local shops, services and public transport facilities and ii) complies with the council's car parking and amenity guidance. The location of the property is some 800m from the nearest local shops and the site is within an area with a Public Transport Accessibility Level (PTAL) of 1a, which is classed as very poor. The site is thus neither conveniently located for local shops nor public transport facilities and has not demonstrated compliance with the council's parking or amenity requirements. It is therefore unacceptable in principle and contrary to Policy H10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

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 BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) 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.

The proposed extensions to this detached dwelling would result in an incongruous form of development which would fail to respect the architectural integrity of the host dwelling and the locality. Whilst located to the rear of the property, the dormer extension and the scale of the rear extensions would be highly visible from surrounding properties. The land slopes down to the south and therefore the bulky addition to the central part of the rear elevation and the dormer would be particularly highly visible. The proposed extension at ground floor of some 7m, along with the incongruous design of the first floor extension with the flat roofed and extremenly large dormer above, located tight against the margins of the main hipped roof, would appear contrived. The ground floor element of the proposal would grossly exceed the 4m maximum depth as stated within the SPD HDAS: Residential Extensions for a single storey rear extension. Furthermore, the proposed dormer would not be set in 1m from the roof margins, again as required by the SPD HDAS: Residential Extensions.

Therefore, the extensions, by virtue of their excessive size, scale, bulk and inappropriate details of design, are considered to have an unacceptable impact on the architectural integrity of the host dwelling and would have a detrimental impact on the visual amenities of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted SPD HDAS: Residential Extensions.

7.08 Impact on neighbours

Policies BE19 BE20 and BE21 seek to ensure that new developments are not over dominant in relation to neighbouring properties and maintain an adequate level of daylight and sunlight.

The proposed extension would span across the full width of the rear elevation of the dwelling at ground floor level with a first floor extension and dormer extension above restricted to the central section of the property. The extensions would be characterised with a flat roof to the ground floor and dormer, a monopitched roof to the first floor and a pyramidal roof to the living/dining room.

Whilst the two storey element of the proposed extension along with the 7m ground floor projection is restricted to the central section of the original dwelling, providing some degree of separation to the boundaries, it is considered that the occupants of the two adjacent properties, namely numbers 100 and 96 Pole Hill Road, would experience an unacceptably oppressive and overbearing outlook which would be detrimental to their residential amenities, due to the overall size and depth of the proposed extensions. The proposals are therefore considered to be contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 of the Hillingdon Local Plan seeks to protect residential anenity by ensuring that neighbouring properties do not suffer any undue loss of privacy. Whilst small obscure glazed windows are proposed to be inserted in both flank elevations to the original property, these would not result in any loss of privacy. Furthermore, the views from the rear facing windows proposed in the extensions would be at an oblique angle and would not result in an unacceptable loss of privacy. As such the proposal would accord with Policy BE24 of the Local Plan.

7.09 Living conditions for future occupiers

It is considered that all the proposed habitable rooms, and those altered by the extension, 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 submitted plans show 4 car parking spaces provided within the site frontage. The existing cross-over is not shown on plans and it has also not been demonstrated that ambulances can manoeuvre in and out of the site with cars parked on the highway.

A transport assessment has been submitted to support the application which states that weight should be accorded to a similar proposal approved in 2007 at 236 Kingshill Avenue/268 Lansbury Drive which provided 4 on site parking spaces for a similar number of bedrooms. However, it should be noted that this site is not comparable as it has a PTAL score of 2, whereas the current application site has a very poor PTAL of 1a.

As such the Council's Highways Officer has advised that the application cannot be supported on highway grounds.

The proposal has not therefore demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in sub-standard car parking provision to the Councils approved car parking standard, leading to possible on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Issues relating to design have been addressed within the 'Impact on the character &

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appearance of the area' section above. Issues relating to access have been addressed within the 'Disabled Access' section below.

7.12 Disabled access

Policy 3.8 of the London Plan (2011) and guidance within the HDAS - Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards. This could be secured via an apropriate condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The site is not covered by a TPO and the application does not propose the loss of any trees from within the site. Therefore, no objections are raised with regard to landscaping and the application is considered to comply with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

The proposal would provide adequate provision for the storage of waste and recycling within the bin store in the front garden area.

Subject to a condition to secure details, no objection to the proposed development in terms of suitability of the proposed facilities for refuse and recycling storage.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The neighbour objections are discussed within previous sections of the report.

7.20 Planning obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No further issues for consideration.

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

Having regard to the excessive size and bulk of the propsed extensions and to their inappropriate details of design, the proposal would fail to respect the architectural integrity of the host building. It would result in an incongruous form of development within the streetscene which would detract from the residential amenities of occupants of adjacent properties. Furthermore, the application has failed to demonstrate that sufficient off street parking/manoeuvring/access arrangements would be provided, leading to possible onstreet parking/queuing to the detriment of public and highway safety.

The application is therefore recommended for refusal.

11. Reference Documents

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

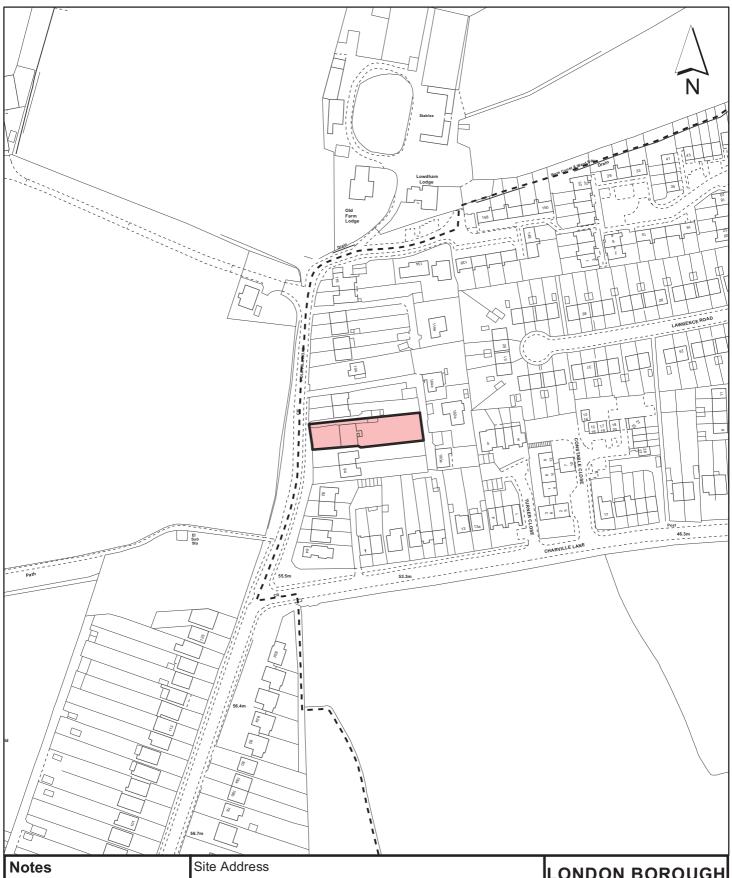
HDAS: Residential Layouts. HDAS: Residential Extensions.

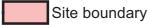
The London Plan 2011.

Supplementary Planning Document - Noise (May 2006).

Supplementary Planning Document - Accessible Hillingdon (January 2010).

Contact Officer: Nicola Taplin Telephone No: 01895 250230





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98 Pole Hill Road Hillingdon

Planning Application Ref:

10668/APP/2013/2344

Planning Committee

Central & South8

Scale

1:2,000

Date

November 2013

LONDON BOROUGH OF HILLINGDON **Residents Services**

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



Agenda Item 7

Report of the Head of Planning, Sport and Green Spaces

Address 9 BAXTER CLOSE HILLINGDON

Development: Two storey front and side extensions to include habitable roofspace and

installation of rear dormer and 1 x side rooflight, single storey side and rear extensions, involving part demolition of existing dwelling and alterations to

roof of remaining element.

LBH Ref Nos: 38913/APP/2013/2254

Drawing Nos: BC PP 02 G

BC PP 01 A BC PP 03 E

Date Plans Received: 06/08/2013 Date(s) of Amendment(s): 06/08/0013

Date Application Valid: 13/08/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Baxter Close, which is a residential cul-de-sac, and currently accommodates a bungalow with a generously sized garden. The application site is larger than the plots of other houses in the Close and is of an irregular shape, wrapping around the rear boundary of No. 7 Baxter Close to the east.

The majority of the neighbouring properties are detached 2 storey houses on plots smaller than the application site with garages at their sides, which results in a degree of separation between houses, particularly at first floor level. This and the uniform width of the houses results in a regular pattern to the street scene.

The site is bounded to the east by the side and rear boundary of No. 7 Baxter Close and the rear boundary of No. 1 Baxter Close. To the south is a row of detached properties fronting onto Charville Lane West. To the west, adjacent to the property, is No. 13 Baxter Close and the substantial Parkfield House which is a Grade II Listed Building and is in use as a nursing home. There are also two linked cottages at the front of the building known as 1 and 2 Parkfield Cottages. A boundary wall associated with the listed building also forms part of the western side boundary between the application site and the adjoining properties to the west.

It should be noted that the site slopes downhill from front to rear, resulting in the existing bungalow being relatively inconspicuous within the street scene.

The site is situated within the developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks to enlarge the existing bungalow by the erection of single and two storey extensions, resulting in the appearance of a two storey dwelling.

The proposal would result in a portion of the existing bungalow being demolished towards its frontage, to be replaced by a two storey element with a hip ended pitched roof over. A substantial footprint of the rear portion of the existing bungalow would be retained, albeit with a pitched roof with a flat roof crown.

From the western boundary, the 1m would be trimmed off the original bungalow, resulting in the ground floor flank wall of the proposal being around 2m away from the western boundary. The proposed first floor western flank wall would be a further 1.2m set in from the ground floor flank wall, resulting in the proposed first floor western flank wall being set in around 3.2m from the respective boundary.

The main front wall of the proposed two storey dwelling would be set 2.5m forward of the original front wall of the existing bungalow, with a central forward projecting gable feature projecting a further 1.8m forward.

Part of the existing bungalow measuring 4.6m x 7.5m that abuts the eastern boundary of the site with No.7 Baxter Close is proposed to be demolished as part of the proposal. This would be replaced by a single storey side addition that would be 2.3m wide and 9.66m in length.

There would be a single storey rear extension with a depth varing between 5m and 5.715m, due to the stepped nature of the rear elevation of the original property.

The ground floor elements of the proposal located to the rear would have a pitched roof with a flat roof crown achieving a maximum height of 3.6m. The two storey portion of the proposal located towards the frontage would have a pitched roof with a maximum height of 7.7m.

The proposal would comprise typical living accommodation on the ground floor including 1 bedroom, with the first floor having a total of 4 bedrooms.

The hardstanding parking area to the frontage would be retained, with space for several vehicles.

It is to be noted that the application is similar to that approved under reference 38913/APP/2012/2888 on 29/05/2013, however, with a number of additions. In addition to that proposed as part of scheme 38913/APP/2012/2888, there would be a 2.3m wide, 9.66m in length extension to the side of the dwelling, which would replace an existing, larger side projection. There would also be a single storey rear extension, similar to that depicted as part of the Prior Notification application 38913/APP/2013/1413, granted 10/07/2013.

1.3 Relevant Planning History

38913/APP/2003/2426 9 Baxter Close Hillingdon

ERECTION OF 2 FIVE-BEDROOM HOUSES WITH FRONT DETACHED GARAGE TO PLOT 1 AND INTEGRAL GARAGE TO PLOT 2 (INVOLVING DEMOLITION OF EXISTING HOUSE)

Decision Date: 27-11-2003 Refused **Appeal:**

38913/APP/2004/2610 9 Baxter Close Hillingdon

ERECTION OF 2, FOUR-BEDROOM, TWO STOREY DETACHED DWELLINGHOUSES WITH

ASSOCIATED CAR PARKING (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)

Decision Date: 16-11-2004 Approved **Appeal:**

38913/APP/2007/1397 9 Baxter Close Hillingdon

ERECTION OF A TWO STOREY BUILDING WITH ROOFSPACE ACCOMMODATION TO PROVIDE 3 ONE-BEDROOM AND 5 TWO-BEDROOM FLATS, FIVE FRONTAGE PARKING SPACES AND FOUR GARAGE SPACES AND A 1.8 METRE HIGH BOUNDARY FENCE (INVOLVING DEMOLITION OF THE EXISTING BUNGALOW).

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Decision Date: 04-08-2008 Not Determined Appeal: 04-AUG-08 Dismissed

38913/APP/2010/1327 9 Baxter Close Hillingdon

Erection of 2, two storey semi-detached buildings with habitable roofspace comprising 4, two-bedroom dwellings with associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing dwelling.

Decision Date: 03-08-2010 Withdrawn **Appeal:**

38913/APP/2010/637 9 Baxter Close Hillingdon

To demolish the existing house and erect a detached building with the appearance of a pair of semi-detached houses but comprising internally of 4 x 2 bedroom houses with associated parking and amenity.

FEE TRANSFERED TO NEW APPLICATION 38913/APP/2010/1327

Decision Date: 06-07-2010 NFA **Appeal:**

38913/APP/2011/90 9 Baxter Close Hillingdon

Part two storey, part single storey detached building with habitable roof space to provide 4 twobedroom back to back houses, with associated parking, amenity space and vehicle crossover to front involving demolition of existing detached dwelling

Decision Date: 22-06-2012 Not Determined Appeal:22-JUN-12 Dismissed

38913/APP/2012/2888 9 Baxter Close Hillingdon

Part two storey, part single storey front/side extension to existing bungalow, involving demolition of existing single storey front/side elements

Decision Date: 29-05-2013 Approved **Appeal:**

38913/APP/2013/1413 9 Baxter Close Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by between 5m and 5.72m and for which the total height of the flat roof from the ground would be 2.9m.

Decision Date: 10-07-2013 Approved **Appeal:**

38913/B/89/0882 9 Baxter Close Hillingdon
Erection of single storey front and side extension

Liection of single storey front and side extension

Decision Date: 30-08-1989 Approved **Appeal:**

38913/D/89/1944 9 Baxter Close Hillingdon

Erection of detached single-storey building for billiard room

Decision Date: 24-01-1990 Approved **Appeal:**

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38913/E/99/0296 9 Baxter Close Hillingdon

Erection of detached single storey building at rear to accommodate 4 bedrooms for bed and breakfast accommodation, conversion of existing garage to habitable room, re-arrangement of parking area at front (including retention of bungalow as single family dwelling and demolition of garden shed)

Decision Date: 23-06-1999 Refused Appeal:13-MAR-00 Dismissed

Comment on Planning History

Prior Notification application 38913/APP/2013/1413 for 'Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by between 5m and 5.72m and for which the total height of the flat roof from the ground would be 2.9m' was approved on 10/07/2013. Construction of this extension had not commenced at the time of the site visit.

Planning application 38913/APP/2012/2888 for 'Part two storey, part single storey front/side extension to existing bungalow, involving demolition of existing single storey front/side elements' was approved on 29/05/2013.

Planning application 38913/APP/2011/90 for 'Part two storey, part single storey detached building with habitable roof space to provide 4 two-bedroom back to back houses, with associated parking, amenity space and vehicle crossover to front involving demolition of existing detached dwelling' was Appealed for non-determination. The Council refused the application for the following reasons:

- 1/ The proposed building, by reason of its size, siting, design and elevational treatment and extensive hardstanding of the front garden, would appear as a cramped form of development that fails to harmonise with the pattern, scale and form of surrounding residential development. The proposal would be detrimental to the visual amenities of the street scene and character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 4.0 of the Council's HDAS Design Guide: Residential Layouts.
- 2/ The proposed development by reason of its overall size, height, siting and proximity to the side boundary would result in an overdominant / visually obtrusive form of development in relation to the neighbouring property, No. 7 Baxter Close 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 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 4.0 of the Council's HDAS Design Guide: Residential Layouts.
- 3/ The proposal fails to make adequate arrangements and provision for off-street car parking and involves an excessively wide vehicular crossover. As such, the proposal would be likely to give rise to demand for additional on-street car parking and be prejudicial to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Parking Standards (adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).
- 4/ The proposal, by reason of the proposed siting of refuse/recycling storage in the rear

gardens, would fail to provide adequate and convenient facilities for the future occupiers of the units, that would be likely to result in the open storage of refuse within the front garden. As such, the proposal would be likely to be harmful to the visual amenities of the street scene and threaten highway and pedestrian safety, contrary to Policies BE19, OE1 and AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5/ The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

The Appeal was dismissed on 22/06/2012.

Planning application 38913/APP/2010/1327 for 'Erection of 2, two storey semi-detached buildings with habitable roofspace comprising 4, two-bedroom dwellings with associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing dwelling' was withdrawn on 03/08/2010.

38913/APP/2007/1397: Planning permission was also sought to erect a two storey detached building comprising 3 one-bedroom and 5 two-bedroom flats with parking for 5 vehicles within the front garden. This application was dismissed at appeal on 4 August 2008.

38913/APP/2004/2610: A subsequent application for the erection of 2 four bedroom houses was considered to have adequately addressed these issues and was approved on 16 November 2004.

38913/APP/2003/2426: Permission for the erection of 2 five bedroom houses was refused in November 2003 due to (i) the overshadowing and loss of light to Nos. 7 and 13 Baxter Close, (ii) over dominance and visually intrusive to neighbouring properties, (iii) direct overlooking of No. 7 Baxter Close and Parkfield Nursing Home, (iv) a proposed dormer being out of character with the proposed house and (iv) the proposed house on plot 2 adjoining No. 13 Baxter Close would close the undeveloped gap.

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

Eleven neighbouring properties were consulted on 14/08/2013.

Four objections were received alongside a petition with 31 signatures, with the following comments:

- The original plans for this building were passed after many unsuccessful attempts, since

then another addition has been added on and passed, now a further addition has also been proposed, making this a massive 6 bedroom house which was originally in the first plan that was put forward and rejected by the committee, this is the owners way of trying to get around the planning rules and eventually turning this build into a room to let accommodation. This cul-de-sac is just not big enough to accommodate such a large project and is not in keeping with the street scene. also the plans submitted state there are no trees near the building, I can see three trees in the front garden and various trees in the back.

- Despite what the application states this is a THREE storey house. The "playroom and bathroom" within the roof space will be used for nothing other than an en-suite bedroom. This application is just a rehash of previous separately granted applications grafted together, with more ground floor space, and misleading use of roof space. It therefore leads one to suspect the applicant is trying to subvert the planning process by stealth
- The Close and environs are being subjected to yet another planning application re. 9 Baxter Close. This after the March 13 application was granted, then two days later a planning application to extend the original bungalow format was received. Puzzled, a visit to the planning office revealed that both applications had been approved but only one could be built, so the thought that the latest application (the extension) was on. Wow, Great!. How naive of me. It becomes clear because of the change to planning guidelines. Nice one Gov! We now have a situation where this new application has included the new extension thereby increasing the footprint and living space resulting in yet more pressure on this small Close and environs. This has been designated as a family dwelling but how large is this going to get. These 'add ons' have been subtly introduced throughout the bungalow's planning history, gradually bringing it up to the very original application, although refused. One wonders if this 'family dwelling' might be in name only
- PT1, BE1, BE24 I object to the dormer window overlooking my property. It is also completely out of keeping with all other properties in the area. Applying UDP designations Part 1 & 2 Policies. PT.1 BE1 Clearly this property is very much out of keeping with surrounding properties. BE22 The application states "2 storey side and front extensions." This is incorrect, obviously it is a "3 storey proposal" BE13 Heights of this proposal are not quoted relative to surrounding properties. BE15, BE21 and BE24 I object to the 5m advance of the ground floor towards my property. Also I am deeply suspicious of the future use of the "Playroom" with a bathroom. AM14 & BE38 I question the veracity of the vehicle parking arrangements.

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:

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, the provision of acceptable residential amenity for the property and the availability of parking.

Policy BE13 requires development to harmonise with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes 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.

The site is located within the 'developed area' as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a Conservation Area or Area of Special Local Character. As such, there is no objection in principle to the part demolition of the existing bungalow and the erection of ground and two storey extensions, as this principle has already been established under the previous permission at the site.

The application proposes to convert the existing bungalow into a two storey house comprising a part-single, part-two storey side and front extension.

Baxter Close and the adjoining section of Charville Road West are characterised by detached houses that have retained a general uniformity of character, being of similar size, siting, proportion, design and materials, with distinctive side garages with steep mono-pitched roofs. The presence of these garages results in the properties having a regular spacing, so that at first floor level, they are separated by typical gaps of 3.5m. The existing bungalow on this site does not conform to this general character. However,

being of a limited size and height, and set well back from the road with an element of screening, it does not intrude upon and detract from the general character and visual amenities of the street scene.

Although the 2 storey dwelling would be more visible within the street scene given its larger size than the existing bungalow, it would still be set back from the street frontage in relation to the two storey dwellings to either side, No. 7 and No. 13. The set back from the street frontage coupled with the ground level being lower and the gaps of the built form retained from either side boundary would not result in the enlarged property being an overly dominant feature within the street scene. The elevational treatment to the frontage, with various parts of the property being set back/set in from the main footprint would assist in reducing the visual impact of the proposal. It is to be noted that the existing bungalow, given its single storey nature, is an anomoly within the street scene.

As aforementioned, the current application is similar to that approved under reference 38913/APP/2012/2888 on 29/05/2013, however, with a number of additions. In addition to that proposed as part of scheme 38913/APP/2012/2888, there would be a 2.3m wide, 9.66m in length extension to the side of the dwelling, which would replace an existing, larger side projection. There would also be a single storey rear extension, similar to that depicted as part of the Prior Notification application 38913/APP/2013/1413, granted 10/07/2013. There is no objection raised to the side addition, given it would be significantly narrower than the original side projection that it would replace. Although the previously approved application 38913/APP/2012/2888 was considered acceptable from a visual perspective, the current application, with a large single storey rear addition cannot be considered in the same light. It is noted that a similar 5m - 5.715m deep extension was approved as part of a Prior Notification application, however, the visual impact of such extensions is unable to be considered as part of Prior Notification applications. It is considered that such a large rear extension, dwarfing HDAS depth guidance of 4m, would not be considered a subordinate addition and in conjunction with the substantial enlargements proposed, the overall footprint and size of the resultant dwelling would be considered excessive and an overdevelopment.

The proposed rear extension, due to its excessive depth and design, would result in a development that would be considered to be excessively large, bulky and dominating and in conjunction with the other extensions proposed, would result in an overdevelopment of the site. It is therefore concluded that the proposal would be detrimental to the character and appearance of the dwelling and wider area, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE20 of the UDP states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight and sunlight and the amenities of existing houses are safeguarded. Policy BE21 of the UDP 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 of residential amenity to established residential areas.

Furthermore, Policy BE24 states that the design of new buildings should protect the privacy of occupiers and their neighbours.

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests that where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependent on the

bulk and size of the building but generally, 15m will be the minimum acceptable distance.

The SPD further states that as a guide, the distance between habitable room windows should not be less than 21m. From windows above ground floor an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances.

The existing bungalow is set back some 29m from the furthest part of the rear boundary. As the footprint of much of the rear of the bungalow would be retained, the ground floor of the resultant dwelling would also be located 29m from the rear boundary. The nearest part of the first floor element of the proposal would be located around 35m from the rear of the site boundary. With regard to loss of privacy the proposed rear facing windows at first floor level would look out over the rearmost part of the gardens of Nos. 27, 29, and 31 Charville Lane West, due to the distances involved and given the existing overlooking to these areas by existing properties, it is not considered that a material loss of privacy would arise.

In relation to the properties either side, there are no main habitable room windows in the side elevation of No.7 Baxter Close and its flank elevation would be sited 5.2m from the first floor flank wall of the proposal. However, the proposed first floor would be located 5m to the rear of No.7. It has been calculated that the 45 degree line taken from the nearest first floor rear habitable room window (the nearest window serves a bathroom) from No.7 would not be impinged by the proposal. It is to be further noted that a 4.6m wide portion of the existing bungalow that abuts the boundary with No.7 Baxter Close would be removed as part of the application proposal and replaced with a significantly smaller addition, thereby reducing the impact on this neighbouring property.

In terms of the impact upon properties to the west, No. 13 Baxter Close is orientated by 90° so that its rear elevation faces the application site, although at a stagger, as it is located closer to the street frontage. It has a garage at the end of its rear garden, adjoining the side boundary of the application site, with the intervening garden area covered by a wooden canopy with corrugated plastic sheeting. The proposed two storey building would be sited some 15m from the nearest part of its rear elevation and not directly encroach upon its outlook. In such a position and distance, the proposed building would not appear unduly dominant from the rear elevation of this property.

Parkfield House does not contain any bedroom windows in its flank elevation facing the application site and the north facing bedroom windows are adequately separated from the application site so that they would not be affected by the proposal.

Therefore, the proposal would not result in a loss of residential amenity to neighbouring occupiers, and would be in accordance with Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Paragraph 4.9 of the HDAS: Residential Layouts.

In terms of the retained garden area, HDAS Guidance suggest that at least 100sq.m of rear garden should be retained to provide adequate amenity space for extended dwellings of this size. The resultant amenity space following this development would be significantly over 100sq. metres, which would be in excess of the requirements of the adopted Supplementary Planning Document HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The habitable room windows would be provided with clear glazed windows providing

outlook and light, whilst bathrooms and landing windows would be obscure glazed. All the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2011).

Given the poor level of access to public transport it is considered that 2 off street parking spaces should be provided for the resultant dwelling. The proposed plan indicates an excessive number of parking space (4 in number) which would be contrary to policy AM14 of the UDP, and there is a need to balance car parking provision with landscaping in the frontage of the development in accordance with Policy BE38. The existing trees on the site are relatively small and have relatively low values. However, given the Inspector's comments in 2007 about the landscaping of the front of the site, including the retention and/or the replacement of the existing trees, the proposals for the development of the site should make provision for landscaping.

In this instance it is considered that a grampian condition preventing the commencement of development until alternative parking and landscaping details relating to the frontage of the site could appropriately address this issue. Accordingly, this matter should not represent a reason for refusal in this case.

Due to the increase in floospace proposed the development will be liable for a payment towards the Mayoral Community Infrastructure Levy in the event of any approval of planning permission.

The application is therefore recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear extension, due to its excessive depth and design, would result in a development that would be considered to be unacceptably large, bulky and dominating and in conjunction with the other extensions proposed, would result in an overdevelopment of the original building. It is therefore concluded that the proposal would be detrimental to the character and appearance of the dwelling and wider area, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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.

Standard Informatives

- 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).
- 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

(2012) Built Environment

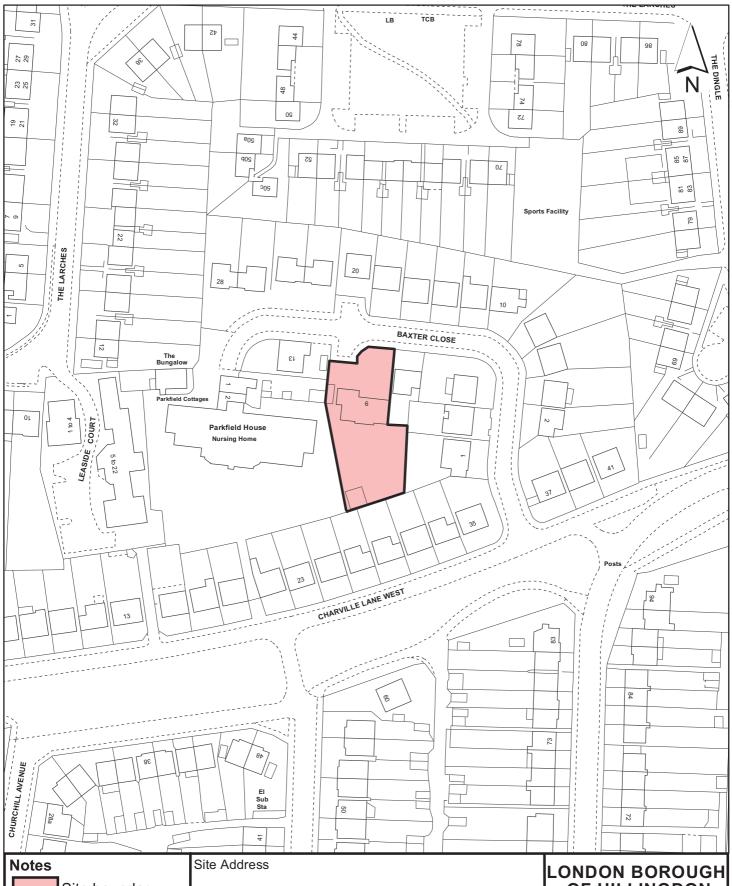
Part 1 Policies:

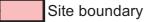
PT1 RF1

Р	ZII.BEI ((2012) Built Environment
Part 2 Po	licies:	
,	AM14	New development and car parking standards.
E	BE13	New development must harmonise with the existing street scene.
E	BE15	Alterations and extensions to existing buildings
E	BE19	New development must improve or complement the character of the area.
E	BE20	Daylight and sunlight considerations.
E	BE21	Siting, bulk and proximity of new buildings/extensions.
E	BE22	Residential extensions/buildings of two or more storeys.
E	BE23	Requires the provision of adequate amenity space.
E	BE24	Requires new development to ensure adequate levels of privacy to neighbours.
E	BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
ŀ	HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
l	_PP 3.5	(2011) Quality and design of housing developments

guidance.

Contact Officer: Jazz Ghandial Telephone No: 01895 250230





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9 Baxter Close Hillingdon

Planning Application Ref:

38913/APP/2013/2254

Central & Stouth

Planning Committee

Date

Scale

November 2013

1:1,250

OF HILLINGDON

Residents Services

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



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Agenda Item 8

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT REAR OF 37 AND 39 WIMBORNE AVENUE HAYES

Development: Two storey, four-bed, detached dwelling with associated parking and amenity

space and installation of 2 x vehicular crossovers to side, and garage to

serve No.37 Wimborne Avenue.

LBH Ref Nos: 63342/APP/2013/1168

Drawing Nos: WA/1 G

Design and Access Statement

WA/2 F WA/4 D WA/3 G

Date Plans Received: 08/05/2013 Date(s) of Amendment(s): 08/05/2013

Date Application Valid: 20/05/2013

1. SUMMARY

The application seeks planing permission for the erection of a two storey, four-bedroom, detached dwelling with associated parking and amenity space and installation of 2 vehicular crossovers to Lulworth Waye, involving the relocation of the existing garage to the rear garden of No.37 Wimborne Avenue.

A previous consent for a new dwelling at the site was approved under application reference 63342/APP/2009/1748. The time limit extension for a new consent for the dwelling was refused under application reference 63342/APP/2012/2857 due the dwelling failing to meet the increased floor space standards, failure to comply with Lifetime Homes Standards and the lack of planning obligation towards educational facilities.

The current proposal has enlarged the dwelling to meet the current floor space standards of Policy 3.5 of the London Plan (July 2011).

The application would overcome the reasons for refusal associated with the previous refusal 63342/APP/2012/2857. The proposed house would relate satisfactory with the character and appearance of the street scene and surrounding area generally. It would not harm the residential amenities of adjoining occupiers and would provide adequate off street parking. It would provide suitable internal floorspace for future occupiers. Therefore, the application is recommended for approval.

2. RECOMMENDATION

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

A. 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:

i) A contribution of £15,443 for capacity enhancements in local schools;

- B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the legal Agreement(s) and any abortive work as a result of the agreement not being completed.
- C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.
- D) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture, then the application be refused for the following reason:

'The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).'

- E) 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 with the applicant.
- F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved, No's WA/1 G, WA/2 F, WA/3 G, WA/4 D and Design and Access Statement unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

4 OM2 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 know 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

9 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

10 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

11 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of $2.4m\ x$ 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of

0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

12 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

13 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity Space [WA/1 G]

Parking Layout [WA/1 G]

Vehicle Crossovers [WA/1 G]

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies AM7, AM14, BE23 & BE38 of the Hillingdon Local Plan (November 2012).

14 RES9 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 Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

- 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 surfing/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
- 5. Other
- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

15 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

16 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

- 1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
- 2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

No development shall take place until full details of the design, including elevations, floorplans and materials, of the garage to serve no. 37 Wimbourne Avenue have been submitted to, and approved in writing by, the Local Planning Authority.

Thereafter, the garage shall be constructed in full accordance with the approved details and used for the parking of vehicles associated with the use/occupation of the residential dwelling only and for no other purpose.

REASON

To ensure that the garage has an appropriate appearance within the street scene and to ensure the maintenance of adequate car parking for the occupiers of no. 37 Wimbourne Avenue in accordance with Policies BE13 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

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.

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,
	Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework,
LDD 0 0	Supplementary Planning Document, adopted January 2010
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 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

3 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.

4 I47 Damage to Verge

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).

5 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

6 | 12 | Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

7 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

8 | 134 | Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- \cdot The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- · BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their

disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- · The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- · Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- · Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- · Creating an inclusive environment, 2003 & 2004 What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to: carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building. Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

10 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

11

Construction site informative

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of

0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in The control of dust and emissions from construction and demolition: best practice guidelines, Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

12 I47 Damage to Verge

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).

13

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system;

The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

14

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £3519.15 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the bottom of the rear gardens of 37 and 39 Wimborne

Avenue, a pair of semi-detached houses located on the south east side of Wimborne Avenue at its junction with Lulworth Waye. To the north east lies Lulworth Waye, to the south west lies 41 Wimborne Avenue, a two storey semi-detached house, and to the south east is a service road that runs along the rear of the terrace with 2 Lulworth Waye, beyond, a two storey semi-detached house. The street scene is residential in character and appearance comprising two storey semi-detached houses, some with outbuildings/garages at the bottom of the rear gardens, and the application 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 application seeks planing permission for the erection of a two storey, four-bedroom, detached dwelling with associated parking and amenity space and installation of 2 vehicular crossovers to Lulworth Waye, involving the relocation of the existing garage to the rear garden of No.37 Wimborne Avenue.

The depth of the house has been increased by 0.6 metres compared to the previously refused scheme to enlarge the internal floor area of the dwelling, which has resulted in the height of the building increasing by 0.35 metres.

3.3 Relevant Planning History

63342/APP/2007/2163 Land At Rear Of 37 And 39 Wimborne Avenue Hayes

ERECTION OF A TWO STOREY, THREE- BEDROOM DETACHED DWELLING WITH PARKING, NEW 1.8 METRE FENCE TO THE REAR, 1.2 METRE BRICK WALL TO THE FRONT AND NEW VEHICULAR ACCESS FROM LULWORTH WAYE (INVOLVING DEMOLITION OF DOUBLE GARAGE TO THE REAR OF 39).

Decision: 24-10-2007 Approved

63342/APP/2008/2509 Land At Rear Of 37 And 39 Wimborne Avenue Hayes

ERECTION OF A TWO STOREY, 4 BEDROOM DETACHED HOUSE (INCLUDING THE FIRST FLOOR STUDY) FRONTING LULWORTH WAYE WITH ASSOCIATED PARKING, PARKING FOR BOTH 37 AND 39 WIMBORNE AVENUE AND SINGLE STOREY DETACHED GARAGE TO THE REAR OF 37 (INVOLVING DEMOLITION OF DOUBLE GARAGE TO THE REAR OF 39)

Decision: 30-10-2008 Refused

63342/APP/2009/1748 Land At Rear Of 37 And 39 Wimborne Avenue Hayes

Erection of a two storey four-bedroom detached dwelling with 1 rooflight to rear with associated parking, involving relocation of garage to front and installation of new vehicular crossovers.

Decision: 04-01-2010 Approved

63342/APP/2012/2857 Land At Rear Of 37 And 39 Wimborne Avenue Hayes

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, ref. 63342/APP/2009/1748 dated 04/01/2010 (Erection of a two storey four-bedroom detached dwelling with 1 rooflight to rear with associated parking,

involving relocation of garage to front and installation of new vehicular crossovers).

Decision: 29-01-2013 Refused

Comment on Relevant Planning History

The current application follows the refusal of scheme 63342/APP/2012/2857, which was refused for the following reasons:

- 1/ The floor area for the proposed dwelling is below the minimum 100m2 required for a four-bedroom two storey dwelling. As such the proposal would fail to provide a satisfactory residential environment to the detriment of the amenity of future occupiers, and would be contrary to Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 3.5 and and Table 3.3 of the London Plan (2011).
- 2/ The proposal would fail to meet all relevant Lifetime Home Standards to the detriment of the amenities of future occupiers and contrary to Policy 3.8 of the London Plan 2011.
- 3/ The proposed development is likely to give rise to a significant number of children of school age that would require additional educational provision, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document Planning Obligations.

It is considered that the current application overcomes the above reasons for refusal.

Application 63342/APP/2012/2857 was for a new planning permission to replace the extant planning permission 63342/APP/2009/1748 (Erection of a two storey four-bedroom detached dwelling with 1 rooflight to rear with associated parking, involving relocation of garage to front and installation of new vehicular crossovers) in order to provide a time extension for implementation. Although there had not been any material alterations to the site or surroundings since the approving of application 63342/APP/2009/1748, there had been changes to planning policy that warranted a material change in circumstances, hence the refusal of application 63342/APP/2012/2857.

Prior to the approval of scheme 63342/APP/2009/1748, application 63342/APP/2008/2509 was refused for the following reasons:

- 1/ The proposal fails to provide a minimum 92m² of internal floor space required for a four bedroom house (the first floor study has the potential to be used as a bedroom and is counted as such) in order to satisfy Paragraphs 4.6 to 4.8 of the Council's HDAS: 'Residential Layouts. The proposal would therefore fail to provide an adequate standard of residential amenity for future occupiers, contrary to Policy BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).
- 2/ The proposed development is likely to give rise to a significant number of children of school age that would require additional educational provision, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies,

September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

There was a scheme in 2007 under reference 63342/APP/2007/2163 that was approved for the erection of a detached 3 bedroom house.

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:

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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 5.3	(2011) Sustainable design and construction
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

Six adjoining owner/occupiers were consulted on 22/05/2013 and a site notice was erected on 29/05/2013. One objection was received with the following comments: 'We feel that this proposal would cause over congestion in this quiet area, it would also over look into my back garden causing lack of priviacy. We are very much against this proposal'.

Internal Consultees

Access Officer: No objections, subject to conditions.

Transportation: The development proposals are for the construction of a 4 bed room detached dwelling at the rear of numbers 37 And 39 Wimborne Avenue. As part of the proposals, 2 car parking spaces will be provided to serve each dwelling. In addition, a new vehicle crossover will be constructed to serve the proposed dwelling, which will be located along Lulworth Waye and the existing crossover serving 39 Wimborne Road will be altered. When undertaking assessment of the development it is considered sufficient parking will be provided to serve both the existing and proposed dwellings at the site. Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2, and an objection is not raised provided that a suitable condition is imposed on the planning consent requiring the proposed and amended crossover to be constructed/altered in accordance with the Council's standard.

Trees/Landscape (Comments from original approved application): THE SITE: The site is formed by part of the rear gardens of 37 and 39 Wimborne Way, at the junction with Lulworth Waye. These gardens contain a mix of mature trees and shrubs - which have not been indicated on a survey drawing. Although the trees are not protected, by TPO or Conservation Area designation, and are not considered to be a constraint on development, a tree/vegetation survey should be submitted and plants identified for retention - where appropriate. THE PROPOSAL: The proposal is to erect a two-storey, four bedroom, detached house with parking - accessed from Lulworth Waye, a relocated garage and garden space. Drawing No. WA/1/D shows some indicative new planting. RECOMMENDATION: If you are minded to approve this application, I have no objection subject to a condition relating to landscaping and tree protection.

EPU (Comments from original approved application): No objections subject to an informative Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established residential area and forms part of the 'developed area' as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Key changes in the policy context, since the last approval in 2009, include the publication of the NPPF and the adoption of The London Plan of July 2011.

In relation to National Policy the NPPF, paragraph 53 states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The outcome of this change means that Councils will have to assess whether the proposal would cause harm to the local area.

Policy 3.5 of the London Plan (July 2011) states in part the following:

'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic Policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.

As regards the principal of developing this site, the principle of residential development in this location has been established in 2009. Whilst the definition of 'Developed Land' has been amended since this determination, the use of this land for residential development was considered acceptable under the 2012 refusal and as such, has been established as acceptable in principle.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban fringe location and has a Public Transport Accessibility Level (PTAL) of 2. Taking these parameters into account, the matrix recommends a density of 150-250 hr/ha. This proposal equates to a density of 233 hr/ha. The proposal therefore satisfies the density standards as recommended by the London Plan.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL5 of the saved UDP seeks to ensure that development adjacent to or conspicuous from the Green Belt would not injure its visual amenities. The site is not located in close proximity to Green Belt land and hence would not be harmful to the Green Belt's open character.

7.07 Impact on the character & appearance of the area

The principle of the development has been established by the grant of planning permission for the original scheme in October 2007 (63342/APP/2007/2163) and application 63342/APP/2009/1748 more recently. In relation to the scheme

63342/APP/2009/1748, the proposal as part of current scheme displays an increase in footprint which is considered to be minor and would not make a material difference to the appearance of the proposal. As such, the proposed dwelling would not detract from the character and appearance of the street scene and surrounding area generally, in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraphs 4.1, 4.23, 4.24, 4.26, 4.27 and 4.42 of the Hillingdon Design & Accessibility Statement(HDAS): Residential Layouts.

7.08 Impact on neighbours

The proposed house would be set some 16.5m and 17.5m from the rear walls of 37 and 39 Wimborne Avenue, respectively, and would be over 21m from the private amenity space of 35 Wimbourne Avenue. These distances are sufficient to prevent the development from having a visually intrusive and overdominant impact, when viewed from the rear windows of those properties. It would also not result in a significant increase in overshadowing or loss of privacy. The 1.8m high close boarded fence separating the new house from Nos.37 and 39 Wimborne Avenue would prevent overlooking from the ground floor side window of the new house. A 5.1m gap would be retained between the new house and the flank wall of 2 Lulworth Waye. There are no habitable flank windows at 2 Lulworth Road that face the application site and the new first floor flank window facing that house can be fitted with obscure glass to prevent overlooking, as it would provide natural light to a bathroom. Furthermore, the rear wall of the new house would still be set behind the rear wall of 2 Lulworth Waye, and therefore no overlooking and overdominance would result. As such, the proposal would not harm the residential amenities of the adjoining occupiers and would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraphs 4.6, 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement(HDAS): Residential Layouts.

7.09 Living conditions for future occupiers

The new house would provide 4 bedrooms. As such, a minimum of 100m2 of floorspace is required for the new house, as required by London Plan Policy 3.5. The new house would provide around 101m2 of internal floorspace and this would be sufficient to provide suitable internal amenities for future occupiers. Therefore, the proposal would provide adequate internal floorspace commensurate with the size/occupancy of the property. A condition would be added to any approval to ensure adherence to all relevant Lifetime Home Standards to secure the amenities of future occupiers in accordance with Policy 3.8 of the London Plan 2011. Over 150m² of private amenity space would be provided for the proposed house, which would meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts, and sufficient garden space would be retained for 37 and 38 Wimbourne Avenue.

The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 3.5 and BE20 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

Therefore the proposal would not result in an overdevelopment of the site and would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Layouts and Accessible Hillingdon.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

2 off-street parking spaces are proposed for the new house which would be accessed via a new crossover. Furthermore, sufficient replacement parking is proposed for 37 and 39 Wimborne Avenue, to which the Council's Transportation team have not raised issue with. The Highways Officer has raised an issue with the width of the crossover to service the two parking spaces, however, this crossover remains unchanged from the 2009 approval

where no objection was raised. There has been no material increase in pedestrian movements along the public highway which now makes the proposal unacceptable and, as such, no objection is raised in this regard. The proposal would provide sufficient offstreet parking spaces to cater for the existing and proposed houses, and would not therefore result in an increase in on-street parking and congestion. The proposal would comply with policies AM7(ii) and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Car Parking Standards.

7.11 Urban design, access and security

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The design of the proposed scheme reflects the architectural details and general appearance of the dwellings in the vicinity and would not introduce any concerns in terms of security. As such the proposal is considered acceptable in this respect.

Access issues are addressed within 7.12 of this report.

The proposed design is not considered to raise any security issues subject to an appropriate condition.

7.12 Disabled access

Policy 3.8 of the London Plan (July 2011) advises that all new housing development should be built in accordance with Lifetime homes standards. Further guidance on these standards is provided within the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010. General compliance with the Lifetime homes standards has been demonstrated. A suitable condition requiring adherence is recommended, to ensure compliance with the London Plan Policy and the SPD.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Council's Tree Officer advises that although there are a number of trees on site, none are of any particular merit and do not constrain the proposed development. A Condition is recommended requiring details of replacement tree planting and landscaping to ensure compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

There is no requirement for proposals for houses with individual curtilages to identify where refuse will be stored as this would be largely a matter for the new occupiers. However, the submitted plans do show that there would be available space within the front/side garden areas.

7.16 Renewable energy / Sustainability

A condition is recommended requiring that the development would meet Level 4 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Concerns relating to the impact of the development on adjoining occupiers and the provision of parking have been considered in the main body of the report; no concerns are raised.

7.20 Planning obligations

All development involving an increase in 6 or more rooms would be assessed against the Planning Obligations Supplementary Planning Document (SPD). The proposal has been assessed against this criteria and a contribution of £15,443 towards school facilities in Hayes would be required. The applicants have advised that they would be willing to make such a payment. The proposal is considered to be in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

The proposal would also require payment towards the Community Infrastructure Levy of £3519.15.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues.

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 application would overcome the reasons for refusal associated with the previous refusal 63342/APP/2012/2857. The proposed house would relate satisfactory with the character and appearance of the street scene and surrounding area generally. It would not harm the residential amenities of adjoining occupiers and would provide adequate off street parking. It would provide suitable internal floorspace for future occupiers. A financial contribution towards additional school facilities has been offered. The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan saved policies September 2007.

HDAS: Residential Layouts

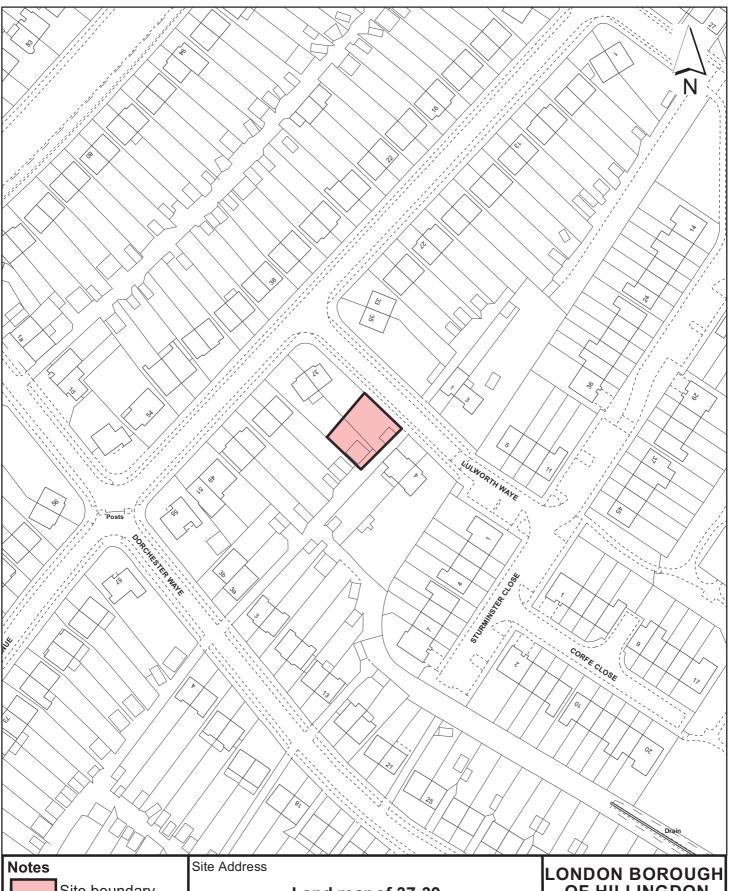
Revised Chapter 4: Education Facilities of the Planning Obligations SPD adopted 23

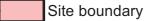
September 2010

Planning Obligations SPD adopted July 2008 Accessible Hillingdon SPD adopted January 2010 The London Plan (2011)

NPPF

Contact Officer: Jazz Ghandial Telephone No: 01895 250230





For identification purposes only.

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Land rear of 37-39 Wimborne Avenue Hayes

Planning Application Ref:

63342/APP/2013/1168

Planning Committee

Central & South

Scale

1:1,250

Date **November** 2013



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



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Agenda Item 9

Report of the Head of Planning, Sport and Green Spaces

Address THE INDUSTRY 171 YEADING LANE HAYES

Development: Single storey side/rear extension and installation of canopy to side

LBH Ref Nos: 69267/APP/2013/1647

Drawing Nos: 1262-ex-01 Rev.A

1262-pl-03 Rev.A 1262-os-01

1262-os-01 1262-pl-02 1262-pl-01

Supporting Statement to accompany and inform the planning application

for rear/side extension

Date Plans Received: 18/06/2013 Date(s) of Amendment(s): 18/06/0013

Date Application Valid: 25/06/2013

1. SUMMARY

The application seeks to erect single storey side/rear extension structure and canopy to the vacant public house to accommodate a restaurant extension and toilets. The proposal would result in the demolition of existing single storey rear additions and outbuildings. It is considered that the proposal would not have any significant impact on the openness of the Green Belt and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in all other regards.

Accordingly, the application is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved plan references: -1262-os-01; 1262-pl-01; 1262-pl-02; 1262-pl-03 Rev.A; and 1262-ex-01 Rev.A unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13of the Hillingdon Local Plan Saved UDP Policies (November 2012).

3 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development

hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan Saved UDP Policies (November 2012).

4 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the accommodation on the first floor shall be used only as staff accommodation ancillary to the main use of the public house (Use Class A4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended)) and shall not be sub-divided to provide a separate residential units.

REASON

To ensure the residential accommodation remains as ancillary to the existing public house in accordance with Policy H8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical and administrative measures and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

No air extraction system, plant or other machinery shall be used on the premises until a scheme for the control of noise, vibrations and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan Saved UDP Policies (November 2012).

7 COM9 Landscaping (car parking & refuse 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 Refuse Storage
- 2.b Means of enclosure/boundary treatments
- 2.c Car Parking Layouts
- 2.d Hard Surfacing Materials
- 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 surfing/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
- 5. Other
- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

INFORMATIVES

1 | 152 | 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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
LDF-AH	Accessible Hillingdon , Local Development Framework,
	Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction
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
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

3 I47 Damage to Verge

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).

4

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

- (i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of:
- 0800 and 1800 on Monday to Friday
- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

- (ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);
- (iii) No bonfires on the site shall be allowed to take place at any time

5 I47 Damage to Verge

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).

6

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £6,898.92 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a vacant public house building located on the western side of Yeading Lane between a recent housing development at Warren Close and an area of public open space. The public house building is a rendered two storey building under a plain tiled roof with a single storey side element which has a hipped roof. To the rear of the building are a number of single storey later additions and outbuildings. An overgrown pub garden is located to the rear of the building with areas of hardstanding forming the parking areas to both sides. The application site lies within the and Green Belt as identified within the Hillingdon Local Plan Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks full planning permission for the erection of a single storey side/ rear extension and installation of canopy to side. The proposal would involve the refurbishment of the vacant public house along with the removal of the collection of single storey rear extensions and attached outbuildings at the rear of the main building and their replacement with a single storey extension to provide a restaurant seating area, bar area and toilet facilities. The proposed rear extension would project 7.35m to the rear at a width of 20m, projecting 4.9m beyond the flank wall of the existing main building. The rear extension would be finished with a flat roof measuring 3.6m in height with the side projection, having a hipped roof measuring 5.7m in height. The kitchen is proposed to be provided within the existing building to the southern side and the flue extract would be located within the existing chimney stack. The proposal includes the retention of car parking to the side and rear which would be resurfaced to provide 13 car parking spaces. Additionally 2 designated disabled parking spaces are proposed to be located on the frontage. Vehicular access and egress would be managed by a one way system with vehciles entering via the soouthern access and exiting to the north. A refuse and recycling storage area would be located to the south of the kitchen.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history of relevance to this application. However it is noted that the application follows pre-application discussions with Council officers under PE/00032/2013.

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:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction
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
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- **5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

- 12 neighbouring properties were consulted by letter dated 27.6.13 and a site notice was also displayed Which expired on 29.7.13.
- 5 letters of objection were raised from occupiers of neighbouring properties raising concerns about:-
- 1. The location of the kitchen closest to residential properties causing noise, disturbance and odours.
- 2. Noise and disturbance resulting from the public house

3. Insufficient car parking.

Internal Consultees

Highways Officer -

No objections subject to a condition restricting the 1st floor to being ancillary to the pub use, ie for staff use, no objections would be raised on highway grounds.

Landscape Officer -

LANDSCAPE CHARACTER / CONTEXT:

The site is occupied by a vacant public house set back from Yeading Lane, within a generous size plot. A tarmac surfaced car park wraps around the northern elevation, beyond which is a tree-lined boundary with the open space of the River Pinn corridor.

To the rear (west) of the building is the remains of a pub garden which is also bounded by trees. Outbuildings and hard-standing lie to the south of the building, to the south of which lie the flats of Warren Close.

While the mature trees around these boundaries create an attractive setting for the building, they are all set some way apart from the building. There are no Tree Preservation Orders or Conservation Area designations on, or close to, the site which might constrain development.

The wooded part of the site (west) is a designated Countryside Conservation Area and the site lies within the southern edge of designated Green Belt.

PROPOSAL:

The proposal is to build a single-storey side / rear extension and install a canopy to the side.

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 landscape features of merit will be affected by the proposal. The boundary trees will remain unaffected by any proposed alteration to the site.
- \cdot The Design & Access Statement confirms (3.6) that the existing car park facilities, to the sides of the building will be retained to provide 13No. spaces. A further two spaces designated for disabled drivers will be set out to the front of the building, close to the entrance to the pub.
- · The intended use of the building as a pub / restaurant will also undergo internal alterations which will not affect the site layout or trees. However, the construction of the two-storey side extension will reduce the gap between the neighbouring houses, which will create a new sense of enclosure and block views of the protected trees in the background.
- · The D&AS (3.11) confirms that the proposed bar/restaurant would occupy 'essentially the same part of the land as did the former pub and its beer garden', with the Countryside Conservation Area land remaining 'fenced off, unused and undisturbed'.
- · If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS:

No objection subject to the above observations and conditions COM9 (parts 1,2,4,5 and 6).

EPU -

As the premises is a former pub, I presume that they will be carrying out a full refit of the premises as there is no mention of the kitchen extracts, noise attenuation or any noise assessment.

Therefore please could the following conditions be added:

Condtion 1

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical and administrative measures and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures. Reason: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Condition 2

No air extraction system, plant or other machinery shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Reason: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

- (i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of:
- 0800 and 1800 on Monday to Friday
- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

- (ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);
- (iii) No bonfires on the site shall be allowed to take place at any time.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the Metropolitan Green Belt. Accordingly, the proposal for additions to the building is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Overall, it is considered that the proposal would not significantly impact on the bulk or character of the existing building. The vacant public house is a sizeable building with a number of single storey rear additions and outbuildings which are proposed to be replaced

by the extension. The proposal would result in an addition 198m2 of accommodation at the building. The extensions would be subordinate in size and scale to the parent building and would result in the loss of a number of single storey additions and outbuildings to the rear. The extensions would be sympathetic in design in terms in that the extensions would have a functional appearance, related to the public house use of the parent building. Given the location of the building on which the extensions are proposed, the development would not impact on the openness or significantly increase the built up appearance of the site, nor would it have any detrimental impact on the character of the surrounding area.

The proposal is considered to fully comply with the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), by not impacting on the openness of the Green Belt and no objection is raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The proposal is considered not to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Principle of development' and 'Impact on the character & appearance of the area' sections of this report.

7.07 Impact on the character & appearance of the area

The application site lies within the Metropolitan Green Belt. The vacant public house is a sizeable building with a number of single storey rear additions and outbuildings which are proposed to be replaced by the extension. The proposal would result in an addition 198m2 of accommodation at the building. Although additional internal floorspace is proposed, the design and scale of the proposed extensions would be sympathetic and considered subordinate to the overall building and, having regard to the immediate context, it is considered that the proposal would not harm the openness or amenity of the Green Belt. There is no policy objection to the proposal, which would accord with Policies OL1, OL4 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal would not harm the overall character or appearance of the site and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential properties to the public house building are those in Warren Close to the south. Given that the proposed extensions would not close the gap between the existing house and these residential properties it is considered that the occupants would not suffer an unacceptable loss of outlook, light or privacy.

A number of letters have been received raising concerns about the noise and disturbance resulting from the relocation of the kitchen to the southern side of the buildings and the resultant noise of the public house as extended creating additional noise and disturbance. The Council's Environmental protection unit have raised no objections to the proposal with regards to noise, subject to the details of the air extraction system being conditioned and an informative being added with regard to control of noise and nuisance from construction work.

It should be noted that the application must be considered against the baseline situation, which is that the lawful use of the site is as a public house with no conditions restricting use or activity. It is not considered that any aspect of the proposal would result in any significant increase in noise or disturbance as a result of the use. It should also be noted that The Licensing Act provides sufficient control over operational activity at such premises (including hours of use etc.)

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Design & Access Statement confirms (3.6) that the existing car park facilities, to the sides of the building will be retained to provide 13No. spaces. A further two spaces designated for disabled drivers will be set out to the front of the building, close to the entrance to the pub. The Council's Highways Engineer has not raised any objection to the scheme, subject to the first floor bedsit accommodation being retained as ancillary accommodation to the public house. The proposal would not give rise to any negative concerns regarding parking, traffic generation, highway safety or pedestrian safety owing to the scale and location of the development.

7.11 Urban design, access and security

It is considered that the proposal would not harm the overall character or appearance of the site and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.12 Disabled access

The proposal is not considered to raise any concerns in relation to disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The site is occupied by a vacant public house set back from Yeading Lane, within a generous size plot. A tarmac surfaced car park wraps around the northern elevation, beyond which is a tree-lined boundary with the open space of the River Pinn corridor.

While the mature trees around the boundaries of the site create an attractive setting for the building, they are all set some way apart from the building. There are no Tree Preservation Orders or Conservation Area designations on, or close to, the site which might constrain development. The wooded part of the site (west) is a designated Countryside Conservation Area.

No trees or other landscape features of merit will be affected by the proposal. The boundary trees will remain unaffected by any proposed alteration to the site. The Council's Tree and Landscape Officer is satisfied that the proposals would comply with policy BE38 of the Hillingdon Local plan (November 2012) subject to landscape conditions being imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

7.15 Sustainable waste management

The proposal is considered not to give rise to implications with regard to waste management.

7.16 Renewable energy / Sustainability

The proposed development is of a scale/floor area that would not be required to make contributions towards the generation of renewable energy at the application site.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit have raised no objections to the proposal subject to the details of the air extraction system being conditioned and an informative being added with regard to control of noise and nuisance from construction work.

7.19 Comments on Public Consultations

The concerns raised by the occupants of neighbouring properties are addressed within the main body of this report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The development would attract of CIL Liability of £6,898.92

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 application seeks to erect single storey side/rear extension structure and canopy to the vacant public house to accommodate a restaurant extension and toilets. The proposal would result in the demolition of existing single storey rear additions and outbuildings. It is considered that the proposal would not have any significant impact on the openness of the Green Belt and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in all other regards.

Accordingly, the application is recommended for approval subject to conditions.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

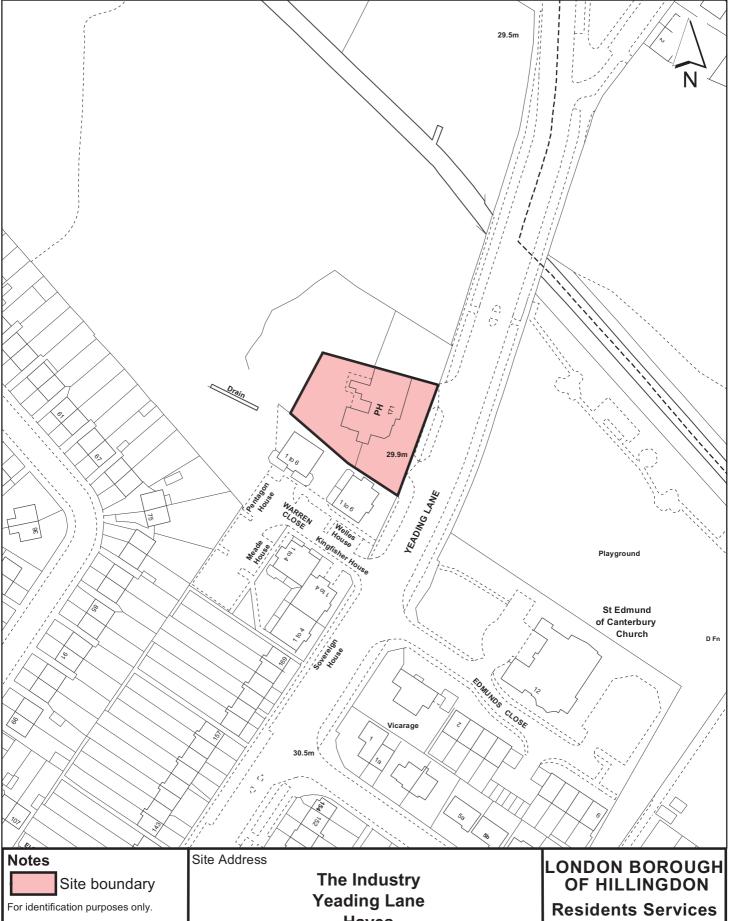
Hillingdon Local Plan Part 2.

The London Plan (July 2011).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Nicola Taplin Telephone No: 01895 250230



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Hayes

Scale

1:1,250

Planning Committee

Planning Application Ref:

Central & South

69267/APP/2013/1647

Date

November 2013

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



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Agenda Item 10

Report of the Head of Planning, Sport and Green Spaces

Address 151 CHARVILLE LANE HAYES

Development: Two storey 4-bed detached dwelling involving demolition of existing detached

dwelling

LBH Ref Nos: 1590/APP/2013/2369

Drawing Nos: P202 -Rev H

Design and Access Statement REV B

Lifetime Homes Standards

P102 REV C P201 REV E P101 REV C

 Date Plans Received:
 19/08/2013
 Date(s) of Amendment(s):
 30/09/2013

 Date Application Valid:
 23/08/2013
 19/08/2013

1. SUMMARY

Planning permission is sought for the demolition of an existing single storey bungalow and the erection of a two storey four bedroom chalet bungalow in its place.

The site is located within the Metropolitan Green Belt as identified in the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012). The proposal would not be disproportionally larger than the existing bungalow and therefore as a result it is considered that the proposal would not constitute an inappropriate development in the Green Belt. Subsequently it is not harmful to the objectives and purposes of the Green Belt

In addition, the development would not be harmful to the character and appearance of the area nor would it harm the amenity of nearby residents and occupants. The scheme can meet lifetime homes standards and highway requirements which can be secured by a suitable planning condition.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 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 RES4 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 101 C, 102C, 201E & 202G and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES6 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 know 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 RES7 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 RES9 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 Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (providing 2 parking spaces)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)
- 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 surfing/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

5 Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

6 RES10 Tree to be retained

Hedges shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained hedge is removed or severely damaged during construction, or is found to be seriously diseased or dying another hedge shall be planted at the same place or, if planting in the same place would leave the new hedge susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No.149 and No.153 Charville Lane.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 RES13 Obscure Glazing

The first floor windows facing No.149 Charville Lane shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

RFASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage, shed or other outbuildings, nor extension or roof alteration to the approved house shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES16 Code for Sustainable Homes

The dwelling shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

11 RES18 Lifetime Homes/Wheelchair Units

Thee residential unit hereby approved shall be built in accordance with 'Lifetime Homes' Standards, in accordance with the submitted document entitles'Lifetime Homes Standards for Proposed New Bungalow at 151 Charville Lane, Hayes, Middlesex, UB4 8PB' and as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

12 RES22 Parking Allocation

The house hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan. (July 2011).

13 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

INFORMATIVES

1 I47 Damage to Verge

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).

2 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).

3 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.

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

OL2 Green Belt -landscaping improvements

OL4 Green Belt - replacement or extension of buildings

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.8	(2011) Housing Choice
LPP 7.16	(2011) Green Belt
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

4 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.

5 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

6 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council¿s Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

7 | 12 | Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

8 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

9 4 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

10 I47 Damage to Verge

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).

11 | 15 | Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building. Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

12 | 16 | Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

13

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £4529.60 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

14

You are advised that the council will not accept any increased in proposed site levels when discharging condition 3 due to the sites green belt location.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Charville Lane and comprises a single storey detached bungalow which has a, low pitched, hipped roof. The property has not been extended. In addition, there was a detached single garage adjacent to the side and rear of the property. Due to structural problems the bungalow has been partially demolished though the shell is still in place. Similarly, the garage was in an unsafe state and had to be demolished though the concrete base is still in place on site

To the rear there is a substantial garden which backs onto an area of public open space which is also within the Metropolitan Green Belt and is designated as a Nature Conservation Site of Metropolitan Borough Grade I Importance. Within the rear garden there are several outbuildings which are in a poor state of repair. To the front of the

property, there is a large garden which is mainly covered in soft landscaping; however there is also a driveway to the side.

The street scene is residential in character and appearance comprising of predominantly detached bungalows of varying designs, however 147a, 147b and 149 Charville Lane are larger two storey detached houses.

3.2 Proposed Scheme

The proposal is for the erection of a 10.4m wide (max) and 13.7m deep (max) chalet bungalow. It would be set-in from the boundary with No. 149 to the south by 1.0m, and would be set-in from the neighbouring property to the north (No.153) by 2.7m. The property would have a maximum height of 6.6m to ridge (max) and 3.2m to eaves at the front elevation and 2.6m to eaves on side elevation. The property is broadly a hipped design with a gabled addition to the front and rear elevations.

There is a small side dormer window facing No.149 measuring. This provides space for the staircase.

The proposal would be level with the front and rear elevations of No. 149 and sited in approximately the same position as the existing property on the plot.

No off-street parking spaces are proposed within the site frontage however, there is sufficient space for at least 2 cars and a large garden would be retained at the rear. It is proposed that the existing outbuildings/structures within the rear garden would be demolished.

Internally the house would have a living room/kitchen, bedroom, lounge, utility room and cloakroom on the ground floor and four bedrooms and a bathroom on the first floor.

3.3 Relevant Planning History

1590/APP/2012/565 151 Charville Lane Hayes

Two storey 4-bed detached dwelling involving demolition of existing detached dwelling

Decision: 14-05-2012 Refused Appeal: 04-01-2013 Dismissed

1590/APP/2013/450 151 Charville Lane Hayes

Two storey 4-bed detached dwelling involving demolition of existing detached dwelling

Decision: 03-05-2013 Withdrawn

Comment on Relevant Planning History

Planning permission for a two storey 4-bed detached dwelling involving demolition of existing detached dwelling reference 1590/APP/2012/565, was refused on 14 May 2012 for the following reasons:

1. The proposed development, by reason of its overall size, bulk and scale would significantly increase the built up appearance of the site and would therefore constitute inappropriate development in the Green Belt to the detriment of the openness and visual amenities of the Green Belt, without any very special circumstances to justify the harm.

The development would thus be contrary to Policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), Policy 7.16 of the London Plan (2011) and the National Planning Policy Framework.

- 2. The proposed development, by reason of its size, bulk, scale and design, would represent an incongruous and visually intrusive form of development that would be detrimental to the character and appearance of the street scene and the surrounding area, contrary to Policies OL4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
- 3. The proposal, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 149 Charville Lane, giving rise to a cramped form of development, that would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
- 4. The proposed development by reason of its size, scale, bulk, height and siting would result in a visually intrusive and overbearing form of development which would cause an unacceptable loss of daylight and outlook to 153 Charville Lane, harmful to the amenity of its occupants. The proposal is therefore contrary to Policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Layouts.
- 5. The proposal results in additional parking in excess of the Council's maximum adopted parking standards. As such the proposal represents an unsustainable form of development, resulting in the unnecessary loss of landscaping to the front of the site and failing to reduce travel demand by the private car. By encouraging the use of the private car the proposal would contribute to increased congestion and pollution to the detriment of the area in general and would be contrary to Policy

AM14 the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6. Insufficient information has been provided to demonstrate that the development would meet all relevant Lifetime Home Standards. The proposal would therefore be contrary to Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 3.1, 3.8 and 7.2 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

This application was subsequently dismissed at appeal reference APP/R5510/A/12/2178655 on 4 January 2013 for the following reasons:

- 1. Effect on living conditions of neighbouring residential occupiers.
- 2. Insufficient information has been submitted to demonstrate to me that the proposal would
 - comply with all 16 Lifetime Home Standards.
- 3. Effect on character and appearance of street scene and on the openness and visual amenities of the Metropolitan Green Belt.

It should be noted that the reasons particularly at appeal were scheme specific and not against the principle of development. The size and design were the key issues of concern.

An application for a two storey 4-bed detached dwelling involving demolition of existing detached dwelling, ref 1590/APP/2013/450 was submitted to address the above refusal however, this was subsequently withdrawn following discussions with Officers.

The applicant has then followed a formal pre application submission with the Council prior to submission of the current proposal. The development which has been substantially reduced in terms of scale/bulk and of a substantially different design to the appeal scheme is now considered to ensure adequate amenity for neighbouring occupiers, would comply with Lifetime Home Standards and would have an acceptable appearance within the locality.

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.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.H1	(2012) Housing Growth

New development and car parking standards

Part 2 Policies:

AM14

AIVI 14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.8	(2011) Housing Choice
LPP 7.16	(2011) Green Belt
LPP 7.4	(2011) Local character

LPP 7.6 (2011) Architecture

LPP 8.2 (2011) Planning obligations

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 letters were sent to adjoining occupiers on 28 August 2013 and the site notice was posted on 30 August 2013. No representations have been received in response to the public consultation.

Internal Consultees

The trees and Landscape Officer commented as follows:

"This site is covered by TPO 24, however the Elm (T1) that was situated in the front garden has long since been removed. Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There is a mature, boundary hedge along the front of the site. The hedge is a feature of merit and should be retained. Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): N/A Scope for new planting: There is scope for soft landscaping and a new tree (a field Maple would be appropriate) in the front garden to mitigate the visual impact of the proposed development. Recommendations: A landscaping scheme should be provided to support this application. The front boundary hedge should be shown as retained and it should also include a new Field Maple in the front garden. Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES9 (excluding section 3) and RES10 (hedge). Note: There was no access to the rear garden and therefore this report is based on an inspection from the front of the site and a desktop appraisal."

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application would provide a dwelling on the site of the previous bungalow and garage, the site therefore constitutes previously developed land. The size of the plot would not result in an undue loss of external private amenity space for the existing dwelling.

Therefore, there is no objection to the principle of a residential development on the site.

7.02 Density of the proposed development

The proposed scheme provides a density of 10 dwellings per hectare. This is comparable to the existing situation and also to surrounding form of development. Therefore, this is acceptable to ensure an appropriate level of development that makes best use of the previously developed land and respects the character of the area.

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

Not Applicable

7.04 Airport safeguarding

Not Applicable.

7.05 Impact on the green belt

The proposal will need to comply with policies OL2 and OL4 in the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and also guidance in the National Planning Policy Framework (NPPF). In addition, regard will need to be had to the conclusions of the Planning Inspector in the previous dismissed appeal. The policies allow for replacement dwellings and similar to the extension policies there is a requirement that the new dwelling should not be disproportionately larger than the existing building

The proposed building has a footprint of 124sq. m which compares with approximately 106 sq.m of the existing property and outbuildings that will be removed. This provides an increase of approximately 45% in footprint. The original property could in fact be extended under permitted development rights further than 124sq.m although this would be subject to height restrictions. The current proposal does incorporate accommodation in the roofspace. It is therefore the height increase which is more important than the floorspace as far as green belt impact for this revised proposal.

The current proposal has sought to revise the design of the property in light of the previous refusal. The current building is more of a chalet bungalow design rather than a two storey property. The height of the buildings and the width has been reduced. The current proposal has a height of 6.9m as compared to the height of the existing being 4.8m. The width of the proposal is 10.2m which is only 2m wider than the existing building. The proposed building therefore has removed a significant amount of the bulk on the front elevation.

The building has been re-sited so that with regards to No. 153 and the proposed house now occupies the same position as the original dwelling retaining the existing gap of approximately 3m.

Therefore, with regard to the Inspector's decision that it is not the increase in floorspace alone that is the deciding factor regarding the impact upon the Green Belt, the building height and width has been reduced leading to a reduction in floorspace and it is now sited with sufficient space to No. 153. Therefore, it is considered that taking the development as a whole the proposed house will not have a detrimental impact upon the openness of the Green Belt and therefore does not constitute inappropriate development in the Green Belt.

7.07 Impact on the character & appearance of the area

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts. In particular Policy BE13 requires that the layout and appearance of developments harmonise with the existing street scene and other features of the area.

The proposed development for the four bedroom chalet bungalow is not out of keeping with the other properties in the locality. No. 149 is a larger house, being a replacement of a similar sized bungalow as No.151. The proposed house steps down on the other side to reflect the character of the bungalow at No.153. The side dormer has been reduced in size and is the minimum size needed to achieve a staircase to the first floor.

The ridge height of the proposed house, is lower than that at No. 149 and ensures that there is a transition from the larger bulkier house at No.149 and the bungalow at No.153.

With regard to the position of the house within the site, it is noted, as mentioned previously that the proposed dwelling has now been set further away from the bungalow at

153 Charville Lane. The current siting in a similar position to the existing property is considered acceptable.

Materials would complement the existing properties adjacent to the application site but should be subject to a suitable planning condition for approval.

7.08 Impact on neighbours

Policy BE20 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) requires new development to be laid out so that adequate daylight and sunlight can pass between the new building and the neighbouring properties. This would be required to ensure the protection of the residential amenity of both the owners of the proposed development and the neighbouring occupiers.

Policy BE24 requires new development to protect the privacy of occupiers and their neighbours.

There are no neighbouring properties to the rear of the proposed dwelling and it would thus comply with the standard set out in the SPD HDAS: Residential Layouts. The adjacent dwelling, No.149 Charville Lane has no windows on the side elevation serving habitable rooms and the windows that are in this elevation are obscured glazed. There would be no breach of the 45 degree line from the rear habitable room windows at No.149. With regard to No.153 Charville Road the current proposal does not provide any windows at first floor level and the ground floor windows are in a similar position to the ground floor windows in the original property. There are windows in the side elevation of No.153 but as the side elevation is in the same position as the original house this is not considered to be harmful. There would be no breach of the 45 degree line from the rear habitable room windows at No.153. Therefore the proposal is not considered to be harmful to the amenity of adjoining occupiers due to overlooking, loss of light or loss of outlook and therefore addresses the concerns raised by the Inspector in the previous planning appeal.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings 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 usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 100 sq metres of amenity space for a four bedroom house. The proposal provides approximately 600 sq metres of useable private amenity space in the form of a rear garden. The proposed scheme thus meets the minimum requirements of amenity space for a three bedroom house and would be acceptable.

Internal Floor Space

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (July 2011). For 2 storey houses these are set out below:

4 bed 5 person house = 100sq m 4 bed 6 person house = 107sq m

The proposed house would have a floor area of approximately 195sq metres, which meets the standards of the London Plan.

Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the proposed site layout would afford the future occupiers with a sufficient level of outlook.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The current proposal does not show the number of parking spaces proposed, however, the previous application showed space for at least 3 cars which was considered unsatisfactory, due this provision being above the maximum parking standard for a single dwelling. Therefore, reduced parking could be provided with an appropriate level of soft landscaping, subject to a suitable planning condition.

It is therefore considered the proposal will comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The applicant has provided a detailed schedule which confirm that the development would comply with all 16 of the Lifetime Homes Standards and it is clear that subject to an appropriate condition the development would comply with these standards.

7.12 Disabled access

It is considered that the scheme, subject to the planning condition mentioned previously, would meet the appropriate requirements for disabled access.

7.13 Provision of affordable & special needs housing

Not Applicable

7.14 Trees, landscaping and Ecology

The site occupies a semi rural position with a large garden containing mature trees and shrubs. As outlined previously the Council's Trees and Landscape Officer has no objections to the proposed scheme subject to the provision of a landscaping scheme of the front and rear of the site.

Therefore, it is considered that the proposed scheme complies with policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.15 Sustainable waste management

Not Applicable

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the

scheme meets code level 4 of the Code for Sustainable Homes would address this matter.

7.17 Flooding or Drainage Issues

Not Applicable

7.18 Noise or Air Quality Issues

Not Applicable

7.19 Comments on Public Consultations

No representatiosn were received in response to the public consultation.

7.20 Planning obligations

The proposed development equates to 7 habitable rooms however, the existing house had 4 rooms therefore there is only a net gain of 3 habitable rooms. In line with policy R17 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) no education contribution is required.

The development would however require a contribution towards the Mayoral CIL of £4529.60.

7.21 Expediency of enforcement action

Not Applicabale

7.22 Other Issues

Refuse facilities have not been provided however, this could be secured by way of a suitable planning condition, in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan (November 2012) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

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

10. CONCLUSION

The internal size of the proposed house would be approximately 195sq.m, which would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for four or more bedroom houses.

The size of the proposed house is not a disproportionate increase on the size of the original dwelling and is not considered to be inappropriate development in the Green Belt. Accordingly the proposed scheme would not harm the objectives and purposes of the Green Belt.

With regard to amenity space, some 600sq.m would be retained for the proposed house which would meet the recommended standards of 100sq.m for four (or more) bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

It is therefore considered that the proposal would provide an adequate standard of accommodation for future occupiers, in accordance with London Plan Policy 3.5 policies BE19 and BE23 of the adopted Hillingdon Local Plan (November 2012) and paragraphs 4.6 and 4.15 of the of the Hillingdon Design & Accessibility Statement: Residential Layouts.

Refuse facilities could be secured by way of a suitable planning condition, in accordance with policy BE19 of the adopted Hillingdon Local Plan (November 2012) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

The proposal would not result in a net increase of 6 habitable rooms and therefore would not fall within the threshold for seeking a contribution towards school places.

Accordingly the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 (November 2012).

Hillingdon Local Plan Part 2 Saved Policies (November 2012)

Hillingdon Design and Access Statement 'Residential Layouts'

The London Plan 2011.

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Mark Jones Telephone No: 01895 250230



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Hayes

Planning Application Ref: 1590/APP/2013/2369 Scale

1:1,250

Planning Committee

Central & South6

Date

November 2013

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



Agenda Item 11

Report of the Head of Planning, Sport and Green Spaces

Address GREAT HARMONDSWORTH BARN (ADJACENT TO MANOR COURT)

HIGH STREET HARMONDSWORTH

Development: Reinstatement of historic eaves overhang, repairs to timber frame structure

> of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing

floor and new internal lighting scheme

27256/APP/2013/1444 LBH Ref Nos:

Drawing Nos: L.03 Rev. A

> L.04 Rev. A L.05 Rev. A L.06 Rev. A S.03 Rev. A S.04 Rev. A S.05 Rev. A S.06 Rev. A S.07 Rev. A

Design And Access Statement

Bat Survey (July 2013)

Structural Specification Report

Letter from Turnstone Ecology Ltd dated 12 September 2013

S.03 Rev. A

S.01

S.04 Rev. A S.05 Rev. A S.06 Rev. A 1194332 E15 T1 1194332 E16 T1 1194332 E17 T1 1194332 E18 T1 1194332 E19 T1 1194332 E205 T1 1194332 E21 T1 1194332 E22 T1 1194332 SO1 T1 1194332 SO2 T1 1194332 SO3 T3 1194332 SO4 T1 S07 Rev. A L.01 Rev A

Date Plans Received: 31/05/2013 Date(s) of Amendment(s): 06/06/2013

06/08/2013 Date Application Valid: 22/08/2013

04/10/2013

Central & South Planning Committee - 5th November 2013 PART 1 - MEMBERS, PUBLIC & PRESS

S.02

1. SUMMARY

The application concerns works to the Great Barn which is a Grade I listed building constructed in 1426/7.

The scheme would involve no extensions or additions to the building rather the application focuses on necessary repairs to the building fabric and replacement and reinstatement of historic features. The application is made by English Heritage who took public ownership of the Great Barn in 2011.

The approach to the proposed works is informed by extensive research into the history of the barn, including research undertaken by the Secretary of the Friends of the Great Barn and recent dendrochronological dating of the existing timbers.

The scheme involves no alteration to the use of the site and no changes to the hours of regular public access (namely opening on the 2nd and 4th Sunday of each month). The proposed development raises no amenity issues to neighbours or Green Belt issues. Accordingly, the main planning considerations are twofold, firstly whether the works are sensitive and appropriate to the architectural features of the building and secondly, does the scheme take adequate measures to secure the future of the protected bats that roost within the structure. In respect to both matters, the extensive documentation supporting the application is considered to adequately address both the heritage issues and the protection of the bat roosts and is such is commended for approval

The Council can not legally determine the associated Listed Building Consent application (27256/APP/2013/1445) given that the scheme involves works to a listed building that is in the ownership of English Heritage. Accordingly, it is recommended that this planning application is approved, subject to the Department of Communities and Local Government approving the parallel listed building consent application. The Listed Building Consent application is also before this committee to consider.

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 L.03 Rev. A, L.04 Rev. A, L.05 Rev. A, L.06 Rev. A, S.03 Rev. A, S.04 Rev. A, S.05 Rev. A, S.06 Rev. A, S.07 Rev. A, S.03 Rev. A, S.01, S.04 Rev. A, S.05 Rev. A, S.06 Rev. A, 1194332 E15 T1, 1194332 E16 T1, 1194332 E17 T1, 1194332 E18 T1, 1194332 E19 T1, 1194332 E205 T1, 1194332 E21 T1, 1194332 E22 T1, 1194332 SO1 T1, 1194332 SO2 T1, 1194332 SO3 T3, 1194332 SO4 T1, S07 Rev. A, L.01 Rev A, S.02 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 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Building Works: Design and Access Statement, dated May 2013 &

Protection of Bats: Bat Survey (July 2013), Letter from Turnstone Ecology Ltd dated 12 September 2013

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 CAC12 Materials

The replacement roof tile used for the Great Barn roof shall be the 'HG Matthews Clay Tile' as inspected on site by the local planning authority in July 2013.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 CAC14 Further Details

Detailed drawings and samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Details of the construction and materials of the new threshing floor.
- (b) Details of the internal lighting scheme.
- (c) Details and samples where appropriate of new external paving and landscaping works.
- (d) Confirmation of works to modern high level struts and associated flitching of original purlins.
- (e) Details of materials and method of construction to new external doors.
- (f) Colour of external metal work.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Archaeological Investigation

No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other that in accordance with the Written Scheme of Investigation.

REASON:

Harmondsworth Barn is a heritage asset of archaeological interest. The planning

authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

7 NONSC Ecological Enhancement Scheme

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhancement roosting and foraging opportunities for bats including the incorporation of new roosting facilities within the fabric of the buildings. The development must proceed in accordance with the approved plans.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

NB: The applicant must be made aware that the works will require a Natural England bat licence. No works to the barn can commence until the licence has been secured. Natural England will be forwarded this response.

8 COM9 Landscaping

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 Car Parking Layouts (
- 2.c Hard Surfacing Materials
- 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 surfing/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) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

INFORMATIVES

1 | 152 | Archaeology Informative

The decision to APPROVAL subject to the Secretary of State approving the associated list building consent application (27256/APP/2013/1445) 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 (1)

The decision to APPROVAL subject to the Secretary of State approving the associated list building consent application (27256/APP/2013/1445) 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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.19	(2011) Biodiversity and access to nature
NPPF12	
NPPF11	

3. CONSIDERATIONS

3.1 Site and Locality

The Great Barn is Grade I listed and located at the western end of the High Street, within the Harmondsworth Village Conservation Area. the great Barn is over 60 metres long and 12 metres wide and is one of the the largest historic timber frame buildings in England, and was described by John Bejamin as the "Cathedral of Middlesex". It forms part of a group of buildings that includes the Great Barn itself, the Manor Court (a grade II listed) at the southern end of the site, which has been use as a care home although currently appears to be vacant, and a series of modern agricultural styled buildings and structures. The latter buildings have office B1(a) use, although these also appear to be presently vacant.

The site is adjoined to the east by St Mary's Church, which is grade II* listed. To the north, west and south is open land, with the area to the west being the site of a former Benedictine Priory College. To the south is also a small cul-de sac with a number of residential properties.

The site and the adjoining land forms part of Green Belt and is located within an Archaeological Priority Area. The site is also covered by TPO30.

3.2 Proposed Scheme

The application concerns the following range of works to the Great Barn:

A) Repairs to the Roof:

A specialist survey has indicated that the tiles have begun to fail, and others have slipped from the roof, with many of the tiles damaged by rusted metal nail fixings, introduced prior to the 2nd World War. In light of this, the scheme proposes to remove all the existing tiles from the roof and to use a mix of salvaged tiles (from the roof) and new handmade clay tiles. The latter tiles would make up approximately 75% of the tile cover with salvaged tiles used for the rest.

Other proposed works to the roof include the replacement of the existing softwood battens dating from the 1930's with oak battens, that would be nailed to the rafters with non-ferrous fixings that are stable with oak.

B) Repairs to the main barn framework:

- Digging of trail pits to the plinth wall
- Possible joint strengthening of the barn bays (if required following further investigations)
- Drill survey to investigate decay cavities and to fill the cavities,
- Repairs to the aisle frames, involving packing with seasoned oak where appropriate,
- Additional non ferrous straps and ties added to the aisle post jowls where necessary (following further investigation),
- Removal of the upper level props if found to be necessary;

C) External works to the barn elevations:

- Replacement of 3 pairs of softwood door frames and doors (both of relative modernity) in east elevation with oakwood frames, to provide greater security as existing have suffered damage from the elements.
- Replace the timber cladding on the north elevation. Installed in the 1980's, with oak cladding that replicates the more traditional pattern as used (n the 1970's) on the south elevation.
- Restoration of the previously truncated eaves on the north and west elevations to provide a proper eaves overhang to give greater protection to the fabric of the building from water run off from the roof.
- Repair to the main timber boards on the east and west elevation (where following further investigation it is deemed necessary), splicing in new oak timbers where necessary and similar timber repairs to the main east door.
- Restore two high level doors on the northern elevation, that were a feature of the barn in the 18th/19th century.

D) Internal floor & lighting scheme:

- The scheme includes an option to reinstate the mud floor threshing floor replacing an existing area of concrete.
- Introduce a new low level and discrete lighting scheme, to replace the existing functional

lighting.

3.3 Relevant Planning History

Comment on Relevant Planning History

No planning history directly relevant to the planning application other than the concurrent Listed Building Works consent application (27256/APP/2013/1445) for the same works.

Some of the sought works arise from the works undertaken to the Great Barn following the very damaging fire in 1972.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

PT1.HE1 (2012) Heritage

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.19	(2011) Biodiversity and access to nature
NPPF12	
NPPF11	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 14th September 2013

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Three adjoining owner/occupiers were consulted in writing as were Harmondsworth and Sipson Residents Association and Harmondsworth Conservation Area Advisory Panel. A site notice was also displayed and the application was advertised in the local newspaper.

No written responses were received from individual neighbours.

Society for the Protection Of Ancient Buildings:

Thank you for sending the Society details of this application. The proposals relate to the repair of the historic tithe barn.

We are pleased to have been given notice of the proposed works to this very important building and, having considered the reports and drawings provided, we confirm that we are in general agreement with the approach that has been adopted. It appears that the intention is to continue the tradition of simple robust repairs where possible, though there is some discussion about more invasive work to the main structure, which would be possible if the roof covering is stripped off and replaced.

Taking the roof repairs first, we note that the deformation of the upper purlins is the result of weakened joints; a problem that was overcome in the 1980s repair work by introducing propping. There is now some discussion in the Design and Access Statement about flitching the purlins to allow the props to be removed. In our view, this might be overly invasive and we would argue that the props should be retained as they are. In any event, the purlins and the surrounding structure may have moved to take up the historic deformation and therefore the level of intervention might be best kept to the absolute minimum. There is also mention of the loss of material at the structural joints and it is proposed in the English Heritage Report either to fill the voids with resin or to plate them. In our view, the latter

would be the better option as there is no assurance that all decayed material can be removed from the void and the intervention would also be fully reversible.

In addition, it seems that the roof tiling is to be stripped and replaced, retaining the historic tiles where possible and making up the shortfall with new tiles. As a general principle, we would not advocate the use of second hand tiles other than those belonging to the building. We note that the new battens are to be oak though it is not stated if these are to be cleft or machine sawn - riven battens would be preferable. We also offer the thought that as it has become evident that roofs of this type are becoming increasingly vulnerable to extreme weather conditions and strong winds consideration should be given to the fixings and to the penetration of wind-blown rain through the tiles. Torching might help to seal the roof and secure the tiles though this may not have been used in this location in the past.

We also note that the roof is to have sprockets added to the eaves to give a better throw for rainwater and we would be interested to know if this is a feature that existed before the re-tiling in the 1930s.

In terms of the treatment of the elevations, it seems that the existing boarding is to be repaired and stained to match the tone of the existing tarred finish. However, the boarding to the south elevation is to be replaced and doors reinserted to replicate the situation that existed before the fire in 1972. We hope that the detailing of this new work will be carried out in such as way as to make it evident to the trained eye that this element replaces the temporary boarding added after the fire. Similarly, we note that there is a proposal to replace the timber boarding of the threshing floors. These areas should also be detailed so that they read as modern additions. Where areas of the floor retain their original earth finish the aim should be to conserve and protect the historic surface.

Ancient Monuments Society:

No response received

Harmondsworth Conservation Area Advisory Panel:

I am writing on behalf of Harmondsworth Conservation Area Advisory Panel (though I should declare an interest as the Secretary to the Friends of the Great Barn, who are managing it on behalf of English Heritage). We have no objection to the proposed repairs to this building. In particular we welcome both the decision not to fit roofing felt or a similar membrane under the replacement tiles, as it would have a major impact on the appearance of the building, and the decision to extend the roof so the exposed purlin ends are covered as they were in the past. We are confused about what work is proposed to the three main doors as there is mention both of repairing the existing softwood doors with softwood (section 5.0 b), and of providing replacement doors made of oak (section 4.0 F and Fig 47); we have no objection to either course of action. We have no objection in principle to the reinstatement of lost timber threshing floors, but feel strongly that adequate archaeological recording of the areas should be a condition of LBC for this element of the proposed works. There should also be at least an archaeological watching brief when the proposed trial pits to assess the stability of the underpinned east wall and comparative areas are dug. These comments also apply to LBC application 27256/APP/2013/1445.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

The planning application has been noted by the Greater London Archaeological Advisory Service (GLAAS) as affecting a heritage asset of archaeological interest or lying in an area where such assets are expected based on information held in the Greater London Historic Environment Record and/or made available in connection with this application.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The application affects Harmondsworth Tithe Barn, a grade I listed building with an archaeological interest equivalent to that of a scheduled monument. I note however that extensive detailed building recording has informed the current proposals and that only minor groundworks are proposed.

The development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding of the asset's significance. The archaeological interest should be conserved by attaching a condition as follows:

REASON:

Harmondsworth Barn is a heritage asset of archaeological interest. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

Condition

No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other that in accordance with the Written Scheme of Investigation.

Informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

I envisage that the archaeological fieldwork would comprise the following:

Watching Brief on groundworks

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.

Please note that this response relates solely to archaeological considerations. If necessary my Inspector of Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters or Borough Conservation Officer as appropriate.

ENGLISH HERITAGE:

No response provided. Comments received from English Heritage to the parallel Listed Building Consent application (27256/APP/2013/1444).

Internal Consultees

INTERNAL:

CONSERVATION TEAM:

Background:

Harmondsworth Barn dates from the 15th century and is grade I listed. It is one of the Borough's most important historic buildings and the current proposals for its repair are very much welcomed. The barn had been neglected by its previous owners and now in the care of EH, these works will secure its fabric and allow the building to be more readily available to the public and for community use.

Conclusion:

No objection in principle, the conditions as suggested below should be attached to any recommendation for approval; the application, all paperwork and the Council's resolution will need to be forwarded to the National Casework Unit for final approval.

Conditions to cover:

- · Archaeological watching brief for works to create a new threshing floor and digging of trial pits to consider the structural stability of the walls- in accordance with the advice of GLAAS.
- · Details of the construction and materials of the new threshing floor.
- · Details of the internal lighting scheme.
- · Details and samples where appropriate of new external paving and landscaping works.
- · Confirmation of works to modern high level struts and associated flitching of original purlins.
- · Details of materials and construction of new doors.
- · Colour of external metal work.

LANDSCAPE OFFICER:

No objection, subject to a condition providing further details of the external landscaping works.

SUSTAINABILITY OFFICER:

Proposal

Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme.

Ecology - Bats

I have no objections to the proposed development subject to the following comments:

A bat survey has been undertaken in accordance with best practice and Natural England standing advice. The proposals have been determined to have a likely adverse impact on bats.

The implications of the Habitat Directive and in turn the Conservation Regulations must be considered when a development is considered to have an impact on a European protected species (all bats fall into this category). The Council must be assured that (1) the development is necessary, (2) there are no alternatives, and (3) that if it proceeds that the favourable status of European protect species is maintained.

The applicant has submitted the evidence to demonstrate the application of these three derogation tests and I am satisfied that the implications for bats has been properly considered. This has been set out in a letter dated 12 September 2013 by Turnstone Ecology.

I am therefore satisfied that the works to the barn and the subsequent impacts on the bats is justified in this instance. Nonetheless, there will be a detrimental impact whilst the building works are done and it is therefore necessary to secure mitigation. The following condition is necessary:

CONDITION

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhancement roosting and foraging opportunities for bats including the incorporation of new roosting facilities within the fabric of the buildings. The development must proceed in accordance with the approved plans.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

NB: The applicant must be made aware that the works will require a Natural England bat licence. No works to the barn can commence until the licence has been secured. Natural England will be forwarded this response.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application presents no issues in planning policy terms in respect to the principle of the development given the scheme involves no change of use of the site or indeed to the

intensity of use of the site but rather concerns itself with only works to the structure of the Great Barn, its internal lighting and the landscape treatment of its immediate surroundings.

7.02 Density of the proposed development

Not applicable to this application.

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

ARCHAEOLOGY

Given the age of the barn that has been on site for 6 centuries and the its historic significance the proposed works would be subject to an archaeological watching brief that will be controlled by planning condition. The set of works as detailed in the supporting documentation is considered to comply with BE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

IMPACT ON CONSERVATION AREA:

The Great Barn is located in the Harmondsworth Conservation Area and indeed is integral to the conservation area's character. The scheme by providing the opportunity to safeguard this heritage asset of both local and national significance and to restore historic features is considered to preserve and enhance the conservation area and the setting of the listed building and comply with Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The scheme will have no impact upon the Green Belt.

7.07 Impact on the character & appearance of the area

The scheme will enhance and safeguard this important local and national heritage asset, as such the scheme is considered will be of positive benefit to the area and the general character and appearance of the Hammondworth Conservation Area.

7.08 Impact on neighbours

The scheme will have no adverse impact to neighbours.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application, as the scheme will not alter the level of car parking provision on site or the hours of opening.

7.11 Urban design, access and security

URBAN DESIGN/HERITAGE:

HERITAGE:

The information provided in the application demonstrates the clear need to undertake works to the roof to safeguard the building's long term future and to avoid future unsatisfactory piecemeal repair and restoration.

The application is submitted on behalf on English Heritage and the supporting documentation includes extensive site investigation, historic research and specialist survey work that has informed the works detailed in the application. Subject to the

appropriate planning conditions, it is considered the approach to the repair, restoration and replacement of lost features is considered sensitive to the building's architecture and fabric. As such, the scheme complies with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) London Plan policy 7.8 and the relevant national guidance and heritage considerations within the National Policy Framework.

SECURITY:

The wider Manor Court site is currently subject to 24 hour security surveillance and has locked gates as such it is not considered additional security measures need to be gained by the planning process.

ACCESS:

See section 7.12

7.12 Disabled access

The building is Grade I listed, its interior includes sections of earth floor and the building has an informal setting that includes an uneven grassed area to the barn entrance. These are integral to the historic significance of the building and its setting, so that the opportunities for standard surface treatments to benefit those who are wheelchair bound or have mobility issues are curtailed. However, access to wheelchair users will remain possible, albeit not to the usual accessibility standards.

The lighting works shall benefit all users of the building by providing opportunities for visitors to more readily see and appreciate the details of the building's interior thereby improving the general visitor's appreciation/accessibility.

In view of the above and the constraints imposed upon providing level access due to the building being listed the scheme is considered to be consistent with Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

LANDSCAPING:

The proposed alterations to the external planting arrangements (involving the removal of a length of box hedging and a clump of oriental grasses) and the removal of a small fence are welcomed from a heritage perspective, as that would reduce the visual clutter that is not conducive to the setting of such an important listed building. There are no trees that will be affected by the scheme.

The scheme proposes to replace an existing grass crete car park located to the west of the barn with a higher quality permeable surface treatment for the parking of cars. This car parking is presently little used, with visitors to the Great Barn parking elsewhere on the wider Manor Court site. The details of the final material treatment are not detailed within the current application. However in landscape terms the principle of seeking to improve the visual amenity value of this existing grass crete car park is welcomed and is considered acceptable subject to more detail being provided, that will be controlled by planning condition.

In summary the scheme is consistent with Policy BE38 of the Hillingdon Local Plan: Part

Two Saved UDP Policies (November 2012).

ECOLOGY:

There are 2 species of bats roosting in the Great Barn. The bat survey concludes the development would have a low or moderate impact on the bat population roosting. To minimise the impact mitigating measures shall be put in place to address the loss of individual roosts including avoiding relevant works to the Great Barn in the sensitive times of the year (i.e. winter) by providing alterative roosting point sites within timber joints of the Great Barn..

The works to the Great Barn are required to demonstrate they meet the 3 tests of the European Directive derogation tests for protected species.

Harmondsworth Barn is a Grade 1 listed building and such there are recognised statutory obligation upon the owners to maintain the building in an appropriate condition. Given the deterioration in the roof and internal frame, with some beans damp and resulting in the frame and certain mortise joints not being stable, the requirement to address this issue including works to joints where bats roost is evident. In providing a reasoned justification in terms of safeguarding the future structural integrity of the building, and the safety of future visitors to the building, the scheme satisfies two of the three Directive tests. With regard to the third Directive test, providing 'favourable conservation status' of the species, this shall be addressed by providing alternative roosting sites for the Bats within the building.

7.15 Sustainable waste management

Not applicable to this application given the nature of the scheme and the fact it is a listed building with no running water within the barn.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The scheme raises no fresh flooding or drainage issues.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The positive comments received by the Harmondsworth Conservation Area Advisory Panel are noted.

The concerns raised by Society of the Protection of Ancient Buildings in respect to the detailed methods of repair will be addressed by planning condition.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The positive comments received to the scheme from Harmondsworth Conservation Area Advisory Panel are noted.

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 work is mainly necessary to bring this Grade 1 listed building back into a state of good repair, as it suffered a long period of neglect in its previous ownership. The work will ensure the structural integrity of the timber frame and provide a good quality weather proof roof. The latter includes the introduction of an overhanging eaves detail, lost in previous years, that will avoid the need to install historically incorrect gutters and downpipes. The external appearance of the barn would be restored to something of its 18th century appearance by the introduction of appropriate new doors and boarding. Internally, a threshing floor will be reintroduced, which will help in the interpretation of the building. Specialist lighting, essential if the building is to be brought back into appropriate use, is also to be installed.

Accordingly the scheme is considered a positive development and consistent with relevant planning policy and national guidance for heritage assts and as such is commended for approval by the Secretary of State.

11. Reference Documents

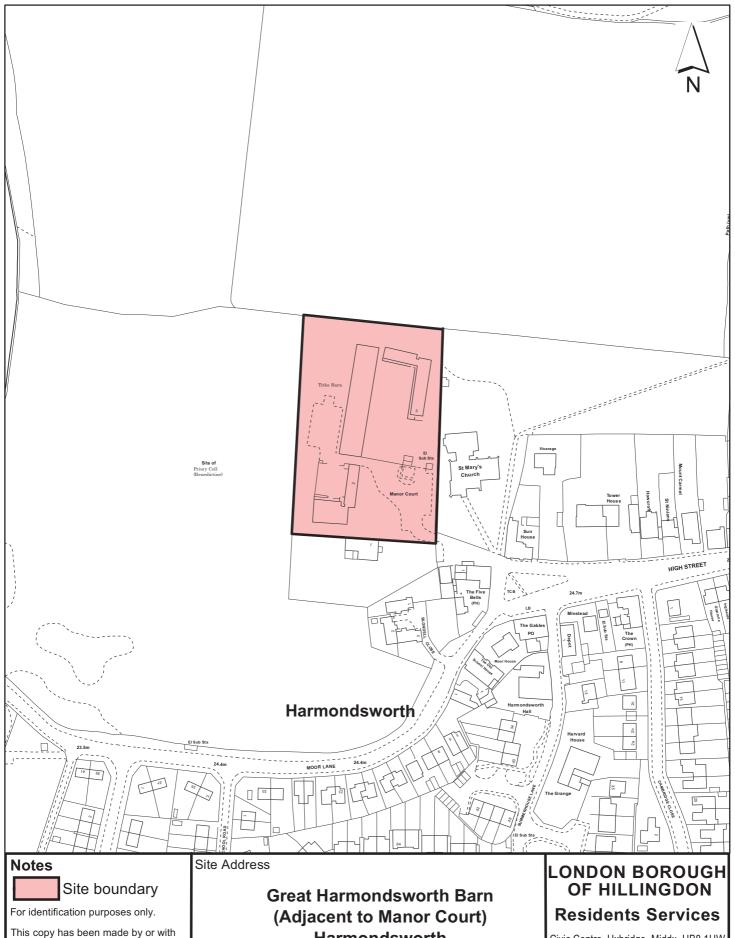
Hillingdon Local Plan: Part One (November 2012)

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

London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Gareth Gwynne Telephone No: 01895 250230



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Harmondsworth

Planning Application Ref:

27256/PP/2013/1444

Scale

1:2,000

Planning Committee

Central & South2

Date

November 2013

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



Agenda Item 12

Report of the Head of Planning, Sport and Green Spaces

Address GREAT HARMONDSWORTH BARN (ADJACENT TO MANOR COURT)

HIGH STREET HARMONDSWORTH

Development: Reinstatement of historic eaves overhang, repairs to timber frame structure

of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing

floor and new internal lighting scheme. (Listed Building Consent)

LBH Ref Nos: 27256/APP/2013/1445

Drawing Nos: L.03 Rev. A

L.04 Rev. A L.05 Rev. L.06 Rev. A L.06 Rev. A S.04 Rev. A

S.06 Rev. A S.07 Rev. A

Design and Access Statement Structural Specification Report

S.05 Rev. A S.03 Rev.. A

S.01

S.04 Rev. A S.05 Rev. A S.06 Rev. A 1194332 E15 T1 1194332 E16 T1 1194332 E17 T1 1194332 E19 T1

1194332 E20 T1 1194332 E21 T1 1194332 E22 T1 1194332 SO1 T1 1194332 SO2 T1

1194332 SO3 T3 1194332 SO4 T1

S07 Rev. A L.01 Rev A

S.02

Date Plans Received: 31/05/2013 Date(s) of Amendment(s):

Date Application Valid: 16/08/2013

1. CONSIDERATIONS

1.1 Site and Locality

The Great Barn is Grade I listed and located at the western end of the High Street, within the Harmondsworth Village Conservation Area. It forms part of a group of buildings that includes the Manor Court (Grade II listed) at the southern end of the site, which has been in use as a care home although currently appears to be vacant, and a series of modern agricultural styled buildings and structures which have office B1(a) use, although these appear to be presently vacant.

The site is adjoined to the east by St Mary's Church, which is grade II* listed. To the north, west and south is open land, with the area to the west being the site of a former Benedictine Priory College. To the south there is also a small cul-de sac with a number of residential properties.

The site and the adjoining land forms part of Green Belt and is located within an Archaeological Priority Area. The site is also covered by TPO30.

1.2 Proposed Scheme

The application concerns the following range of works to the Great Barn and its immediate surroundings:

A) Repairs to the Roof:

A specialist survey has indicated that the tiles have begun to fail, and others have slipped from the roof, with many of the tiles damaged by rusted metal nail fixings, introduced prior to the 2nd World War. In light of this, the scheme proposes to remove all the existing tiles from the roof and to use a mix of salvaged tiles (from the roof) and new handmade clay tiles. The latter tiles would make up approximately 75% of the tile cover with salvaged tiles used for the rest.

Other proposed works to the roof include the replacement of the existing softwood battens dating from the 1930's with oak battens, that would be nailed to the rafters with non-ferrous fixings that are stable with oak.

- B) Repairs to the main barn framework:
- Digging of trail pits to the plinth wall
- Possible joint strengthening of the barn bays (if required following further investigations)
- Drill survey to investigate decay cavities and to fill the cavities,
- Repairs to the aisle frames, involving packing with seasoned oak where appropriate,
- Additional non ferrous straps and ties added to the aisle post jowls where necessary (following further investigation),
- Removal of the upper level props if found to be necessary;
- C) External works to the barn elevations:
- Replacement of 3 pairs of softwood door frames and doors (both of relative modernity) in east elevation with oakwood frames, to provide greater security as existing have suffered damage from the elements.

- Replace the timber cladding on the north elevation. Installed in the 1980's, with oak cladding that replicates the more traditional pattern as used (n the 1970's) on the south elevation.
- Restoration of the previously truncated eaves on the north and west elevations to provide a proper eaves overhang to give greater protection to the fabric of the building from water run off from the roof.
- Repair to the main timber boards on the east and west elevation (where following further investigation it is deemed necessary), splicing in new oak timbers where necessary and similar timber repairs to the main east door.
- Restore two high level doors on the northern elevation, that were a feature of the barn in the 18th/19th century.
- D) Internal floor & lighting scheme:
- The scheme includes an option to reinstate the mud floor threshing floor replacing an existing area of concrete.
- Introduce a new low level and discrete lighting scheme, to replace the existing functional lighting.

Works to the barn's immediate surroundings:

Removal of a clump of Pampas grass, removal of a short section o box hedging and removal of timber fencing to east of the barn and a replacement for the grass crete car park to the east of the Great Barn.

1.3 Relevant Planning History

27256/APP/2013/1444 Great Harmondsworth Barn (Adjacent To Manor Court) High St

Reinstatement of historic eaves overhang, repairs to timber frame structure of barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor and new internal lighting scheme

Decision Date: Appeal:

Comment on Planning History

No planning history directly relevant to the planning application other than the concurrent full planning application (27256/APP/2013/1444) for the same works.

Part of the sought works seek to rectify some of the basic repairs undertaken to the Great Barn following a very damaging fire in 1972.

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

A site notice was also displayed and the application was advertised in the local newspaper.

No written responses were received from individual neighbours.

EXTERNAL:

Society for the Protection Of Ancient Buildings:

No response received.

Ancient Monuments Society:

No response received

Harmondsworth Conservation Area Advisory Panel:

I am writing on behalf of Harmondsworth Conservation Area Advisory Panel (though I should declare and interest as the Secretary to the Friends of the Great Barn, who are managing it on behalf of English Heritage). We have no objection to the proposed repairs to this building. In particular we welcome both the decision not to fit roofing felt or a similar membrane under the replacement tiles, as it would have a major impact on the appearance of the building, and the decision to extend the roof so the exposed purlin ends are covered as they were in the past. We are confused about what work is proposed to the three main doors as there is mention both of repairing the existing softwood doors with softwood (section 5.0 b), and of providing replacement doors made of oak (section 4.0 F and Fig 47); we have no objection to either course of action. We have no objection in principle to the reinstatement of lost timber threshing floors, but feel strongly that adequate archaeological recording of the areas should be a condition of LBC for this element of the proposed works. There should also be at least an archaeological watching brief when the proposed trial pits to assess the stability of the underpinned east wall and comparative areas are dug. These comments also apply to LBC application 27256/APP/2013/1445.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

The planning application has been noted by the Greater London Archaeological Advisory Service (GLAAS) as affecting a heritage asset of archaeological interest or lying in an area where such assets are expected based on information held in the Greater London Historic Environment Record and/or made available in connection with this application.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The application affects Harmondsworth Tithe Barn, a grade I listed building with an archaeological interest equivalent to that of a scheduled monument. I note however that extensive detailed building recording has informed the current proposals and that only minor groundworks are proposed.

The development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding of the asset's significance. The archaeological interest should be conserved by attaching a condition as follows:

REASON:

INTERNAL:

CONSERVATION TEAM:

Background:

Harmondsworth Barn dates from the 15th century and is grade I listed. It is one of the Borough's most important historic buildings and the current proposals for its repair are very much welcomed. The barn had been neglected by its previous owners and now in the care of EH, these works will secure its fabric and allow the building to be more readily available to the public and for community use.

Conclusion:

No objection in principle, the conditions as suggested below should be attached to any recommendation for approval; the application, all paperwork and the Council's resolution will need to be forwarded to the National Casework Unit for final approval.

Conditions to cover:

- · Archaeological watching brief for works to create a new threshing floor and digging of trial pits to consider the structural stability of the walls- in accordance with the advice of GLAAS.
- · Details of the construction and materials of the new threshing floor.
- · Details of the internal lighting scheme.
- · Details and samples where appropriate of new external paving and landscaping works.
- · Confirmation of works to modern high level struts and associated flitching of original purlins.
- · Details of materials and construction of new doors.
- · Colour of external metal work.

LANDSCAPE OFFICER:

No objection, subject to a condition providing further details of the external landscaping works

Condition

No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other that in accordance with the Written Scheme of Investigation.

Informative

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

I envisage that the archaeological fieldwork would comprise the following:

Watching Brief on groundworks

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

Please do not hesitate to contact me should you require further information or assistance. I would be grateful to be kept informed of the progress of this application.

Please note that this response relates solely to archaeological considerations. If necessary my Inspector of Historic Buildings and Areas colleagues should be consulted separately regarding statutory matters or Borough Conservation Officer as appropriate.

ENGLISH HERITAGE:

We confirm that the application by English Heritage:

- was the subject of pre application discussion within English Heritage
- was considered against the standards we apply in advising on planning application
- is submitted with the corporate support of English Heritage.

Recommendation:

We recommend that this case should be determined in accordance with government guidance, development plan polices and with the benefit of any further necessary conservation advice locally. It is not therefore necessary for us to be consulted again on the this application

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:

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
BE9	Listed building consent applications for alterations or extensions

LPP 7.8 (2011) Heritage assets and archaeology

NPPF12

5. MAIN PLANNING ISSUES

The main planning consideration with regard to the Listed Building Consent are whether the works are appropriate and sympathetic to the historic features and fabric of this extremely important Grade I listed building and its archaeological significance.

The application is submitted on behalf on English Heritage and the supporting documentation includes extensive site investigations, historic research and specialist survey work that has informed the works detailed in the application. Subject to the appropriate planning conditions, it is considered the approach to the repair, restoration and replacement of lost features is considered sensitive to the building's architecture and fabric. As such, the scheme complies with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) London Plan policy 7.8 and the relevant national guidance and heritage considerations within the National Policy Framework.

6. RECOMMENDATION

APPROVAL subject to the following:

1 G14 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall begin before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) 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 L.03 Rev. A, L.04 Rev. A, L.05 Rev. A, L.06 Rev. A, S.03 Rev. A, S.04 Rev. A, S.05 Rev. A, S.06 Rev. A, S.07 Rev. A, S.03 Rev. A, S.01, S.04 Rev. A, S.05 Rev. A, S.06 Rev. A, 1194332 E15 T1, 1194332 E16 T1, 1194332 E17 T1, 1194332 E18 T1, 1194332 E19 T1, 1194332 E20 T1, 1194332 SO1 T1, 1194332 SO2 T1, 1194332 SO3 T3, 1194332 SO4 T1, S07 Rev. A, L.01 Rev A, S.02 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 CAC12 Roof Tiles

The replacement roof tile used for the Great Barn roof shall be the 'HG Matthews Clay Tile' as inspected on site by the local planning authority in July 2013.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 CAC14 Further Details (Listed Buildings)

Detailed drawings and samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Details of the construction and materials of the new threshing floor.
- (b) Details of the internal lighting scheme.
- (c) Confirmation of works to modern high level struts and associated flitching of original purlins.
- (d) Details of materials and method of construction to new external doors.
- (e Details of materials and method of construction to new external doors.
- (f) Colour of external metal work.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with

5 NONSC programme of archaeological investigation

No development shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the local planning authority. No development shall take place other that in accordance with the Written Scheme of Investigation.

REASON:

Harmondsworth Barn is a heritage asset of archaeological interest. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF.

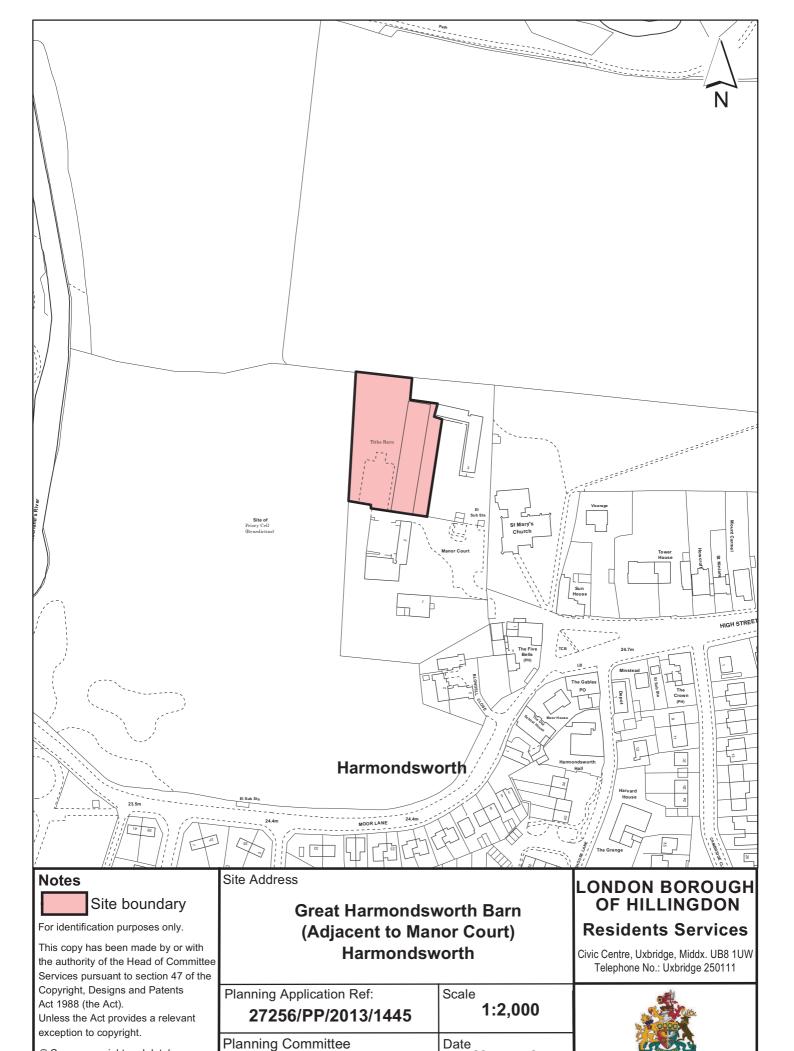
INFORMATIVES

- The decision to recommend APPROVAL to the Secretary of State 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).
- The decision to recommend APPROVAL to the Secretary of State 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.

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
BE9	Listed building consent applications for alterations or extensions
LPP 7.8	(2011) Heritage assets and archaeology
NPPF12	

The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs

Contact Officer: Gareth Gwynne Telephone No: 01895 250230



Central & South2

November

2013

LONDON

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Agenda Item 13

Report of the Head of Planning, Sport and Green Spaces

Address 17 AND 19 LITTLE ROAD HAYES

Development: Part two storey, part single storey side/rear extensions to No.17 and No.19

involving demolition of existing rear extensions, demolition of detached

garage to No.17 and demolition of detached outbuilding to No.19.

LBH Ref Nos: 62383/APP/2013/265

Drawing Nos: 2011-61-11 Rev. A Received 15th October 2013

2011-61-01 A

2011-61-10 Rev. A Received 15th October 2013 2011-61-09 Rev. A Received 15th October 2013 2011-61-08 Rev. A Received 15th October 2013 2011-61-07 Rev. A Received 15th October 2013 2011-61-06 Rev. A Received 15th October 2013

2011-61-05 A 2011-61-04 A 2011-61-03 A 2011-61-02 A

Location Plan to Scale 1:1250

Date Plans Received: 01/02/2013 Date(s) of Amendment(s): 01/02/2013

Date Application Valid: 06/02/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site lies on the south east side of Little Road and comprises a pair of two storey semi-detached houses with original part single storey rear outriggers. No. 17 Little Road has a detached garage located within the space to its side facing No. 15 Little Road.

The dwellings have shallow front gardens, space to their sides and rear gardens. No. 17 Little Road has a gap of 5.2m to its side and No. 19 Little Road has a 4.3m gap to its side boundary with No. 21 Little Road. Both application dwellings have vehicular crossovers from Little Road. 19 Little Road has a detached garage and a detached garden store to the rear of its rear garden.

The property to the south west No. 15 Little Road has a two storey side and part two storey rear extension, with an integral garage. The property to the north east No. 13 Little Road is un-extended to its side.

The street scene is residential in character and appearance comprising predominantly two storey semi-detached houses with visual side gaps, and the application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for the erection of two storey side, part two storey rear and single storey rear extensions to both houses, involving the demolition of the detached side garage to No. 17 Little Road and the detached rear outbuilding to No. 19 Little Road.

Both No. 17 and No. 19 Little Road would have a two storey side extension with a width of 3.3m, with the extension at No. 17 being set-in 1.2m its side boundary and the extension at No. 19 being set-in 1m from its respective side boundary. Both two storey side extensions would be set back from the main front wall of the original dwelling by 1.8m at ground and first floor levels.

The ground floor rear element of the proposal would project to a depth of 3.6m to the rear, with a pitched roof over having a maximum height of 3.2m.

The first floor rear extension to No. 17 Little Road would have a depth of 3m to the rear, as would the first floor rear element at No. 19 Little Road. They would both have a width of 5.1m.

The pitched roof over the two storey side extension would be 0.55m lower than the original roof's ridge. The roof over the two storey rear element would be around 0.87m lower than the original roof's ridge.

The accommodation would be used as additional living space and a garage on the ground floor of each extended dwelling. The first floor of each dwelling would have three bedrooms each and a study room. There would be a main bathroom and an en-suite attached to one of the bedrooms.

1.3 Relevant Planning History

62383/APP/2006/2992 17 And 19 Little Road Hayes

ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS INCLUDING INTEGRAL GARAGES WITH FRONT CANOPIES TO NOS.17 AND 19 LITTLE ROAD (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSIONS AND DETACHED GARAGES).

Decision Date: 02-03-2007 Withdrawn **Appeal:**

62383/APP/2012/279 17 And 19 Little Road Hayes

Part two storey, part single storey side/rear extensions to No.17 and No.19 involving demolition of existing rear extensions

Decision Date: 06-11-2012 Refused **Appeal:**

Comment on Planning History

Planning application 62383/APP/2012/279 for 'Part two storey, part single storey side/rear extensions to No.17 and No.19 involving demolition of existing rear extensions' was refused on 12/11/2012 by the Planning Committee for the following reasons:

1. The proposed two storey side and first floor rear extensions, by virtue of their siting, size, scale and design would fail to appear as subordinate additions and would thus be detrimental to the appearance of the each original house, the semi-detached pair, the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to policies BE13, BE15 and BE19 of the Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS Residential Extensions.

- 2. The proposal, due to a lack of off street parking provision, would result in an increase in demand for on-street car parking, in an area where such parking is at a premium, contrary to Policy AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).
- 3. The proposal would fail to maintain an adequate amount of private usable external amenity space for the occupiers of the resultant dwellings, resulting in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
- 4. The proposal, due to a lack of adequate outlook and daylight to the first floor study room and the inadequate internal arrangement to access the bathroom, fails to afford an acceptable standard of residential amenity for its occupiers, contrary to London Plan (2011) Policy 5.3, Policy BE19 of the adopted Hillingdon Unitary Development Plan(Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The current application seeks to overcome these refusal reasons in the following ways:

- 1. The extensions have been amended so that they are set further back (1.8m as opposed to 1m) from the front wall of the main house and the height of the ridge of the extensions have been reduced (they are now 0.5m lower than the main ridge as opposed to the 0.3m within the previous application). Overall, the amendments are considered to result in extensions which would be subordinate to the original building and appropriate within the street scene.
- 2. The application has been amended to provide an integral garage for each of the properties. The properties are now proposed with 2 parking spaces each, 1 in the garage and 1 on the driveway. The parking complies with the Council's maximum standard and the Council's Highways Officer considers the arrangements acceptable.
- 3. The proposals now include the demolition of outbuildings within the rear garden of no.19 Little Road, the demolition of the outbuildings means that in excess of 100sq.m of amenity space would be provided for the future occupiers of the development in accordance with Policy BE23 of the Saved Policies UDP.
- 4. The first floor layout has been amended so that the study previously proposed has been replaced by a family bathroom, which is a non-habitable room. This amendment both means that all habitable rooms have adequate outlook and that there is reasonable access to the bathroom from all parts of the dwelling.

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

Five neighbouring occupiers were consulted on 08/02/2013 and a site notice was erected on 19/02/2013. No responses were received.

A ward Councillor has requested that the application be referred to Committee for determination.

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:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
LPP 7.4	(2011) Local character

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, visual amenities of the street scene and surrounding area generally, residential amenity, parking and amenity space.

The side extensions at both properties would maintain a set back from the respective side boundaries by a minimum of 1m, ensuring any potential terracing effect would not occur, in accordance with paragraph 5.1 of the HDAS: Residential Extensions. The ground and first floor of the side extensions would be set behind the main front wall of the original dwelling by significantly more than 1m, at 1.8m, in accordance with paragraph 5.6 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The width of the two storey side extensions, at 3.3m, would ensure compliance with paragraph 5.10 of the HDAS: Residential Extensions, which advises an upper limit of 2/3rds of the width of the application property. Similarly, the roof of both of the two storey side extensions would comply with paragraph 5.8 of the HDAS: Residential Extensions which requires a minimum set down of 0.5m.

Given the compliance of the two storey side extensions as detailed above, the proposal would appear as a subordinate, sympathetic addition to the existing dwelling, the semi-detached pair of dwellings, the street scene and the character and appearance of the area overall. The proposal would be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The first floor rear element of the proposal to both dwellings would extend 3m to the rear of the existing building. This is in accordance with the maximum of 3.6m suggested as being acceptable within the SPD. In addition, the roof of the first floor rear extensions would be set down by 0.87m, more than the 0.5m as required within the HDAS: Residential Extensions SPD. The width of the first floor rear extensions at 5.1m would ensure the proposal would remain a subordinate addition to the existing dwellings, in accordance with section 6 of HDAS: Residential Extensions.

The depth and finished height dimensions of the proposed ground floor rear extensions would be in accordance with the SPD within paragraphs 3.3 and 3.7, with a 3.6m depth and 3.2m maximum height. The proposed rear extensions would be subordinate to the scale and form of the original houses and would harmonise satisfactorily with their character and appearance. The ground floor rear extensions would not detract from the visual amenities of the dwellings or surrounding area. The proposed ground floor rear extensions are considered to be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 3.0 of the HDAS: Residential Extensions.

In terms of residential amenity, the two storey side element of the proposal at No. 17 Little Road would be set more than 1m away from the boundary with the neighbouring site No. 15 Little Road. This neighbouring dwelling has a two storey side and part two storey rear extension. The neighbouring extension does not contain any habitable room windows facing the application site, and the neighbouring extension projects to a similar distance to the rear as that proposed as part of the extension at No. 17 Little Road. Therefore, the proposed extensions at No. 17 Little Road would not harm the residential amenities of the occupiers of the neighbouring property No. 15 Little Road by way of increased overshadowing, visual intrusion and/or over-dominance.

The two storey side element of the proposal at No. 19 Little Road would also be set 1m away from the boundary with its neighbouring site No. 21 Little Road. This neighbouring dwelling is un-extended and maintains a gap of over 4m from the boundary between the two sites and its flank wall. The neighbouring property does not contain any habitable room windows facing the application site and the nearest window to the first floor rear elevation of the neighbouring property serves a bathroom. The application proposal would not impinge on a 45 degree line when taken from the nearest first floor habitable room (bedroom) window. Therefore, the proposed extensions at No. 19 Little Road would not harm the residential amenities of the occupiers of the neighbouring property No. 21 Little Road by way of increased overshadowing, visual intrusion and/or over-dominance.

Windows are proposed at ground floor level to both side elevations of the extensions to

No. 17 and No. 19 Little Road. However, as these would serve bathrooms and would be conditioned to be obscure glazed, no overlooking/loss of privacy concerns are raised.

Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The habitable room windows would be provided with clear glazed windows providing outlook and light, whilst bathrooms windows would be obscure glazed. All the proposed habitable rooms, and those altered by the development would maintain an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2011).

Given the location of the site and the increase in habitable rooms/bedrooms, it is considered that to comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the application proposal would require the provision of two off street parking spaces. Each resultant dwelling would have access to two off street parking spaces; one within the integral garage within the side extension and one within the front garden. The proposal would not result in an increase in on-street demand for parking and would be in accordance with Policies AM7(ii) and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007). It is noted that other two storey side extensions to other dwellings on the street have similar parking arragements including integral garages.

Given the tandem arrangement of the parking, the dwellings would be unsuitable to be converted into HMO's, as the car parked within the garage could not be removed when a car is parked on the drive. Therefore, this parking arrangement would not be suitable for a HMO and the permitted development rights would be removed by condition.

In terms of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), over 100sq.m of private amenity space should be retained for each enlarged 4 bedroom dwelling as the proposed first floor 'Prayer room' could reasonably be considered to be a bedroom (given the existing plans depict it as such). The resultant amenity space for No. 17 would be 138sq.m and for No. 19 it would be 105sq.m, following the demolition of the existing outbuilding to the rear of the garden. Both sites would retain sufficient private amenity space and thence the proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Whilst the application covers extensions for two dwellings, it is considered that the extension to each dwelling would be acceptable in its own right. Therefore, no condition or legal agreement is required to ensure that the extension is built on both dwellings.

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2011-61-06 Rev. A Received 15th October 2013, 2011-61-07 Rev. A Received 15th October 2013, 2011-61-08 Rev. A Received 15th October 2013, 2011-61-09 Rev. A Received 15th October 2013, 2011-61-10 Rev. A Received 15th October 2013 and 2011-61-11 Rev. A Received 15th October 2013.

RFASON

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

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO6 Obscure Glazing

The windows serving the bathrooms on the ground floor of the flank wall of the side extension at No. 17 and No. 19 Litle Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garages hereby permitted shall be used only for the accommodation of private

motor vehicles incidental to the use of the dwellinghouse.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 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.
- 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).

Standard Informatives

- 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).
- 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
BE23 BE24	Requires the provision of adequate amenity space. Requires new development to ensure adequate levels of privacy to neighbours.
	Requires new development to ensure adequate levels of privacy
BE24	Requires new development to ensure adequate levels of privacy to neighbours. Retention of topographical and landscape features and provision of new planting and landscaping in development
BE24 BE38	Requires new development to ensure adequate levels of privacy to neighbours. Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. Residential Extensions, Hillingdon Design & Access Statement,
BE24 BE38 HDAS-EXT	Requires new development to ensure adequate levels of privacy to neighbours. Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with

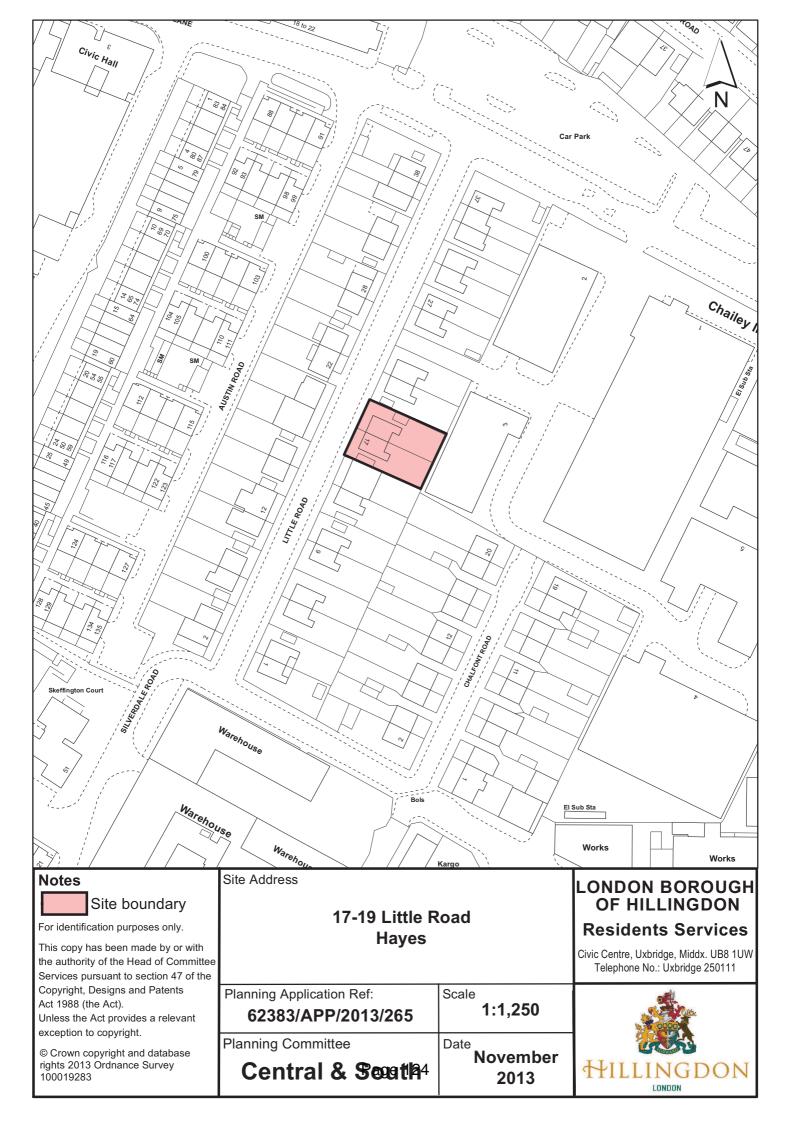
British Standard Code of Practice BS 5228: 1984.

- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- You are advised that 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: Jazz Ghandial Telephone No: 01895 250230



Agenda Item 14

Report of the Head of Planning, Sport and Green Spaces

Address THE MOORCROFT COMPLEX HARLINGTON ROAD HILLINGDON

Development: Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom

Residential Units (Use Class C3) and reinstatement of rear conservatory.

LBH Ref Nos: 3043/APP/2012/1093

Drawing Nos: 4679-II

4679-3

4679-1 Rev. A

Design and Access Statement

Heritage Statement 4679-2 Rev. E

Date Plans Received: 04/05/2012 Date(s) of Amendment(s): 04/05/2012

Date Application Valid: 04/05/2012

1. SUMMARY

Planning permission is sought for the change of use of Units 11 and 12 which form part of the Grade II Listed Moorcroft Complex, the use of which was previously approved for office purposes, to residential use, to form 2 three bedroom units on two floors in the Mansion House. The re-instatement of a single storey conservatory to the rear of Unit 12, whose removal was unauthorised is also proposed.

The principle of the loss of office accommodation and change of use to residential within this Green Belt location is considered acceptable and much of the previously approved office floorspace has already been converted at the rear of the building. No objections are raised to the re-instatement of the conservatory. The proposal would bring this part of the listed building back into productive use and the conversion would not be unduly harmful to the historic fabric of the building. Furthermore, the residential units proposed would afford a suitable standard of residential accommodation, the proposal would not unduly affect the amenities of adjoining occupiers and adequate car parking would be provided. On this basis the proposal is considered acceptable and suitable for approval subject to a commensurate contribution towards school places in the local area, subject to the recommended conditions.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Culture & Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Culture & Green Spaces and the following:

- i) That an education contribution in the sum of £24,048 is secured.
- ii) That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.
- iii) If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of

the Director of Planning and Community Services.

- iv) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.
- v) That subject to the above, the application be deferred for determination by the Head of Planning, Culture & Green Spaces 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.
- vi) That if the application is approved, the following conditions be imposed:

1 RES3 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 RES4 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 4679-2 Rev. E and 4679-3 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details of new external pipework and vents, and all new joinery 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.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE8, BE9, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Prior to the commencement of works on site, full details of the design and construction of the rear conservatory to Unit 12 shall be sumitted to and approved in writing by the Local PLanning Authority. The conservatory shall be constructed in accordance with the approved details prior to the occupation of the residential units

REASON

To ensure that the conservatory is re-instated at the site to maintain the historic integrity of the building, in accordance with BE8 and BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 RES13 Obscure Glazing

Prior to the commencement of works on site, details of the obscure glazing to be installed

in the side elevations of rear conservatory facing Units 11 and 13 shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved detauils and the obscure glazing shall thereafter be retained.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES9 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.g Other structures (such as containers)
- 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 surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
- 5. 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 and residential

amenities of the locality and provide adequate privacy to future and adjoining occupiers in compliance with policies BE13, BE24 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

Prior to commencement of development an energy assessment shall be submitted demonstrating a reduction of 20% in CO2 emissions from existing levels. The assessment shall set out the emissions associated with the existing building and then the measures to reduce through the use of efficient design and improvements to heating and electricity infrastructure. The development must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the development contributes to CO2 reductions and improves the energy efficiency for future residents in accordance with Policy 5.2 of the London Plan and BE1 of the Local Plan.

8 RES22 Parking Allocation

Central & South Planning Committee - 5th November 2013 PART 1 - MEMBERS, PUBLIC & PRESS

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

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	
NPPF6	
NPPF9	
NPPF10	
NPPF12	
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 4.2	(2011) Offices
LPP 4.3	(2011) Mixed use development and offices
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
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 7.16	(2011) Green Belt
LPP 7.8	(2011) Heritage assets and archaeology
OL1	Green Belt - acceptable open land uses and restrictions on new

	development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
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.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H8	Change of use from non-residential to residential
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,
	Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,
	Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework,
	Supplementary Planning Document, adopted January 2010

3

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

3. CONSIDERATIONS

3.1 Site and Locality

Units 11 and 12 are located within the Moorcroft Mansion House which forms part of The Moorcroft Complex located on the north-west corner of the Harlington Road/West Drayton Road junction. The landscaped grounds of the complex extend to some 1.45 hectares and has frontages onto Harlington Road to the north-east and West Drayton Road to the south-east. The complex comprises the Moorcroft Mansion House and its associated buildings - 'The Lawns' and 'Coach House' to the north, as well as the new building, 'The

Courtyard Terrace' to the rear and west of the Mansion House, approved under planning permission 3043/APP/2002/715.

The Mansion House consists of the original three storey seven bay early 18th Century Manor house and a number of substantial three, two and single storey extensions which have significantly increased the size of the original building. Units 11 and 12 are vacant office suites which are located within the front two storey part of the Mansion House which fronts Harlington Road, although it is stepped back from the road and separated by a car park with its the main access into the complex taken from Harlington Road.

The Mansion House, the wall to the south, The Lawns, Coach House and Vine Cottage (immediately to the north of The Lawns and now in separate ownership/use) are all Grade II Listed for their historic and architectural importance and, together, form a group. The whole site lies within the Green Belt.

To the north are the buildings of Hillingdon Manor School and to the south a small close of flats and a rural activities and garden centre. The area to the west is the open countryside associated with Moorcroft Farm. The boundaries of the site are largely defined by mature trees/hedgerows, many of the trees within the grounds being protected by Tree Preservation Order No. 503.

3.2 Proposed Scheme

The proposal is to change the use of Units 12 and 13 from Class B1(a) offices to residential (Class C3) and reinstate a former conservatory to the rear of Unit 12, the removal of which had not been authorised. The residential accommodation proposed would be for three-bedroom units on two floors.

As regards the conversion works, with the exception of the erection of a single storey conservatory to the rear of Unit 12 which would be designed and constructed as per the replacement conservatory previously approved as part of App. Nos. 3043/APP/2006/61 and 65, there would be no alterations to the external fabric of the building. As regards internal works, the main alterations would be additional stud walls on the first floor to provide division for two of the bedrooms and en-suite facilities, whilst on the ground floor of Unit 11, additional stud walls around the staircase is proposed. Additional pipework and servicing would be required for the new facilities.

The application is supported by the following documents:-

Design and Access Statement:

This provides an introduction to the proposals, advising that the office suites have remained vacant for over 5 years despite extensive marketing. The site context is assessed, the history of the site is detailed and planning policy and guidance assessed. The proposlas are then described in terms of their use, amount of floor space, layout, scale and appearance, landscaping, access and parking and climate change mitigation. It concludes by stating that the original planning application which the Council was mindful to approve (3043/APP/2000/258 would have provided for a residential use of these units, The new thrust of the NPPF is supportive of mixed use development, The proposal accords with the UDP and the proposal does not harm the listed building and for these reasons, the proposal should be supported.

Heritage Statement:

This provides an introduction to the proposals and describes the Moorcroft complex. Relevant planning policy is assessed and the proposals described. It concludes by stating that the neccessary internal alterations are limited in their scope and would cause very limited harm to the building, harm which is easily outweighed by the public benefit of reintrioducing a beneficial use.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission and listed building consent were originally granted for the erection of a two storey building for office purposes and conversion of the Manor House, Coach House and the Lawns buildings to form offices with associated parking and access (involving demolition of a two storey wing and ancillary buildings) on 1/10/03 (App. Nos. 3043/APP/2002/715 and 716 refer respectively).

Subsequently, planning permission (App. No. 3043/3043/APP/2006/61 refers) and listed building consent (APP. No. 3043/APP/2006/65 refers) for the retention of a total of 8 office suites, change of use of offices (Class B1) to 20 residential units (as flats and 8 dwellinghouses) (Class C3) plus 4 new build residential units and associated parking (part retrospectrive application) were approved on 8/11/07 and 28/9/06 respectively.

It is also noted that planning application 3043/APP/2000/2581 was eventually withdrawn, this proposed the change of use of the Mansion House to form 13 houses and 6 flats, conversion of the Coach House to form 1 house and the erection of 4 courtyard terraced houses. The application was presented to the former Uxbridge Planning Committee on 15 November 2001 where Members resolved to approve the application subject to a Section 106 Agreement. The Agreement required a contributuion towards school places in the area but it was never signed and the 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.H1	(2012) Housing Growth
PT1.HE1	(2012) Heritage
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.CI1	(2012) Community Infrastructure Provision
PT1.39	To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:	
NPPF1	
NPPF6	
NPPF9	
NPPF10	
NPPF12	
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 4.2	(2011) Offices
LPP 4.3	(2011) Mixed use development and offices
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.4	(2011) Retrofitting
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
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 7.16	(2011) Green Belt
LPP 7.8	(2011) Heritage assets and archaeology
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
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.
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.
OE1	

Protection of the character and amenities of surrounding properties and the local

OE8 Development likely to result in increased flood risk due to additional surface water

run-off - requirement for attenuation measures

H8 Change of use from non-residential to residential

R17 Use of planning obligations to supplement the provision of recreation, leisure and

community facilities

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary

Planning Document, adopted December 2008

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning

Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties have been consulted, the proposal has been advertised in the local press and a site notice was displayed at the entrance into the site. A further period of consultation with neighbours has been undertaken which expires on the 4/11/13 and any additional responses received will be reported on the addendum sheet.

Responses from 2 neighbouring occupiers have been received, raising a number of concerns which are summarised as follows:-

- (i) The Council previously granted approval for Moorcroft Hospital to be converted into 21 freehold offices. We purchased one of these offices, Unit 13 in 2005 on the strict understanding that all the other units would be occupied as offices keeping normal office hours. In 2007, despite strong objections, the Council agreed to convert the rear of the site, ie 15 freehold offices into housing. This has considerably altered the usage of the site. We now have children playing at the rear of our offices throughout the day which can make it difficult for our staff to work,
- (ii) It was always hoped that the terrace of 7 offices at the front of the building would remain as offices. 5 of the offices have been sold and the small buisinesses who occupy these offices have grown in size providing local employment. From starting point of 5 employees when company moved from Ealing in 2005, we now employ 21 staff,
- (iii) It would be completely impractical to have a row of 7 offices and allow the 2 in the centre of the terrace to be converted into housing which would be at odds with the usage and occupation of the remaining 72% of the front terrace. The existing communal business grounds will no longer be contained meaning that domestic use will compromise our staff's use of the facilities. Currently, the existing residential aspect of the development is perfectly contained within its own area and gated entrance and the 2 areas do not conflict,
- (iv) If Unit 12 is allowed to convert to residential, 21 office staff and numerous visitors would have to

share communal front entrance to our offices which could involve bicycles, pushchairs, young children etc, which would not create an appropriate environment for a professional company,

- (v) The conversion of the building from offices has been carried out very cheaply and there is no sound insulation. Residential occupation of No. 12 could generate noise throughout the day which will have an adverse effect on our employees and our ability to continue as a business,
- (vi) The proposed parking bays will block access making office entrance for our staff and visitors difficult as is is currently a walkway,
- (vii) The main reason for the neighbouring properties have not been sold is due to the inflated prices the owners/developers are seeking. We, together with other companies have expressed an interest in buying these units but price quoted was double the market value,
- (viii) If units 11 and 12 are converted, this will further enhance the profits obtained from this development to the detriment of the companies who have bought freehold units on the provison that all properties on the site would be offices,
- (ix) If application is refused, owners would be forced to sell offices at realistic commercial rates and other entrepreneurs can develop their businesses and employ local people. If approved, it is likely that job losses would occur,
- (x) Concerned that as a neighbouring occupier at No. 13, we were not informed of this application or indeed the earlier application (3043/APP/2006/61 refers),
- (xi) We request that a joint meeting is held in order to raise our valid concerns which hopefully can be addressed.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

The revised drawings are acceptable in Listed Building terms as the room layouts, as far as is possible, can still be read i.e. the chimney breasts can be seen and are left in sensible positions in the reordered rooms. The conservatory needs to be reinstated before the houses are completed or occupied - I am concerned that the application does not include a detailed drawing of this feature, but refers back to previous approvals, but we could ask for this via condition.

We need to condition details of new external pipework and vents, and all new joinery.

ACCESS OFFICER:

Given the historical significance of the building and the works involved to allow for the proposed residential use, it is suggested that the London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013 are not strictly applied in this instance.

1. However, it is noted that the premises as existing incorporate a toilet for use by wheelchair users. The ground floor layout should incorporate a fully accessible entrance level WC within units 11 and 12 that meets the Lifetime Home Standards. The facility should provide 700mm to one side of the toilet pan with 1100mm in front to any obstruction opposite.

Conclusion: Provided the above specifications could be incorporated into revised plans, no objection is raised from an accessibility perspective.

SUSTAINABILITY OFFICER:

Older buildings have a tendency to be very energy inefficient and therefore have high CO2 emissions. The conversion of older non-residential units to residential place a high burden on future occupiers exposed to inefficiencies. The developer should therefore aim to improve the energy efficiency of the building as much as possible and not simply provide a bare minimum conversion. In accordance with London Plan Policy 5.2 and Local Plan Policy BE1 the following

condition is necessary:

Prior to commencement of development an energy assessment shall be submitted demonstrating a reduction of 20% in CO2 emissions from existing levels. The assessment shall set out the emissions associated with the existing building and then the measures to reduce through the use of efficient design and improvements to heating and electricity infrastructure. The development must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure the development contributes to CO2 reductions and improves the energy efficiency for future residents in accordance with Policy 5.2 of the London Plan and BE1 of the Local Plan.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of the Green Belt. The NPPF at Paragraph 87 advises that inappropriate development is harmful to the Green Belt but at paragraph 90 that the reuse of buildings in the Green Belt is not inappropriate, providing that the openness of the Green Belt is preserved and the proposal does not conflict with the purposes of including land within the Green Belt and that the buildings are of permanent and substantial construction. The residential use of the building would not give rise to any intensification of the use of the site as compared to its authorised use as offices. Furthermore, the provision of the small conservatory would re-instate a similar structure that was previously on site and its removal was unauthorised. Therefore, the proposal raises no objections on Green Belt grounds.

The NPPF (March 2012), the Mayor's London Plan (July 2011) and the Hillingdon Local Plan (November 2012) do not incorporate any specific policies which preclude the loss of offices. Policy H8 of the Hillingdon Local Plan: Part Two - Saved UDP POlicies (November 2012) is generally supportive of proposals which seek to change the use of non-residential buildings to residential, providing a satisfactory residential environment can be created, the existing use is unlikely to meet a demand for such accommodation in the foreseeable future and other policy objectives of the plan are satisfied. The agents advise that the offices have been vacant for over 5 years and remain vacant despite extensive marketing. Officers are also of the opinion that in the current economic climate, such office space is unlikely to be attractive to companies, due to its relatively isolated location and listed status of the building reducing flexibility of the use of the space as compared with modern open plan space in town centres. It should also be noted that the former Uxbridge Planning Committee on 15 November 2001 resolved to approve the residential conversion of all the buildings, although the application was eventually withdrawn due to the S106 Agreement not being progressed. There has been no change in policy to suggest that such an assessment would no longer be appropriate. Therefore, no objections are raised in principle to the loss of the office space.

The NPPF also advises at paragraph 131 that when determining planning applications, local planning authorities should have regard to the desirability of sustaining and enhancing the significance of heritage assets and of putting them to viable uses consistent with their conservation.

It is therefore considered that no objections in principle can be raised against this proposal in policy terms.

7.02 Density of the proposed development

As the application seeks the conversion of 2 office suites within an existing building, the

density of development is not material to the consideration of the proposals.

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

The proposal would not affect any conservation area or area of special local character. As regards archaeology, the conservatory would replace a similar structure which was previously sited to the rear of Unit 12 so that there would be little impact upon archaeological remains.

As regards the listed building, it is considered that the alteration works have been kept to a minimum, having regard to the need to provide a conversion scheme which affords a reasonable standard of residential amenity. The Council's Conservation / Urban Design Officer advises that the room layouts on the revised scheme, as far as is possible, can still be read with the chimney breasts being visible and retained in sensible positions in the reordered rooms. The officer concludes that the scheme is acceptable, subject to conditions requiring details of the conservatory and details of all new external pipework and vents and all new joinery.

7.04 Airport safeguarding

There are no airport safeguarding objections raised by this proposal.

7.05 Impact on the green belt

The change of use of part of the building from two office suites to two residential units would not result in an intensification of the use of the site.

The proposed 3m deep by 5.0m wide single storey conservatory would re-instate a similar conservatory whose removal was unauthorised which would have minimal impact upon the Green Belt, being sited within the main building envelope.

7.07 Impact on the character & appearance of the area

This is dealt with in Section 7.05 above.

7.08 Impact on neighbours

The proposed conservatory would adjoin the ground floor office space within Unit 13 and the proposed residential floor space in Unit 11. The conservatory would have an overall depth of 3m which accords with the Council's HDAS Design Guidance: Residential Extensions. As such, there would be no unacceptable impacts in terms of loss of sunlight or being overbearing. Furthermore, any impacts as regards overlooking of neighbouring properties could be mitigated with the use of obscure glazing in the side elevations. It should also be noted that this conservatory is replacing a similar structure whose removal was unathorised.

As regards the grounds at the rear of this part of the building, currently this space is shared with the offices. Although the area adjacent to the existing residential units is separated on this part of the site by a low wall, this can be stepped over and access to this part of the grounds can be gained around the front of the building so that there is no physical barrier to prevent commercial and residential occupiers using the whole site. As such, this proposal would not have a materially greater impact than the existing situation. However, although formally dividing the grounds with permenent fencing would be inappropriate in terms of the setting of the listed building and the openness of the Green Belt, it is considered that greater use of landscaping and planting in container pots could assist in helping to create the impression of defensible private space immediately at the rear of the individual units.

7.09 Living conditions for future occupiers

The proposals would provide residential houses with internal floor areas of 148 sq. m (Unit 11) and 155 sq. m (Unit 12). These areas would satisfy the Mayor's minimum internal floor

space standards of 96 sq. m and 106 sq. m for a three bedroom, 5 person and 6 person houses respectively. Furthermore, all the habitable rooms would have an acceptable standard of outlook and natural lighting.

As regards external amenity space, the residents would have access to the grounds of the Moorcroft complex.

As regards privacy, although the layout of the frontage with planted areas provides a buffer to safeguard the reasonable privacy of ground floor windows, at the rear there is no such planting, with a large communal patio area adjoining the rear of the properties. As stated above, although the permanent boundary treatment such as close boarded fencing would be inappropriate here, privacy could be improved with additional low key planting and planting in containers that would help to give the impression of defensible space. The side elevations of the conservatory could also be obscure glazed. An appropriate landscaping scheme and obscure glazing of the conservatory has therefore been conditioned as part of any approval.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed residential use of the units would not be likely to generate any additional traffic as compared to the existing office use.

The units would utilise that part of the existing car park at the front of the building which would be capable of providing 4 off-street car parking spaces, including a wheelchair users space. The proposal therefore provides parking in accordance with the Mayor's maximum car parking standards.

7.11 Urban design, access and security

Relevant planning issues have been discussed within the relevant sections of this report.

7.12 Disabled access

The Council's Access Officer advises that given the historical significance of the building, full compliance with relevant disabled access legislation and guidance would not be appropriate in this instance. However, the officer did advise that a fully accessible entrance level wc should be provided. This has been incorporated on the amended plans and the scheme is now acceptable from an accessibility perspective.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

The proposed conversion scheme does not have any implications for protected trees on site.

7.15 Sustainable waste management

Existing storage facilities for refuse and recycled waste are provided at the entrance to the site.

7.16 Renewable energy / Sustainability

The Design and Access Statement describes the energy efficiency measures that would be employed, such as low energy light bulbs, high efficiency boilers and use of high quality insulation materials wherever appropriate. The report advises that the use of uPVC glazing and solar panels would not be appropriate in the context of the listed building.

THe Council's Sustainability Officer advises that older buildings can be very energy inefficient, placing a high burden upon future occupiers and therefore recommends a condition which seeks a 20% reduction on CO2 emissions on the existing level.

7.17 Flooding or Drainage Issues

Not applicable to this development.

7.18 Noise or Air Quality Issues

The residential use of the units would have no implications for air quality or noise issues as compared to the office use of the units.

7.19 Comments on Public Consultations

As regards the comments raised by neighbouring occupiers, points (i), (ii), (viii) and (ix) are noted, but no guarentees can be given that adjoining units will be retained in their original use and all planning applications have to be considered on their individual merits. Point (iii) has been dealt with in the main report. As regards point (iv), the sharing of a communal access by residential and commercial uses is not uncommon and would not be a valid ground to refuse the application. In terms of point (v), the proposed residential use is unlikely to generate any additional noise than the existing office use, particularly during the day when the adjoining offices would be occupied. As regards the parking (point vi), this application proposes no physical alteration of the existing access arrangements. In terms of point (vii), this is noted, but as mentioned in the officer's report, this type of office accommodation is not likely to be attractive in the current economic climate. In terms of neighbour notification (point x), the adjoining units were consulted on this application and on the revised plans and as regards the need for a meeting (point xi), this would serve little purpose as neighbouring occupier's concerns have been well detailed in their correspondence.

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, an education contribution of £24,048 would be required.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

7.21 Expediency of enforcement action

7.22 Other Issues

No other relevant planning issues 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

The principle of the loss of office accommodation and change of use to residential within this Green Belt location is considered acceptable and it is noted that much of the previously approved office floorspace has already been converted at the rear of the building.

The proposal would bring this part of the listed building back into productive use and the conversion would not be unduly harmful to the historic fabric of the building. No objections are raised to the re-instatement of the conservatory.

The residential units proposed would afford a suitable standard of residential accommodation, and although the change of use would insert residential accommodation between the retained office suites, the relationship is not unacceptable and could be improved with strategic landscaping/planting. Adequate car parking would be provided.

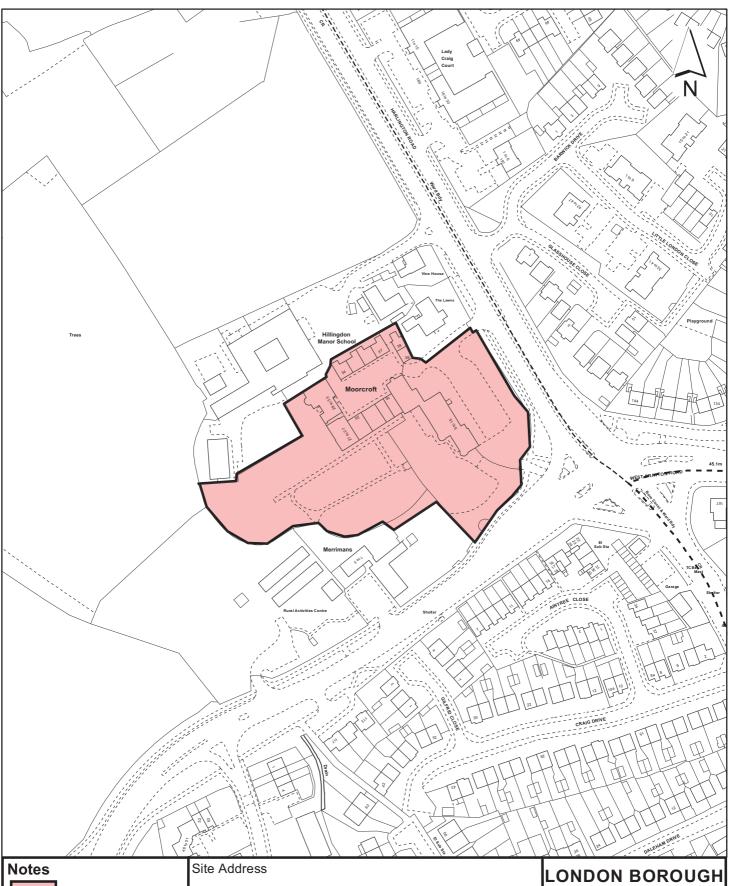
On this basis the proposal is considered acceptable and suitable for approval subject to a commensurate contribution towards school places in the local area, subject to the recommended conditions.

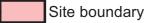
11. Reference Documents

National Planning Policy Framework (March 2012) London Plan (July 2011) Hillingdon Local Plan (November 2012)

HDAS: Residential Layouts HDAS: Accessible Hillingdon Consultation responses

Contact Officer: Richard Phillips Telephone No: 01895 250230





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The Moorcroft Complex Harlington Road

Planning Application Ref:

3043/APP/2012/1093

Scale

1:2,000

Planning Committee

Central & Seeth

November 2013

LONDON BOROUGH OF HILLINGDON Residents Services

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



Agenda Item 15

Report of the Head of Planning, Sport and Green Spaces

Address THE MOORCROFT COMPLEX HARLINGTON ROAD HILLINGDON

Development: Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom

Residential Units (Use Class C3) and reinstatement of rear conservatory

(Application for Listed Building Consent).

LBH Ref Nos: 3043/APP/2012/1094

Drawing Nos: 4679-II

4679-1 Rev. A

4679-3

Design and Access Statement

Heritage Statement 4679-2 Rev. E

Date Plans Received: 04/05/2012 Date(s) of Amendment(s):

Date Application Valid: 04/05/2012

1. CONSIDERATIONS

1.1 Site and Locality

Units 11 and 12 are located within the Moorcroft Mansion House which forms part of The Moorcroft Complex located on the north-west corner of the Harlington Road/West Drayton Road junction. The landscaped grounds of the complex extend to some 1.45 hectares and has frontages onto Harlington Road to the north-east and West Drayton Road to the south-east. The complex comprises the Moorcroft Mansion House and its associated buildings - 'The Lawns' and 'Coach House' to the north, as well as the new building, 'The Courtyard Terrace' to the rear and west of the Mansion House, approved under planning permission 3043/APP/2002/715.

1.2 Proposed Scheme

This application is to consider the works to the listed building only. The planning merits of the change of use to residential units and the conservatory are assessed under planning ref. 3404/APP/2012/1093 which is also on this committee agenda.

As regards the conversion works, with the exception of the erection of a single storey conservatory to the rear of Unit 12 which would be designed and constructed as per the replacement conservatory previously approved as part of App. Nos. 3043/APP/2006/61 and 65, there would be no alterations to the external fabric of the building. As regards internal works, the main alterations would be additional stud walls on the first floor to provide division for two of the bedrooms and en-suite facilities, whilst on the ground floor of Unit 11, additional stud walls around the staircase is proposed. Additional pipework and servicing would be required for the new facilities.

The application is supported by the following documents:-

Design and Access Statement:

This provides an introduction to the proposals, advising that the office suites have remained vacant for over 5 years despite extensive marketing. The site context is then assessed. The history of the site is then detailed and planning policy and guidance assessed. The proposals are then described in terms of their use, amount of floor space, layout, scale and appearance, landscaping, access and parking and climate change mitigation. It concludes by stating that the original planning application which the Council was mindful to approve (3043/APP/2000/258) would have provided for a residential use of these units, The new thrust of the NPPF is supportive of mixed use development, The proposal accords with the UDP and the proposal does not harm the listed building and for these reasons, the proposal should be supported.

Heritage Statement:

This provides an introduction to the proposals and describes the Moorcroft complex. Relevant planning policy is assessed and the proposals described. It concludes by stating that the necessary internal alterations are limited in their scope and would cause very limited harm to the building, harm which is easily outweighed by the public benefit of reintroducing a beneficial use.

1.3 Relevant Planning History Comment on Planning History

Planning permission and listed building consent were originally granted for the erection of a two storey building for office purposes and conversion of the Manor House, Coach House and the Lawns buildings to form offices with associated parking and access (involving demolition of a two storey wing and ancillary buildings) on 1/10/03 (App. Nos. 3043/APP/2002/715 and 716 refer respectively).

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

The public comments received on this proposal mainly relate to the planning application and are detailed on the planning application (3043/APP/2012/1093) which is also reported to this committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

NPPF12

LPP 7.8 (2011) Heritage assets and archaeology

Central & South Planning Committee - 5th November 2013 PART 1 - MEMBERS, PUBLIC & PRESS

BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed

buildings

5. MAIN PLANNING ISSUES

It is considered that the alteration works in connection with change of use of the two units from offices to residential have been kept to a minimum, having regard to the need to provide a conversion scheme which affords a reasonable standard of residential amenity.

The Council's Conservation / Urban Design Officer advises that the room layouts on the revised scheme, as far as is possible, can still be read with the chimney breasts being visible and retained in sensible positions in the re-ordered rooms. The officer concludes that the scheme is acceptable, subject to conditions requiring details of the conservatory and details of all new external pipework and vents and all new joinery.

6. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listd Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 RES7 Materials (Submission)

No development shall take place until details of new external pipework and vents, and all new joinery 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.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE8, BE9, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 NONSC Non Standard Condition

Prior to the commencement of works on site, full details of the design and construction of the rear conservatory to Unit 12 shall be sumitted to and approved in writing by the Local PLanning Authority. The conservatory shall be constructed in accordance with the approved details prior to the occupation of the residential units

REASON

To ensure that the conservatory is re-instated at the site to maintain the historic integrity of the building, in accordance with Policies BE8 and BE9 of the Hillingdon Local Plan:

Part Two - Saved UDP POlicies (November 2012).

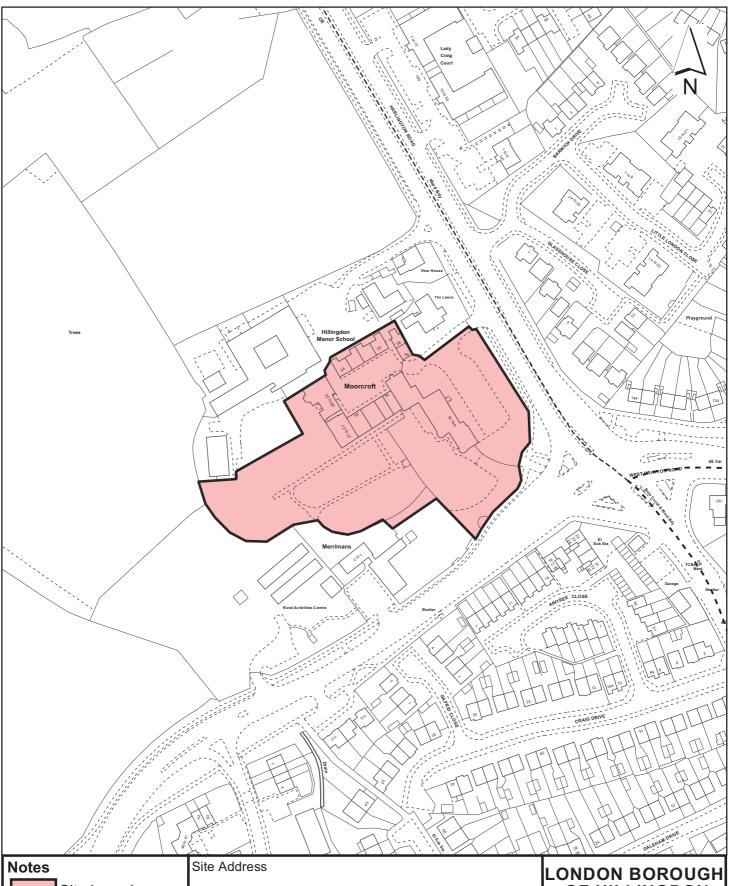
INFORMATIVES

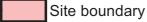
- The decision to GRANT listed building consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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).
- The decision to GRANT listed building consent 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.

NPPF12

LPP 7.8	(2011) Heritage assets and archaeology
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings

Contact Officer: Richard Phillips Telephone No: 01895 250230





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The Moorcroft Complex Harlington Road

Planning Application Ref:

3043/APP/2012/1094

Planning Committee

Central & Scorth45

Scale

1:2,000

Date **November** 2013



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



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Agenda Item 16

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

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Agenda Item 17

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

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Agenda Item 18

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

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Plans for Central & South Planning Committee

05 November **2013**





Report of the Head of Planning, Sport and Green Spaces

Address 98 POLE HILL ROAD HILLINGDON

Development: Part two storey, part single storey rear extension and roof extension to create

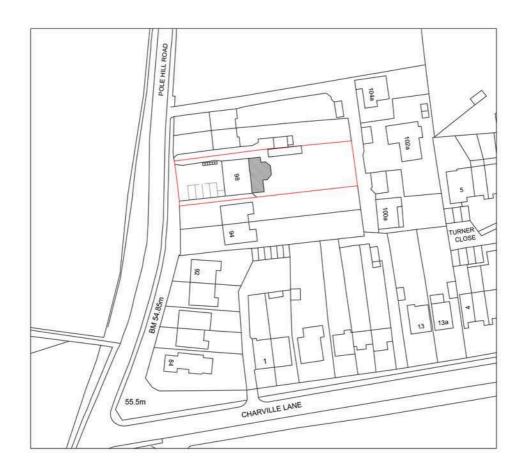
additional habitable roofspace and change of use from use class C3 (Residential) to use class C2 (Residential Institutions) to be used as a 10-

bedroom Nursing Home (Resubmission)

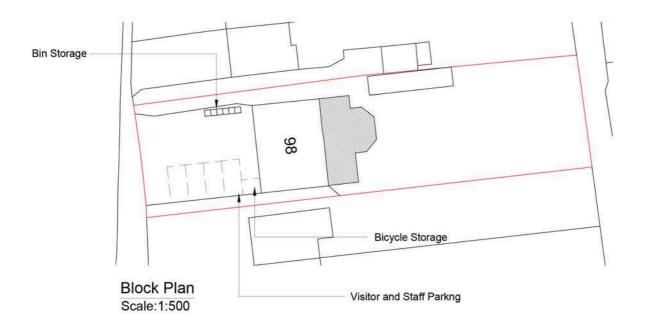
LBH Ref Nos: 10668/APP/2013/2344

Date Plans Received: 15/08/2013 Date(s) of Amendment(s):

Date Application Valid: 15/08/2013

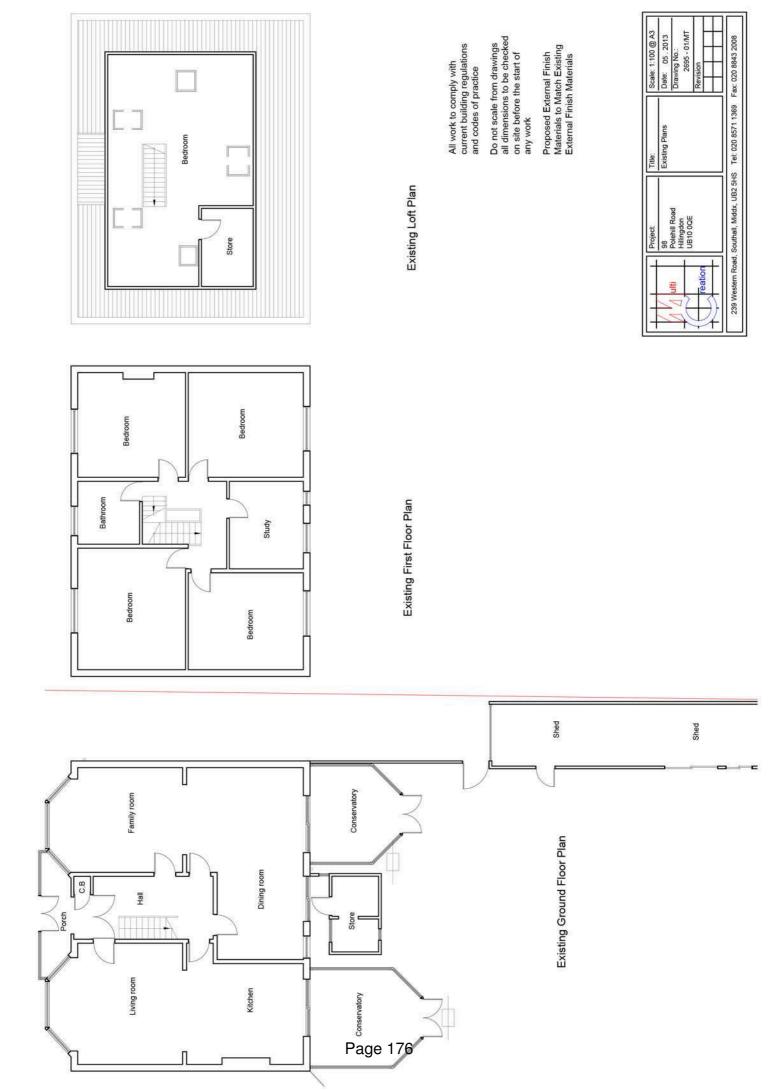


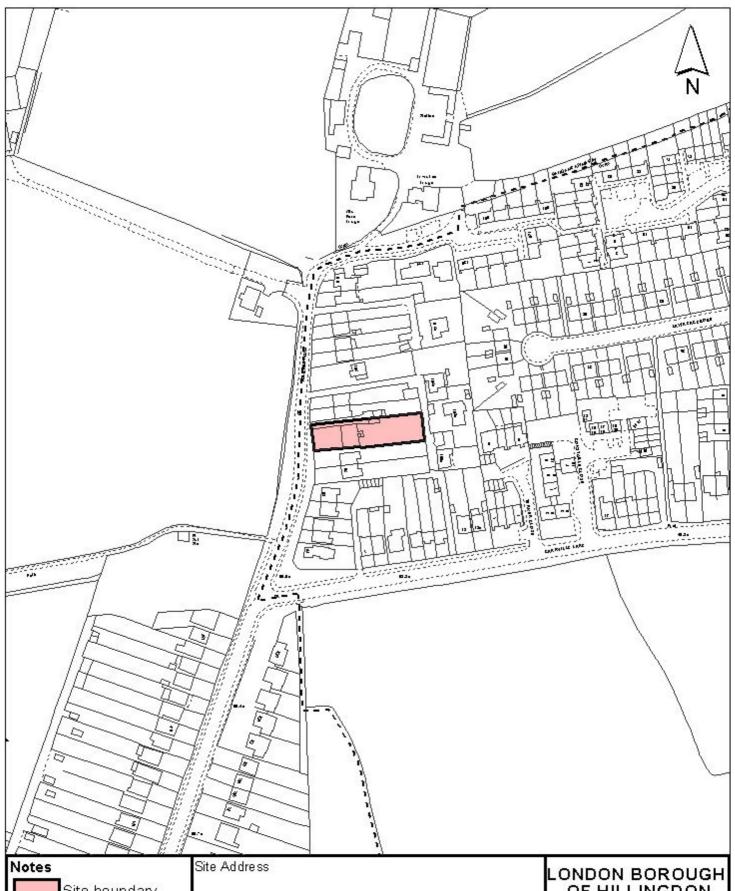
Location Plan Scale:1:1250













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98 Pole Hill Road Hillingdon

Planning Application Ref: 10668/APP/2013/2344 Scale

1:2,000

Planning Committee

Central & Scouth77

Date **No**

November 2013

ONDON BOROUGH OF HILLINGDON Residents Services

Givic Gentre, Uxbridge , Middx. UB8 1UW Telephone No.: Uxbridge 250111



Report of the Head of Planning, Sport and Green Spaces

Address 9 BAXTER CLOSE HILLINGDON

Development: Two storey front and side extensions to include habitable roofspace and

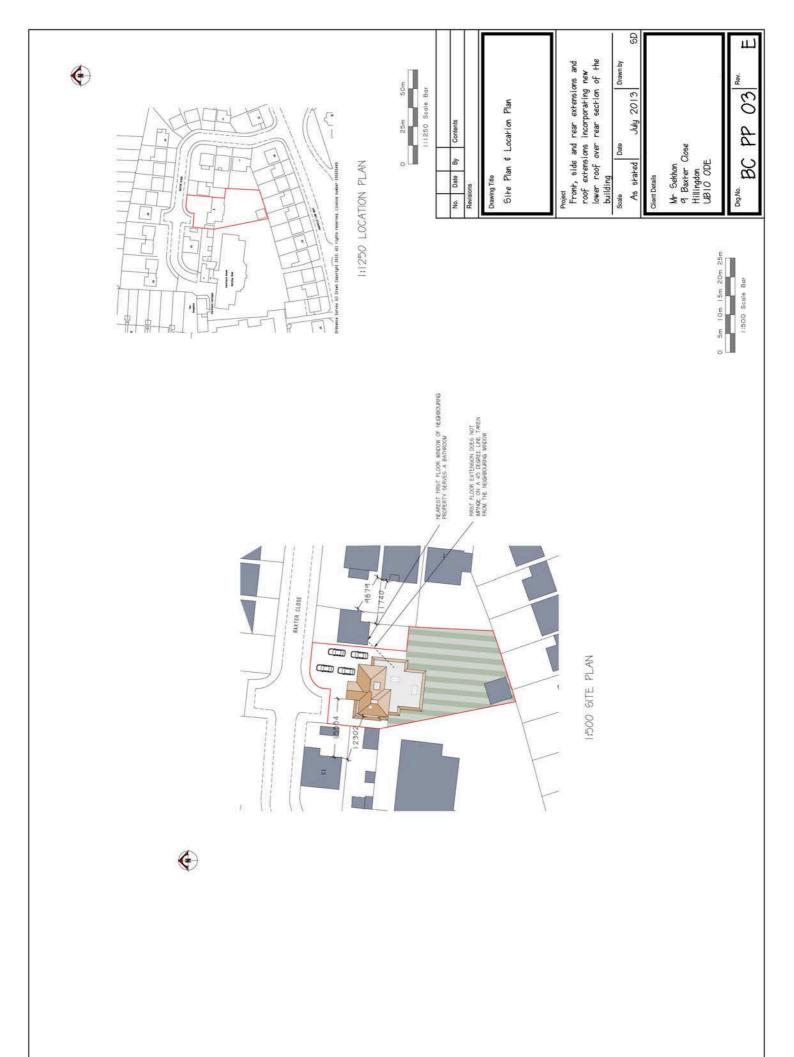
installation of rear dormer and 1 x side rooflight, single storey side and rear extensions, involving part demolition of existing dwelling and alterations to roo

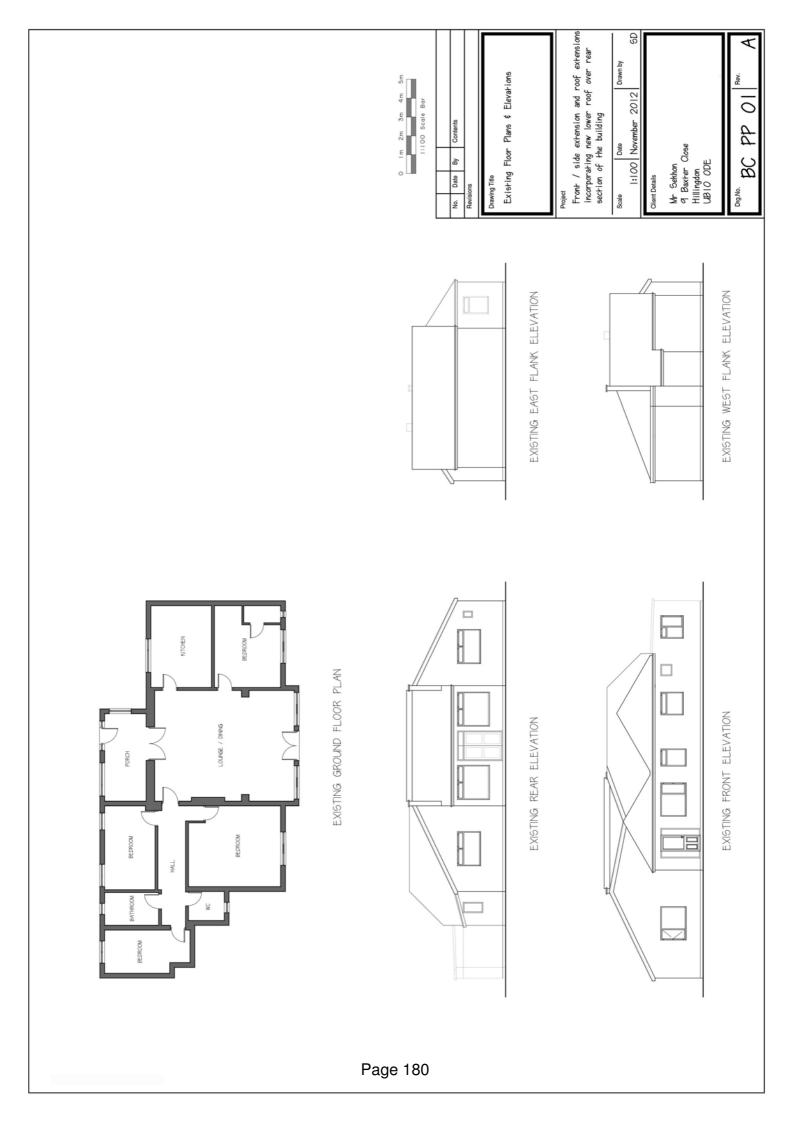
of remaining element.

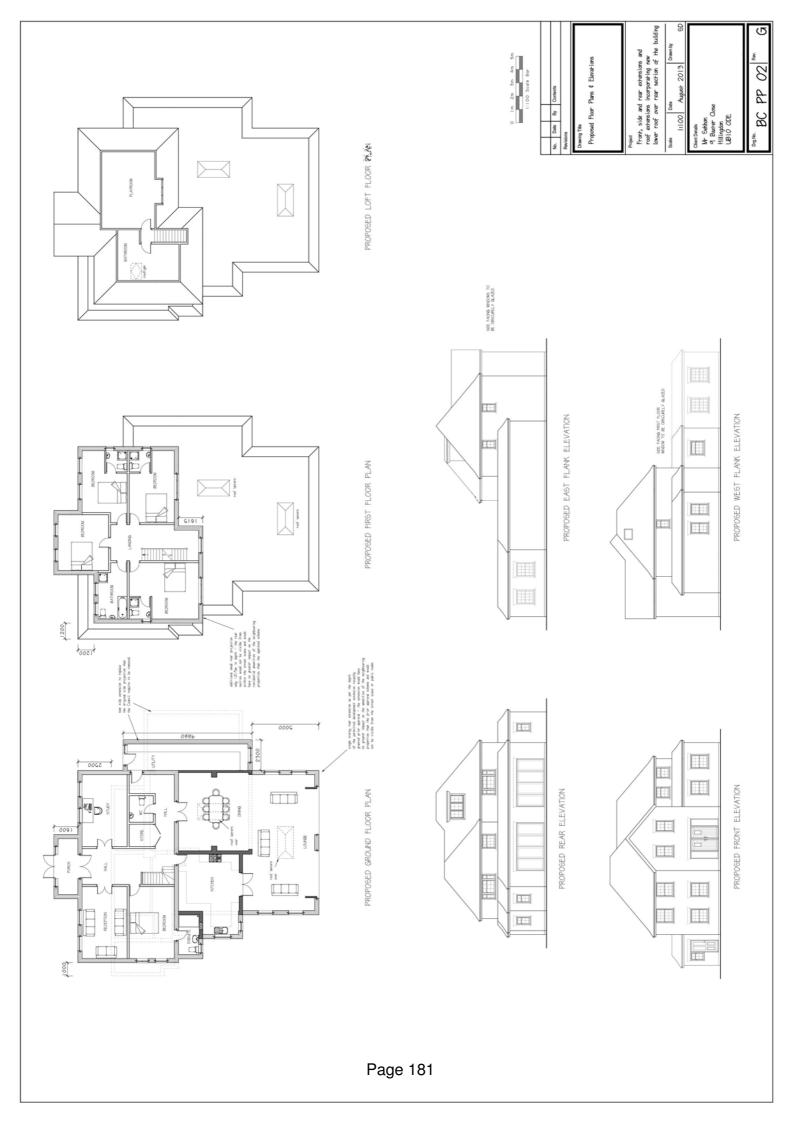
LBH Ref Nos: 38913/APP/2013/2254

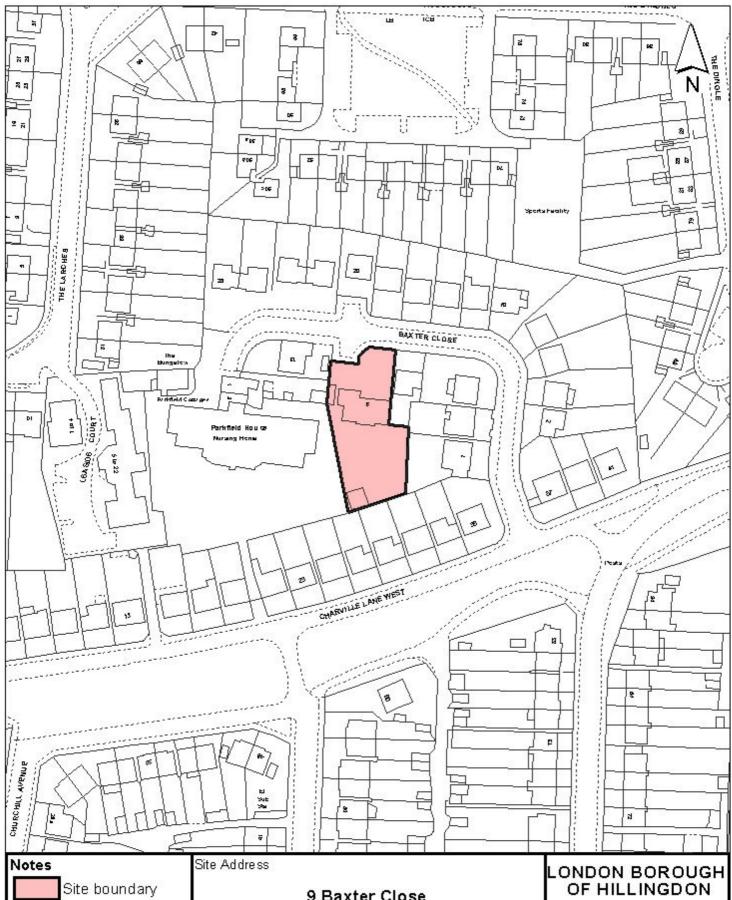
Date Plans Received: 06/08/2013 Date(s) of Amendment(s): 06/08/0013

Date Application Valid: 13/08/2013









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9 Baxter Close Hillingdon

Planning Application Ref:

38913/APP/2013/2254

Planning Committee

Central & Seutle2

Scale

1:1,250

Date November 2013



Residents Services

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



Report of the Head of Planning, Sport and Green Spaces

Address

LAND AT REAR OF 37 AND 39 WIMBORNE AVENUE HAYES

Development:

Two storey, four-bed, detached dwelling with associated parking and amenity

space and installation of 2 x vehicular crossovers to side, involving relocation

of existing garage to No.37

LBH Ref Nos:

63342/APP/2013/1168

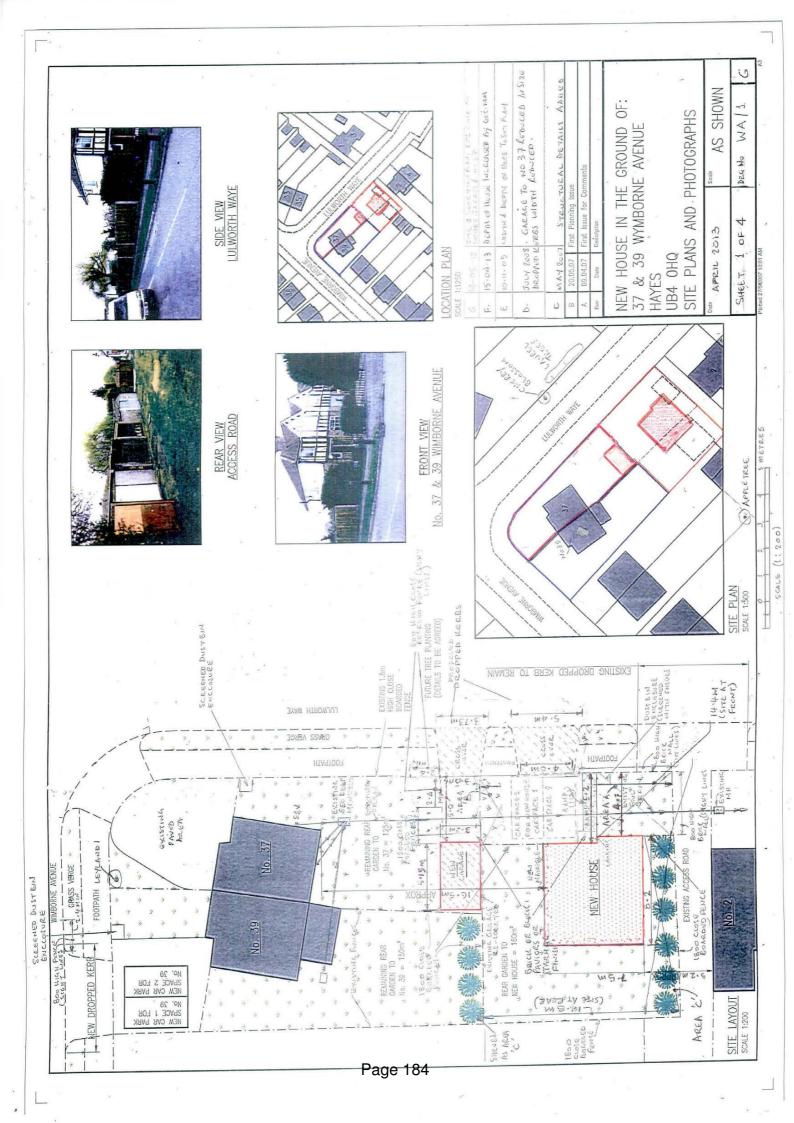
Date Plans Received:

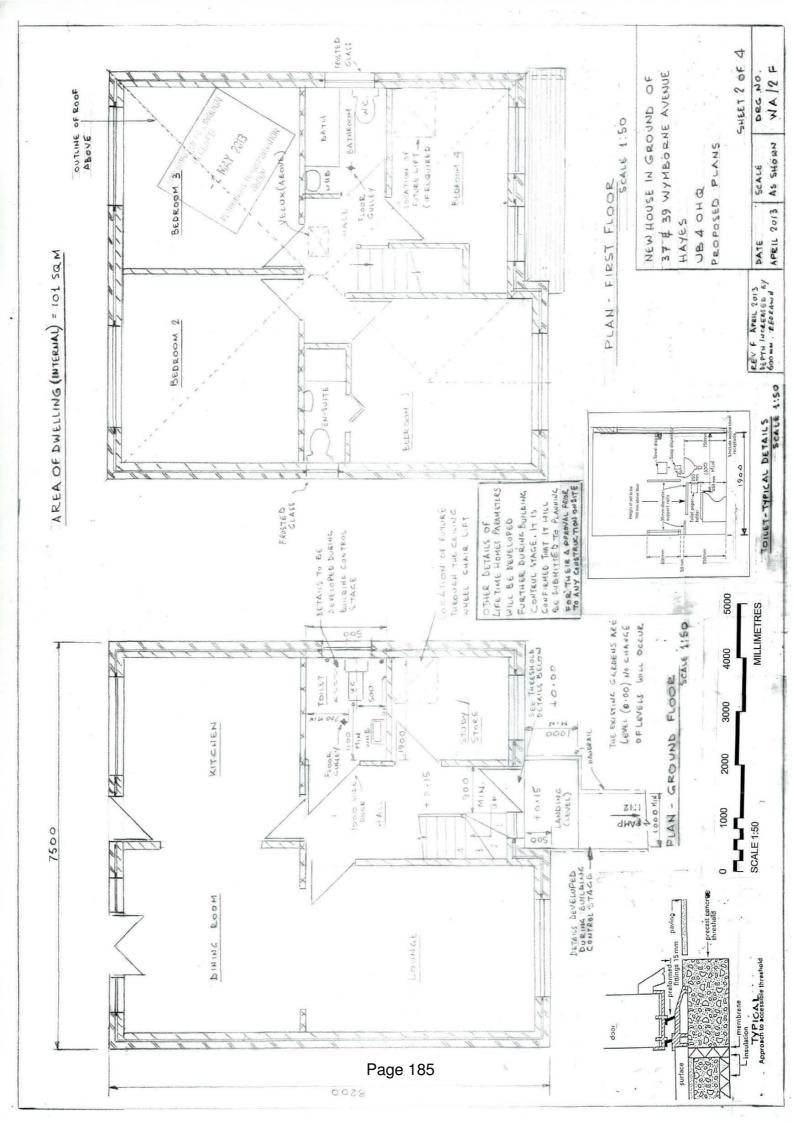
08/05/2013

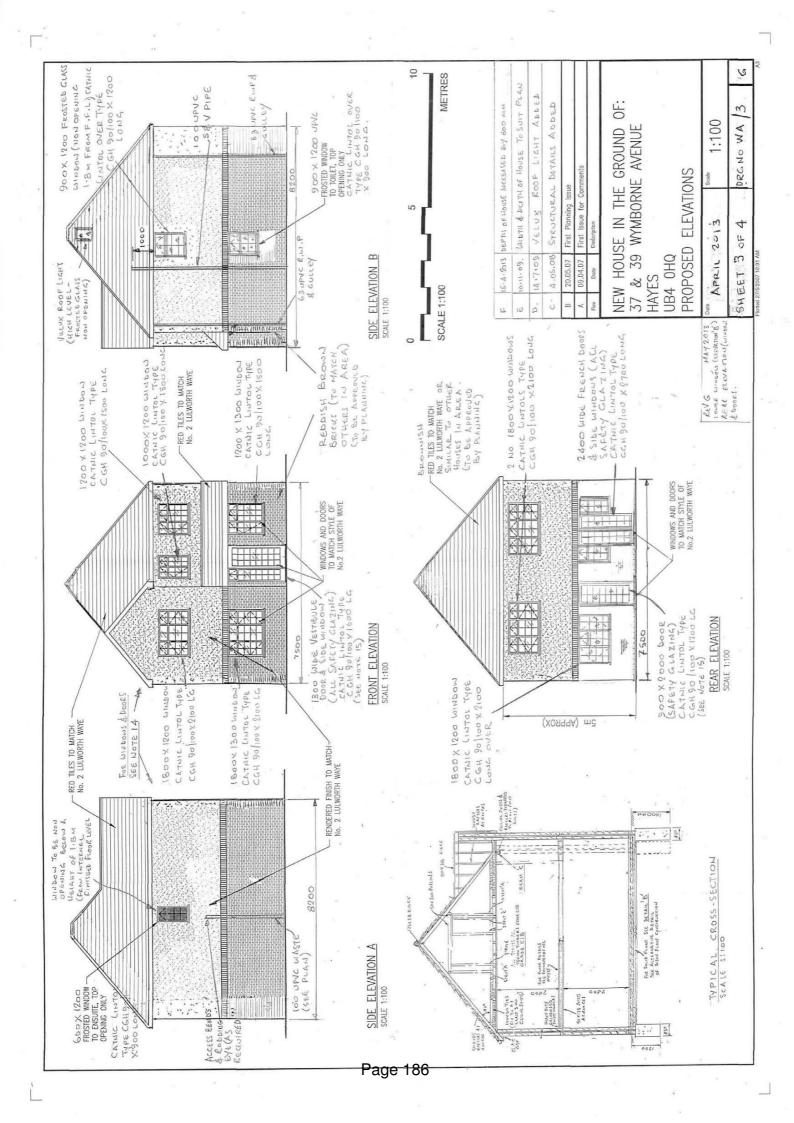
Date(s) of Amendment(s):

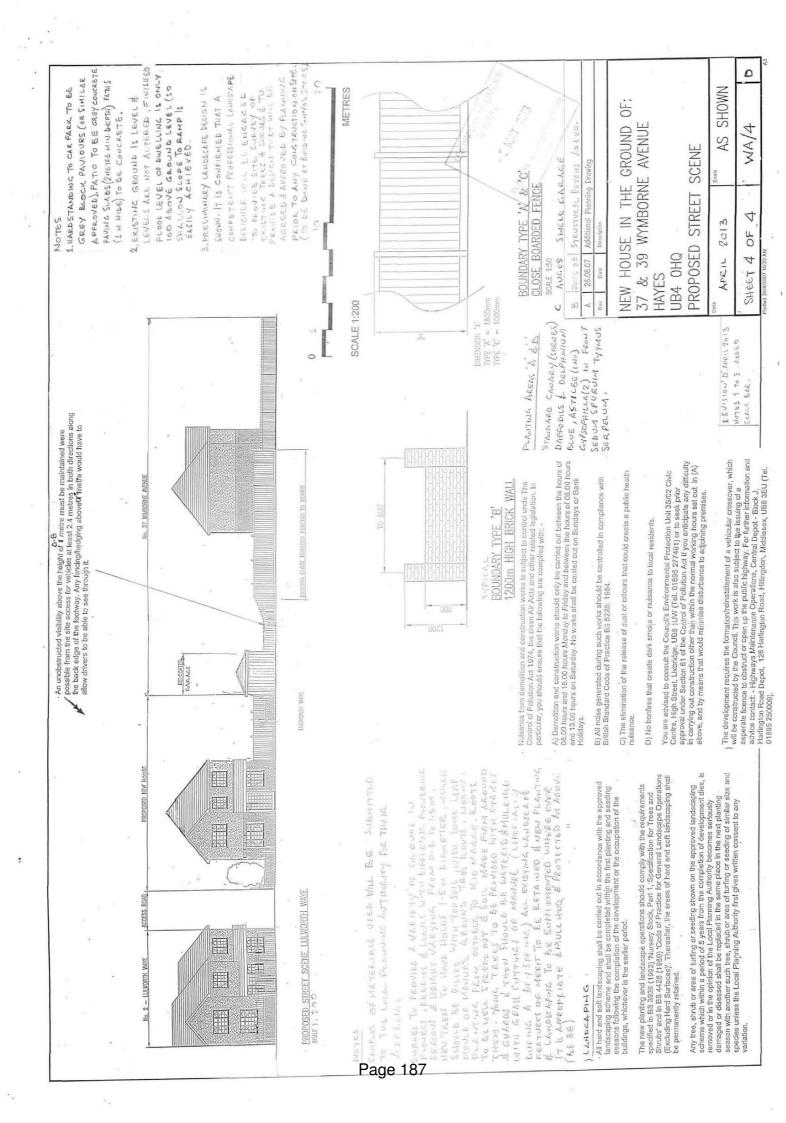
08/05/2013

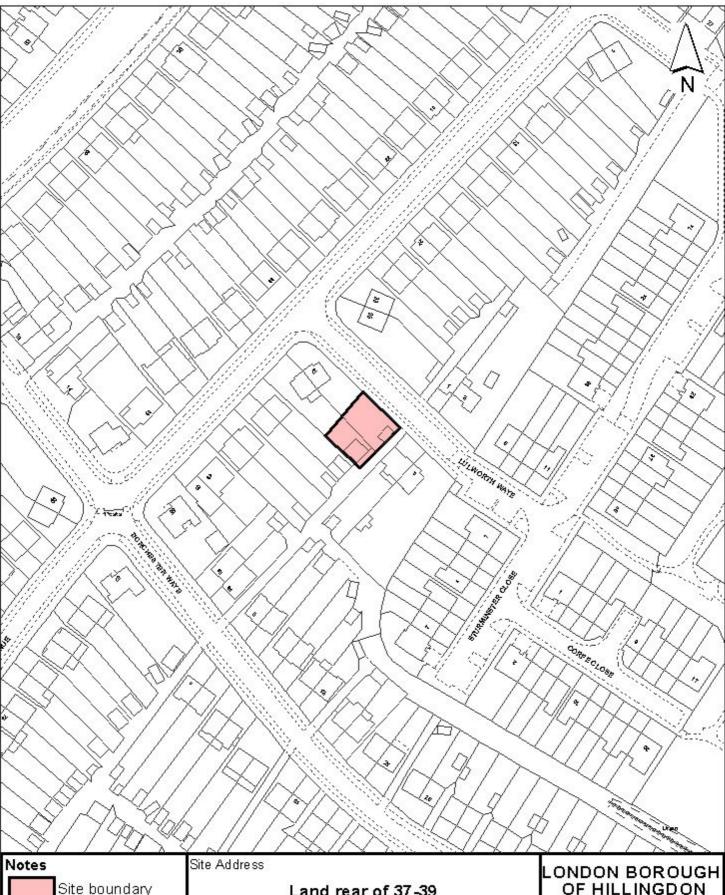
Date Application Valid: 20/05/2013

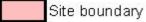












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Land rear of 37-39 Wimborne Avenue Hayes

Planning Application Ref:

63342/APP/2013/1168

Scale

1:1,250

2013

Planning Committee

Central & Seutis

Date November

OF HILLINGDON Residents Services

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

Report of the Head of Planning, Sport and Green Spaces

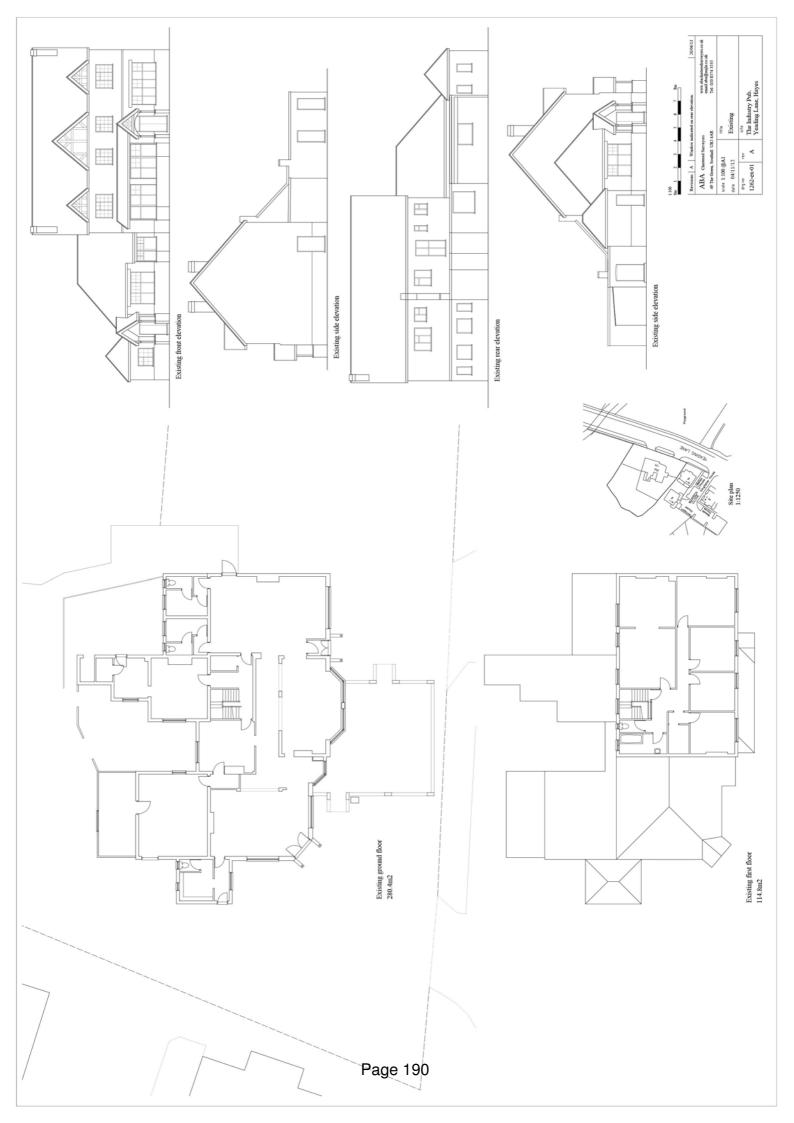
Address THE INDUSTRY 171 YEADING LANE HAYES

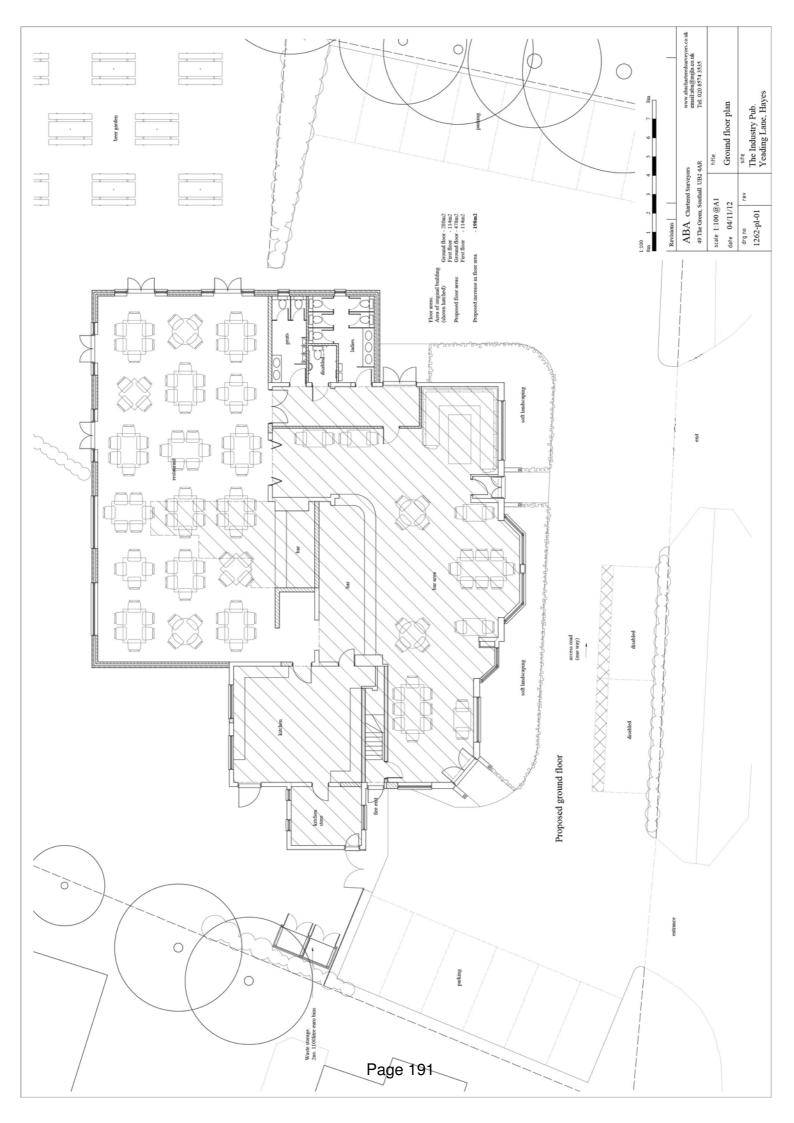
Development: Single storey side/rear extension and installation of canopy to side

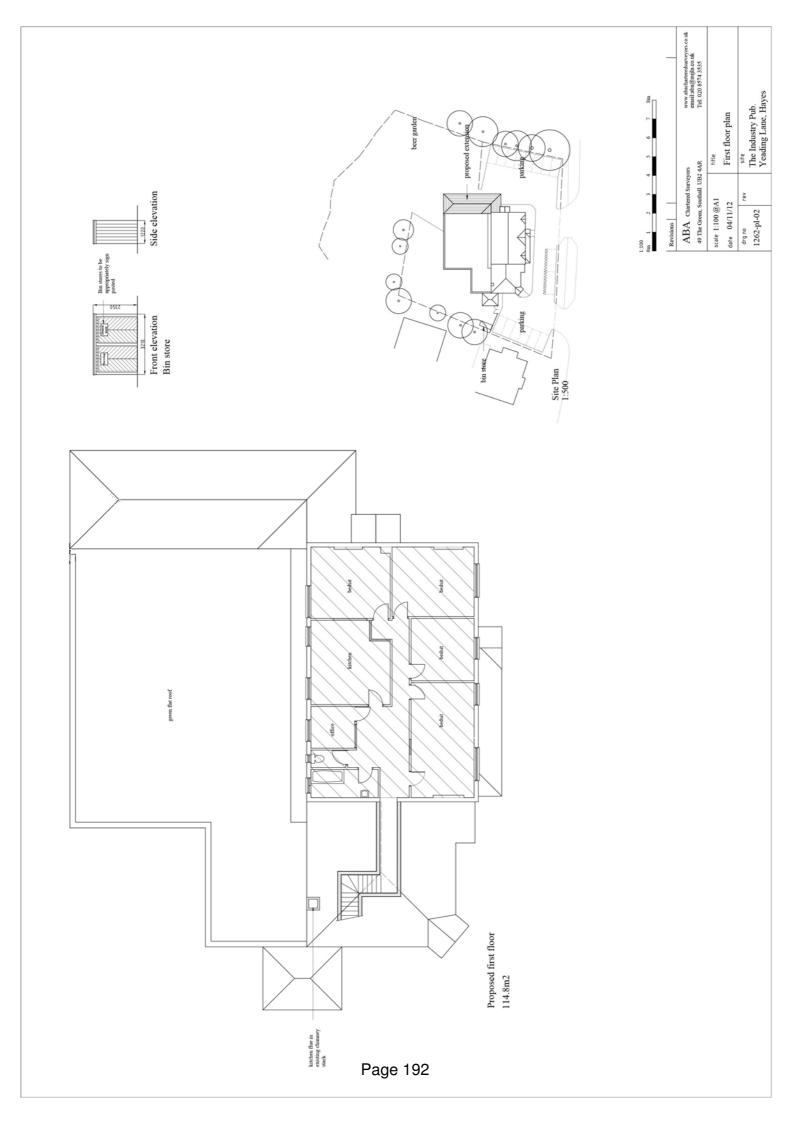
LBH Ref Nos: 69267/APP/2013/1647

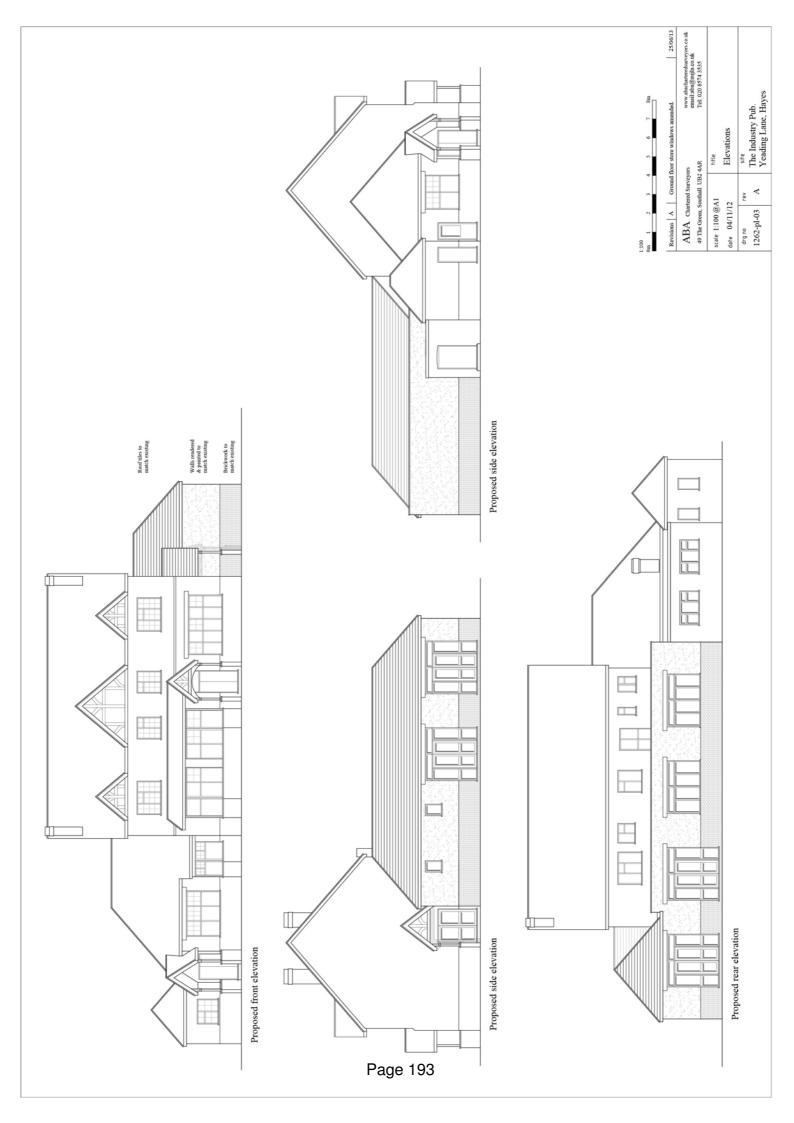
Date Plans Received: 18/06/2013 Date(s) of Amendment(s): 18/06/0013

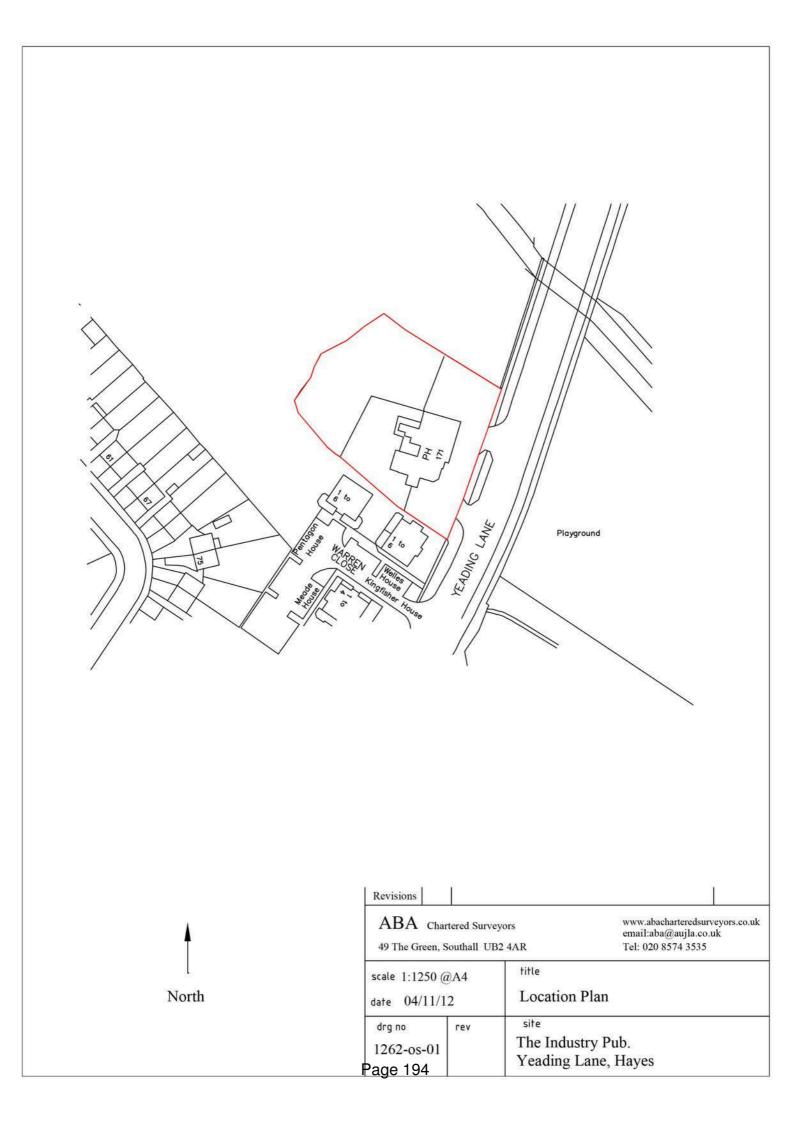
Date Application Valid: 25/06/2013

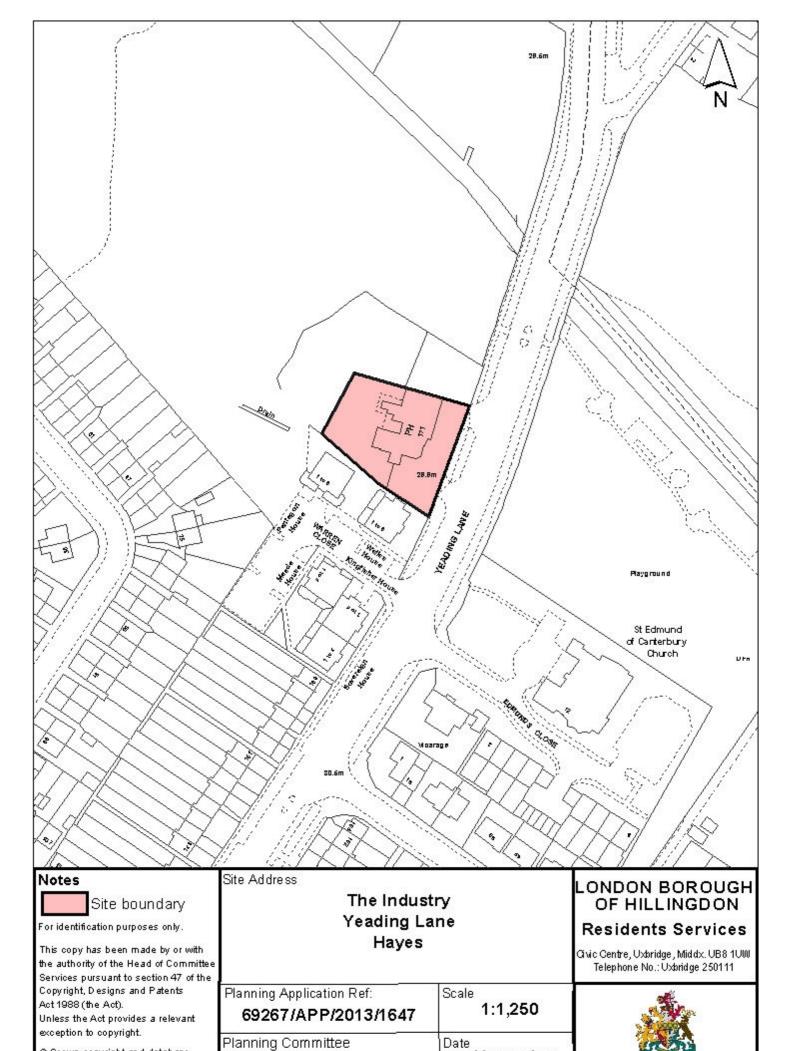












Central & Scottings

November

2013

CONTION

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Report of the Head of Planning, Sport and Green Spaces

Address 151 CHARVILLE LANE HAYES

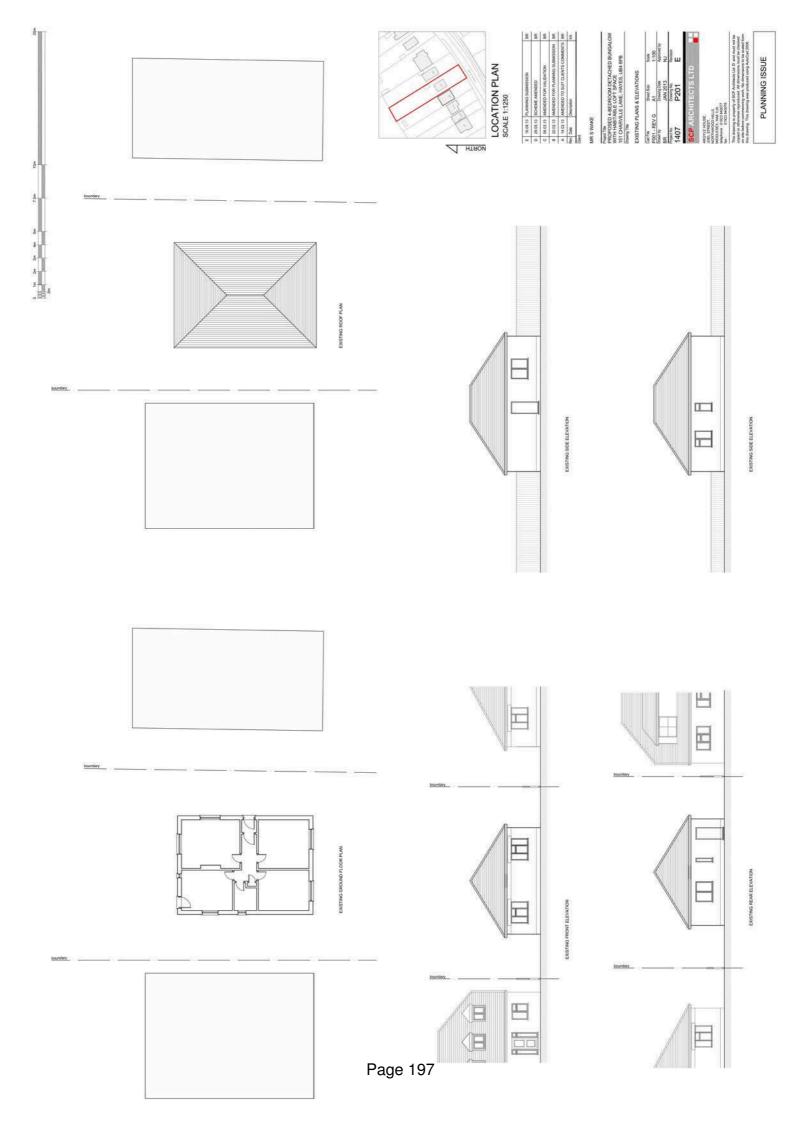
Development: Two storey 4-bed detached dwelling involving demolition of existing detached

dwelling

LBH Ref Nos: 1590/APP/2013/2369

Date Plans Received: 19/08/2013 Date(s) of Amendment(s): 30/09/2013 19/08/2013

Date Application Valid: 23/08/2013



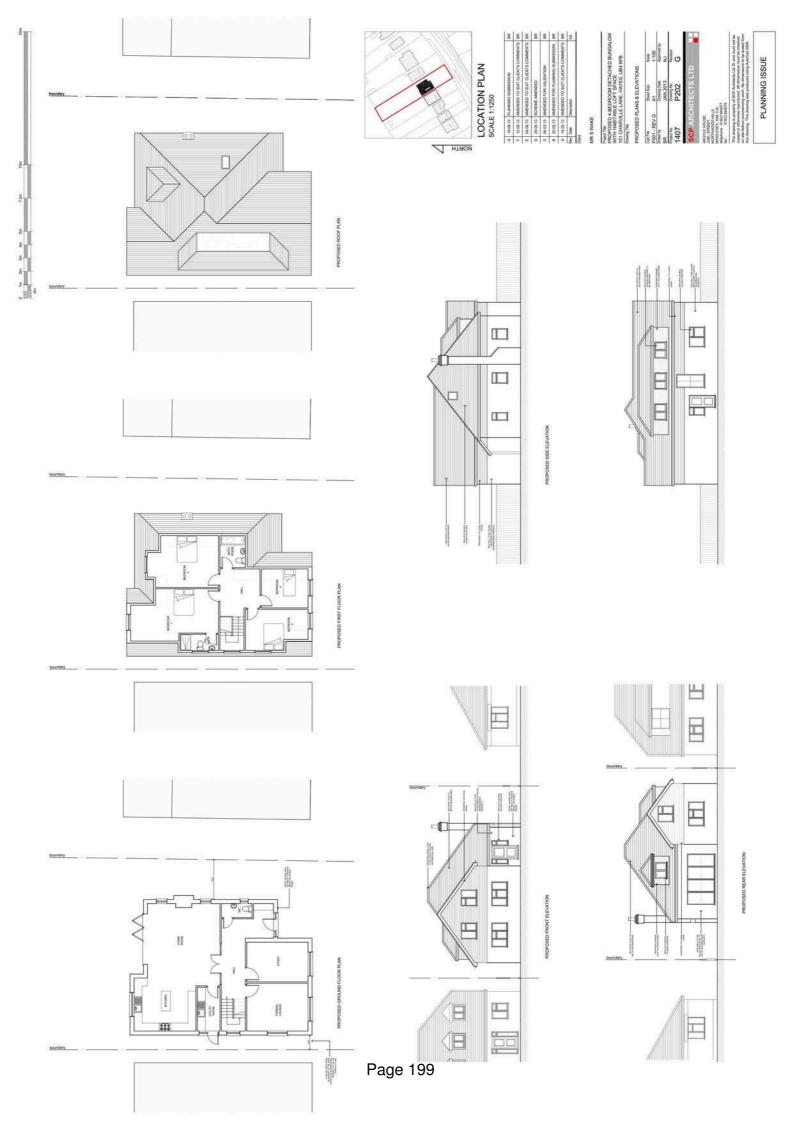
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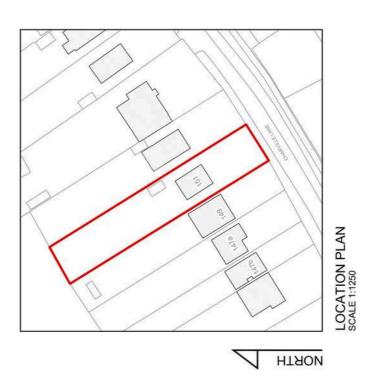
MR S WAKE

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151 Charville Lane Hayes

Planning Application Ref: 1590/APP/2013/2369 Scale

1:1,250

Planning Committee

Central & Stout P01

Date

November 2013

Residents Services

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



Report of the Head of Planning, Sport and Green Spaces

Address GREAT HARMONDSWORTH BARN (ADJACENT TO MANOR COURT)

HIGH STREET HARMONDSWORTH

Development: Reinstatement of historic eaves overhang, repairs to timber frame structure of

barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor

and new internal lighting scheme

LBH Ref Nos: 27256/APP/2013/1444

Date Plans Received: 31/05/2013 Date(s) of Amendment(s): 06/06/2013

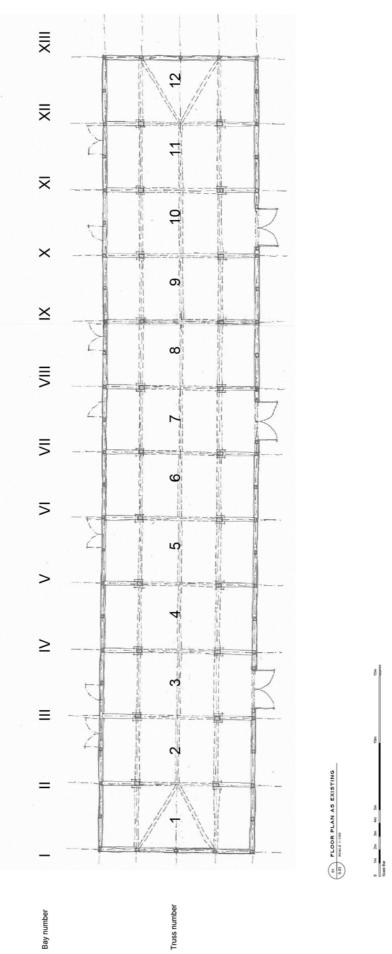
06/08/2013









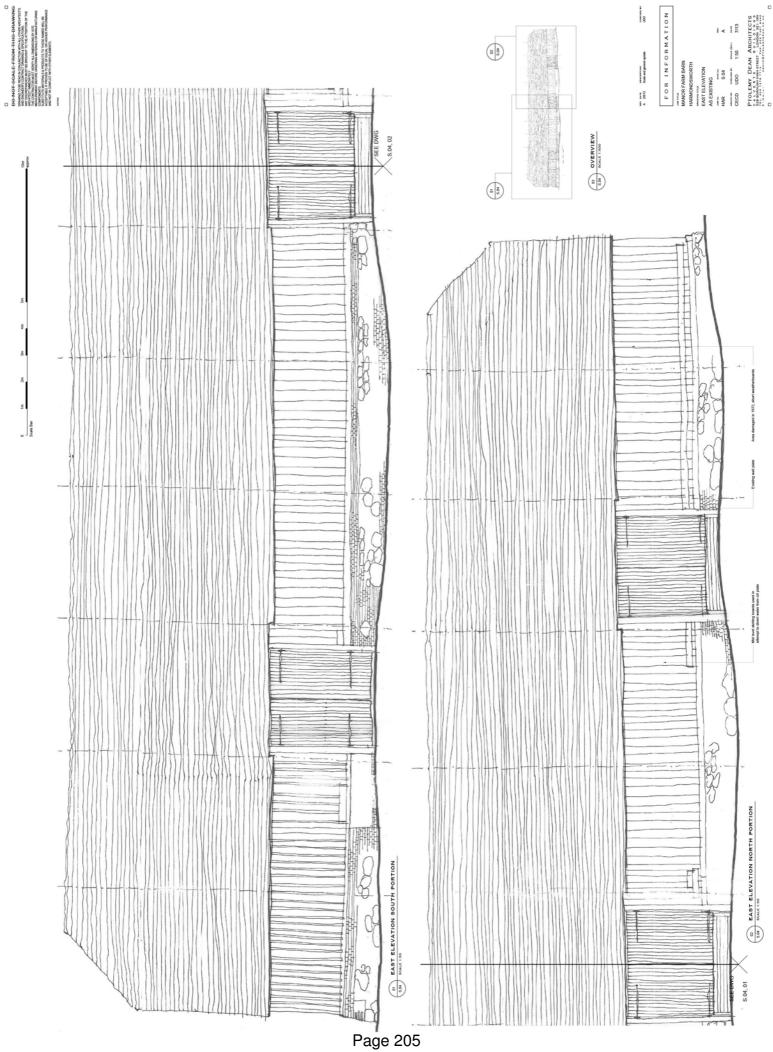


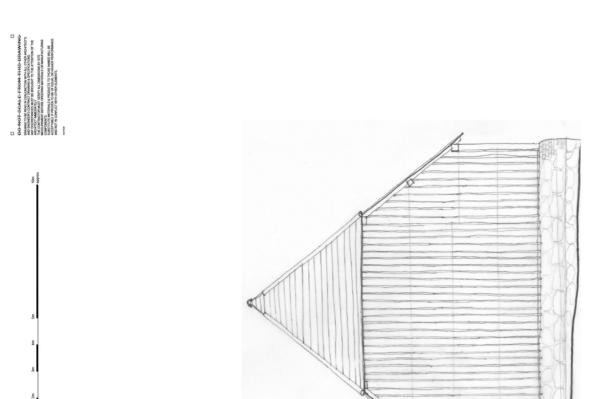
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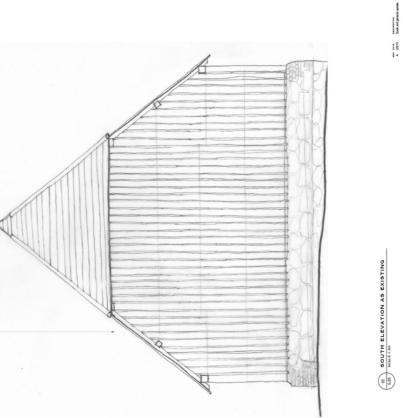
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A 2013 Suit and green

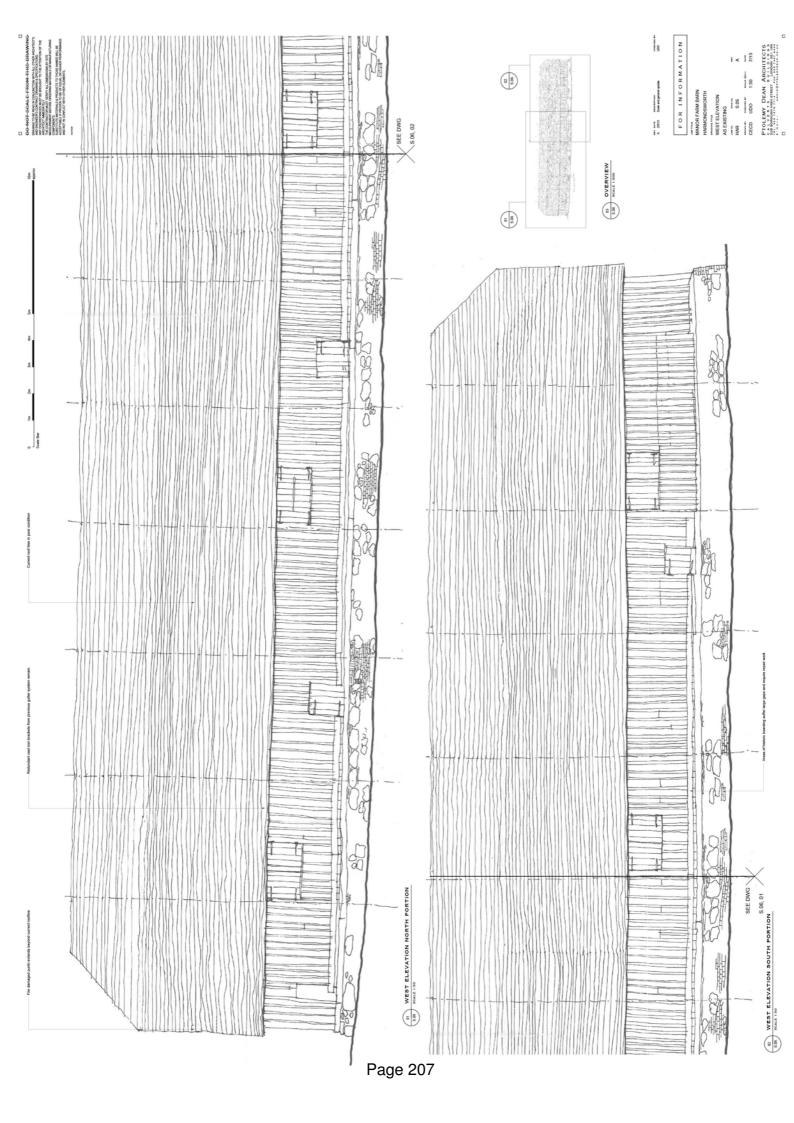






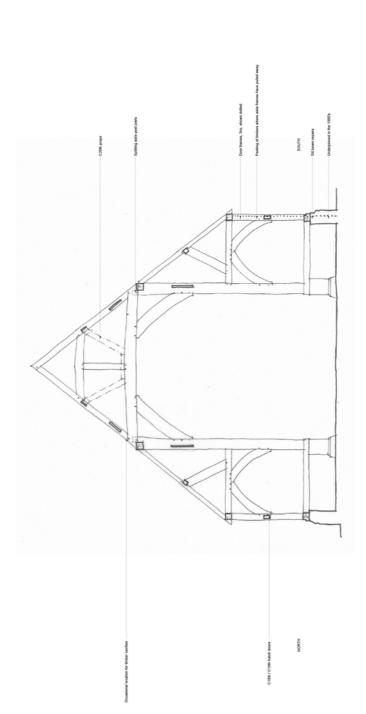


NORTH ELEVATION AS EXISTING





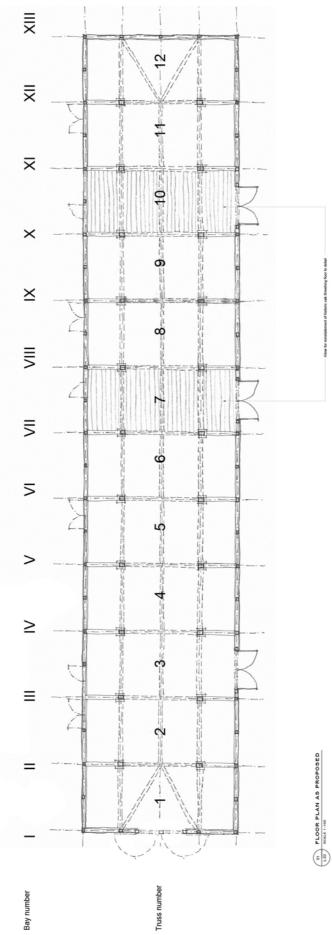




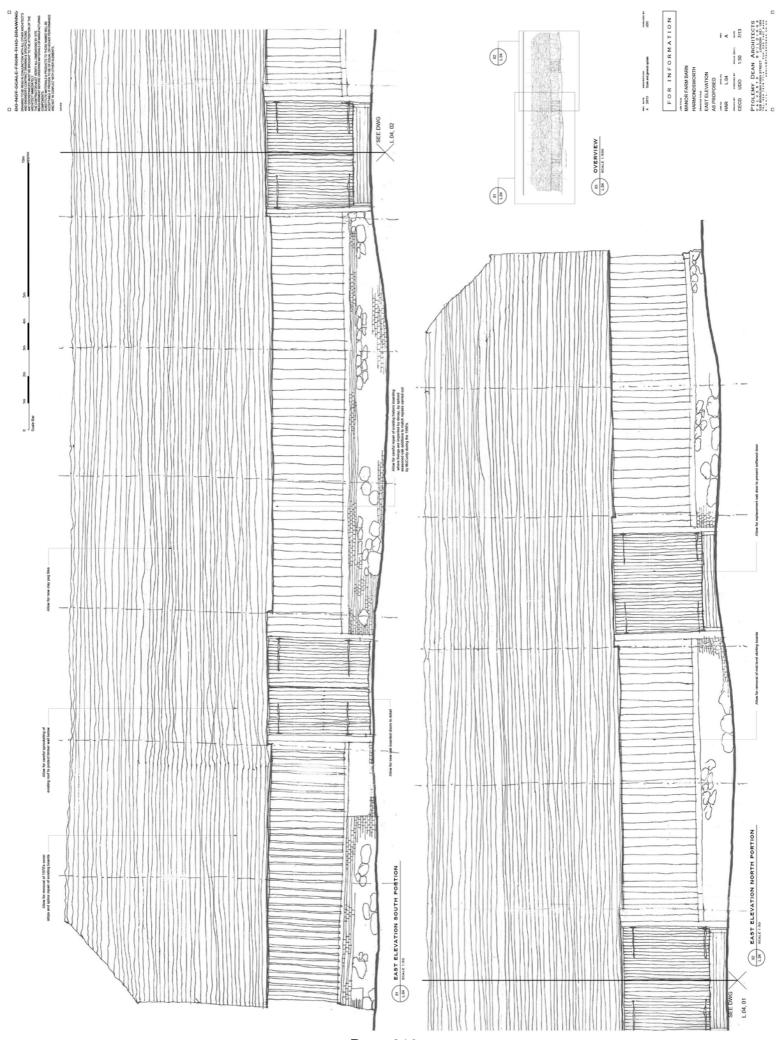




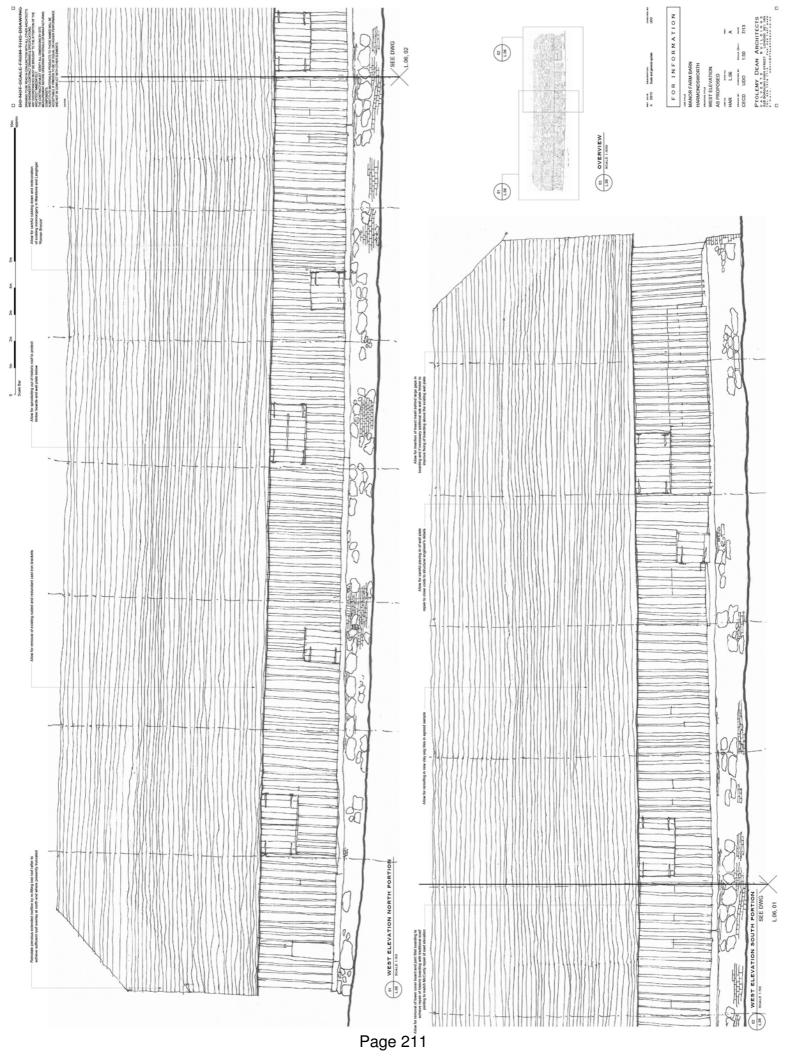
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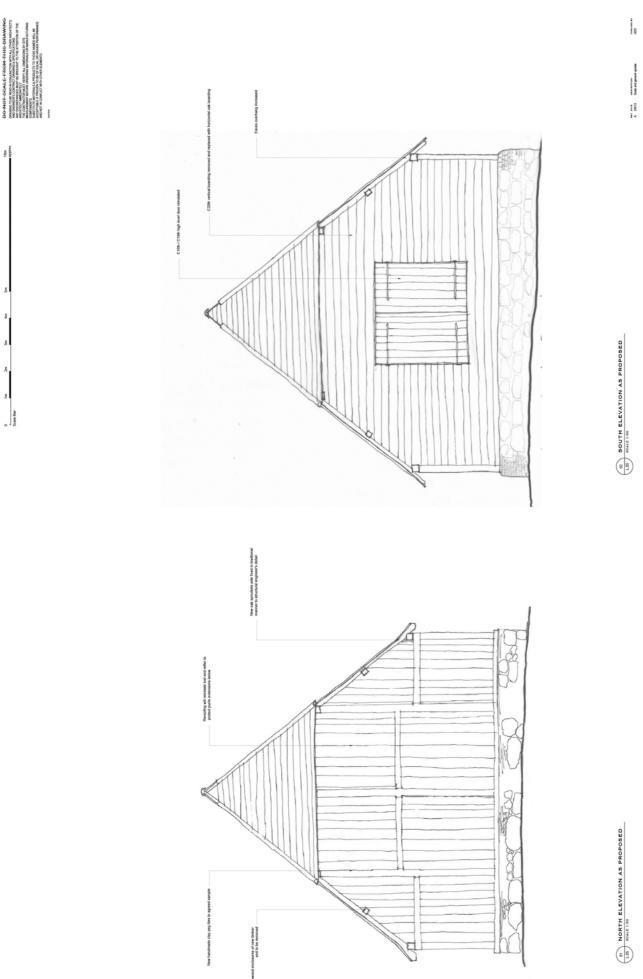


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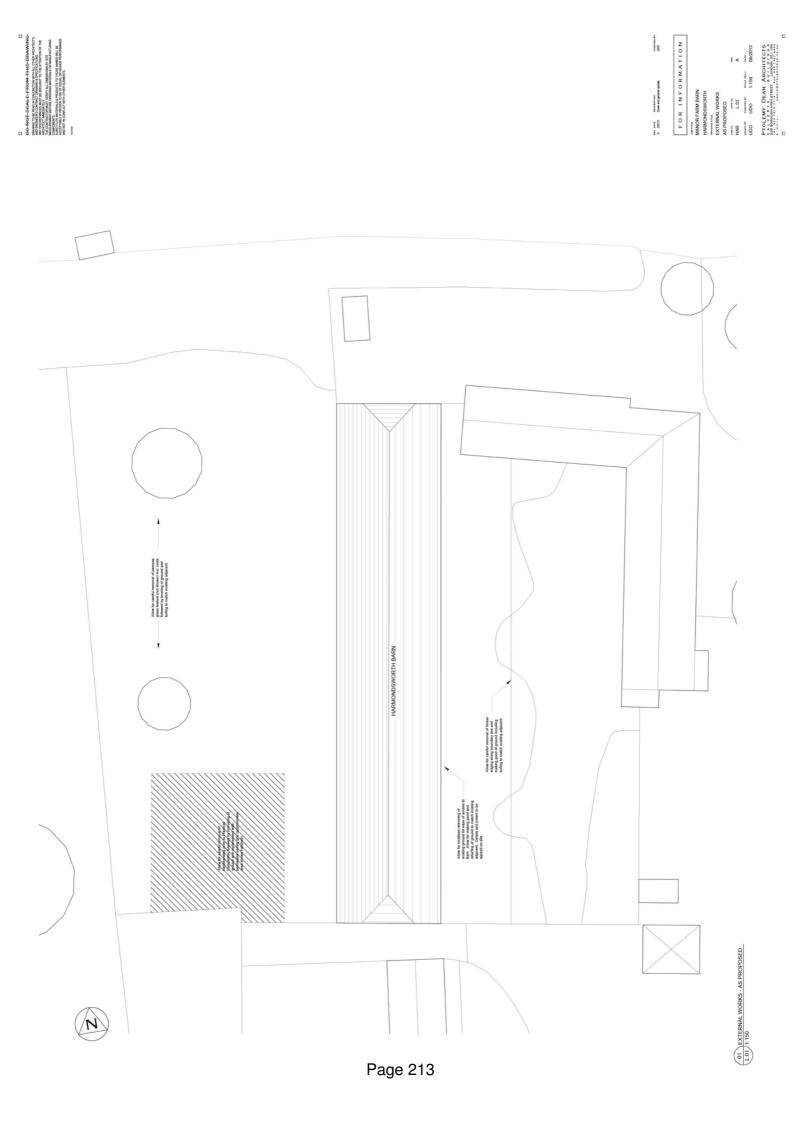


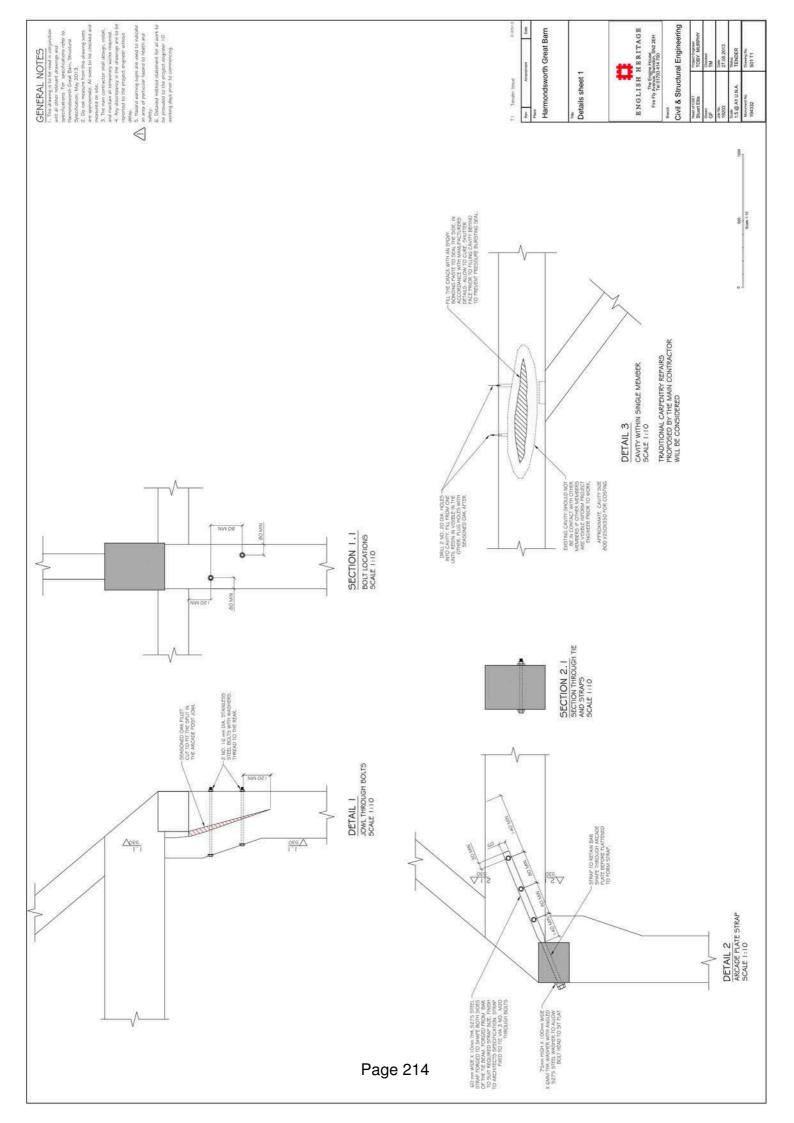
Page 210

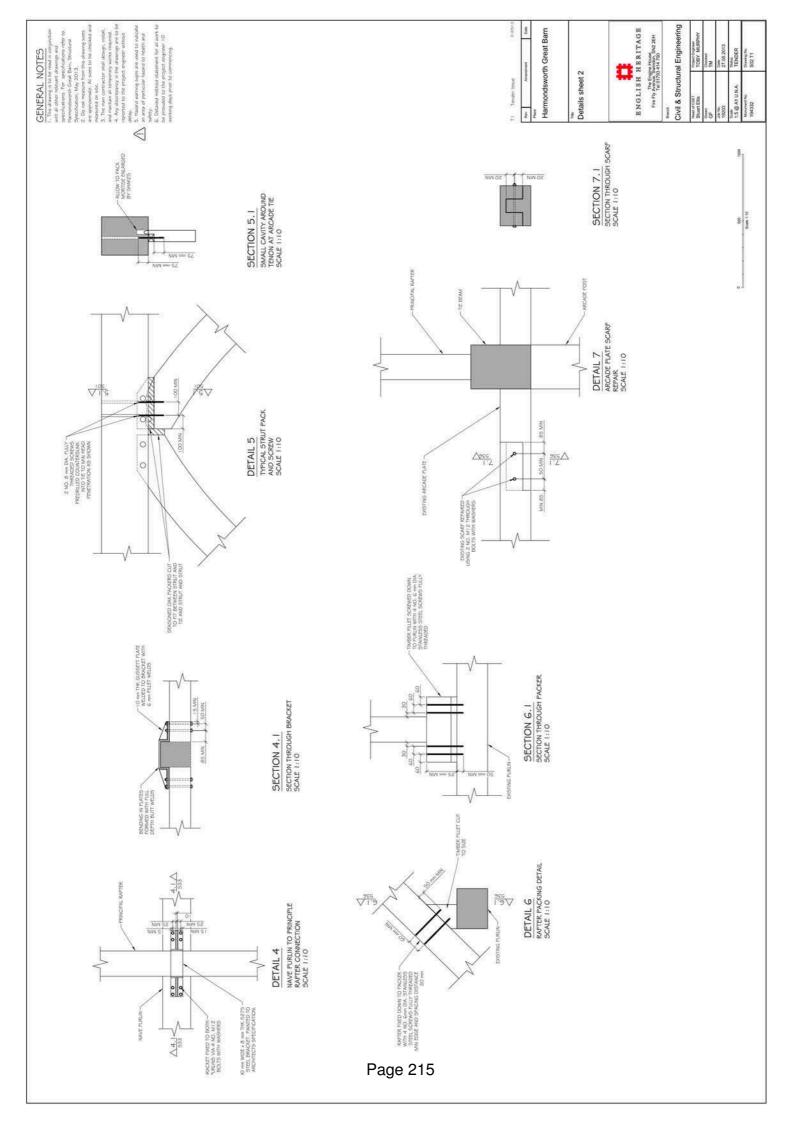


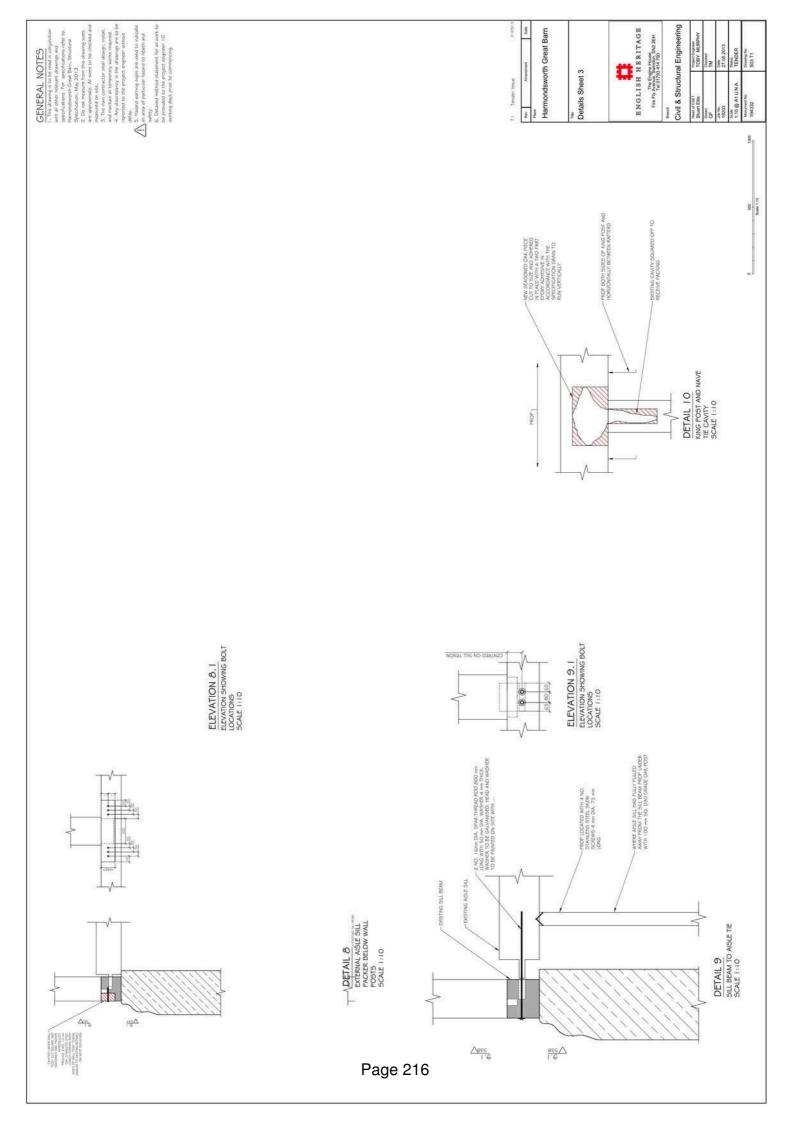


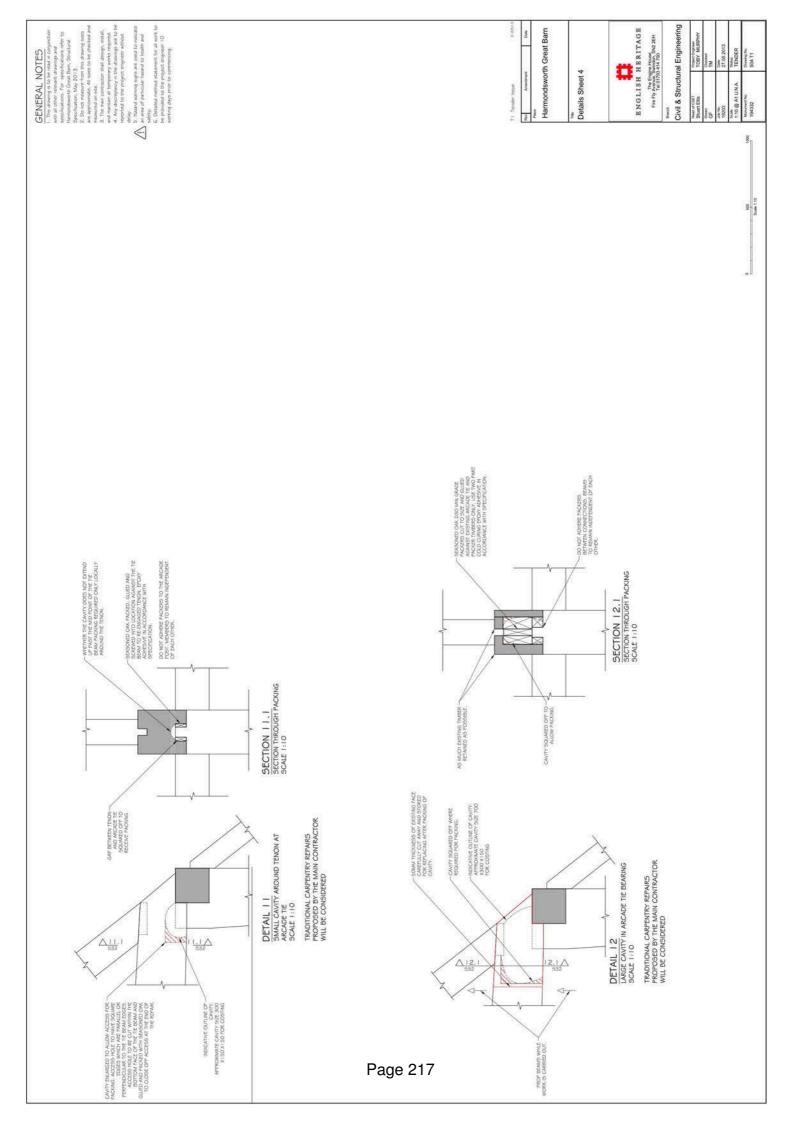
Page 212

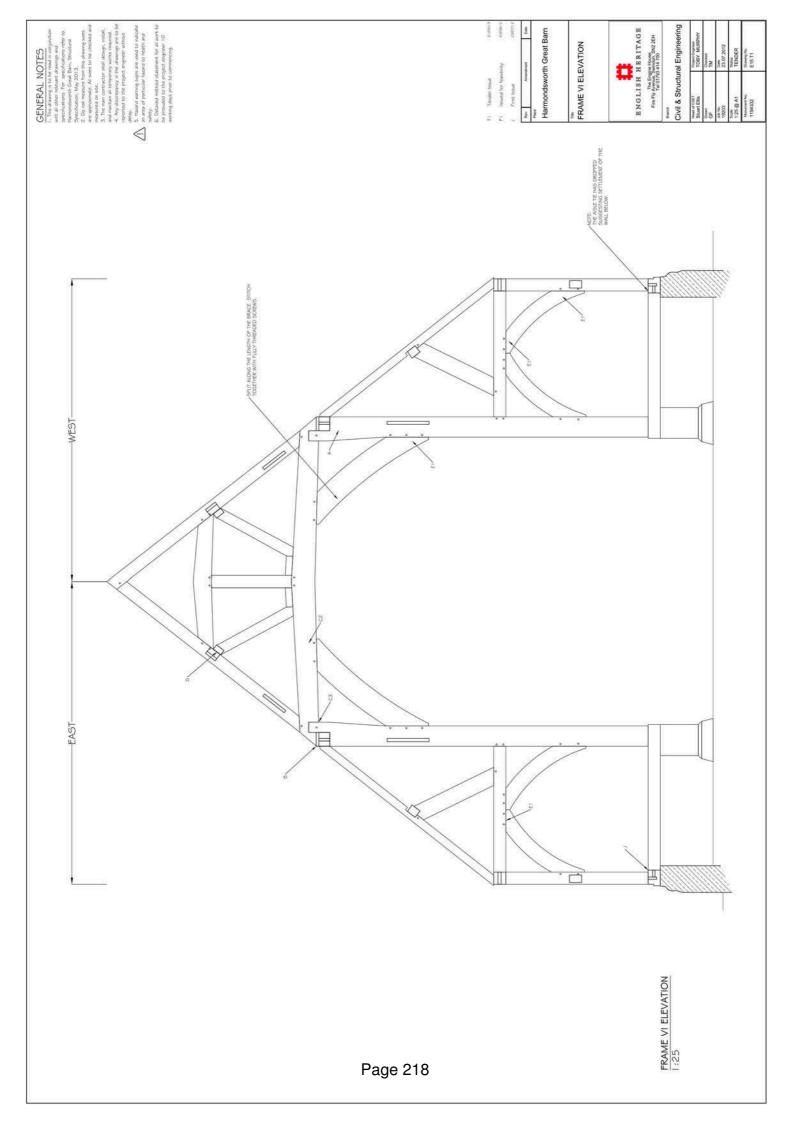


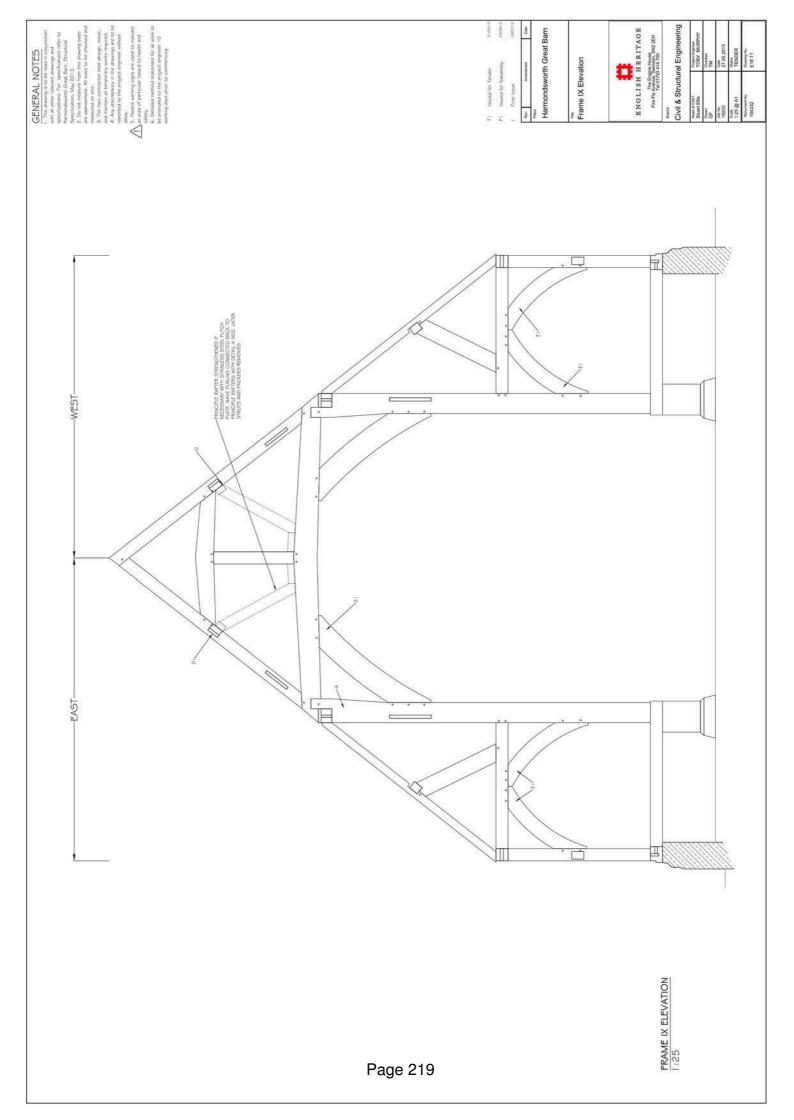


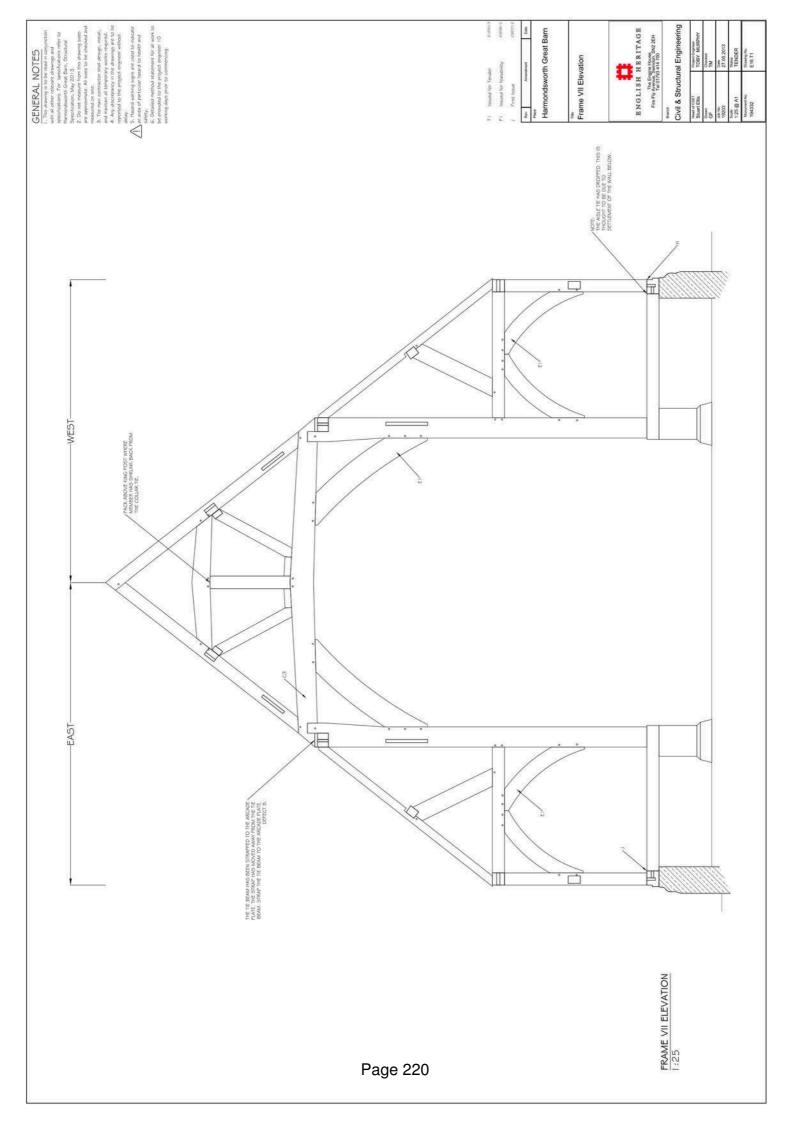


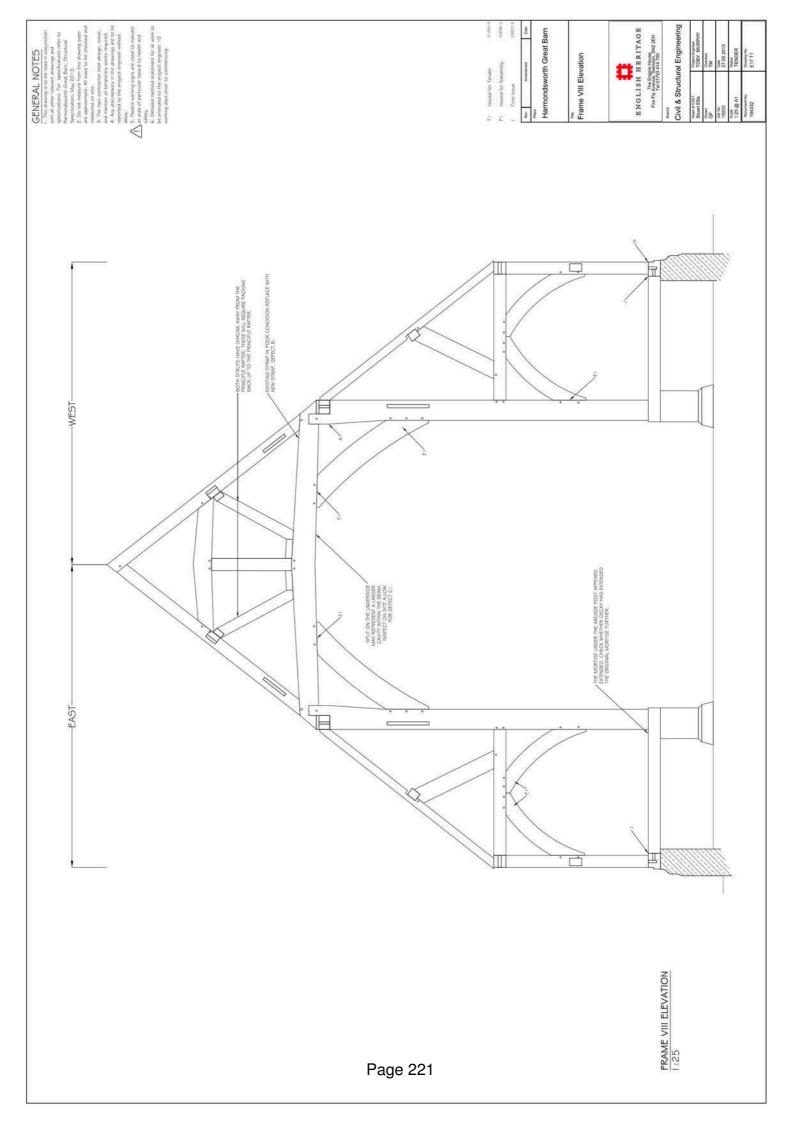


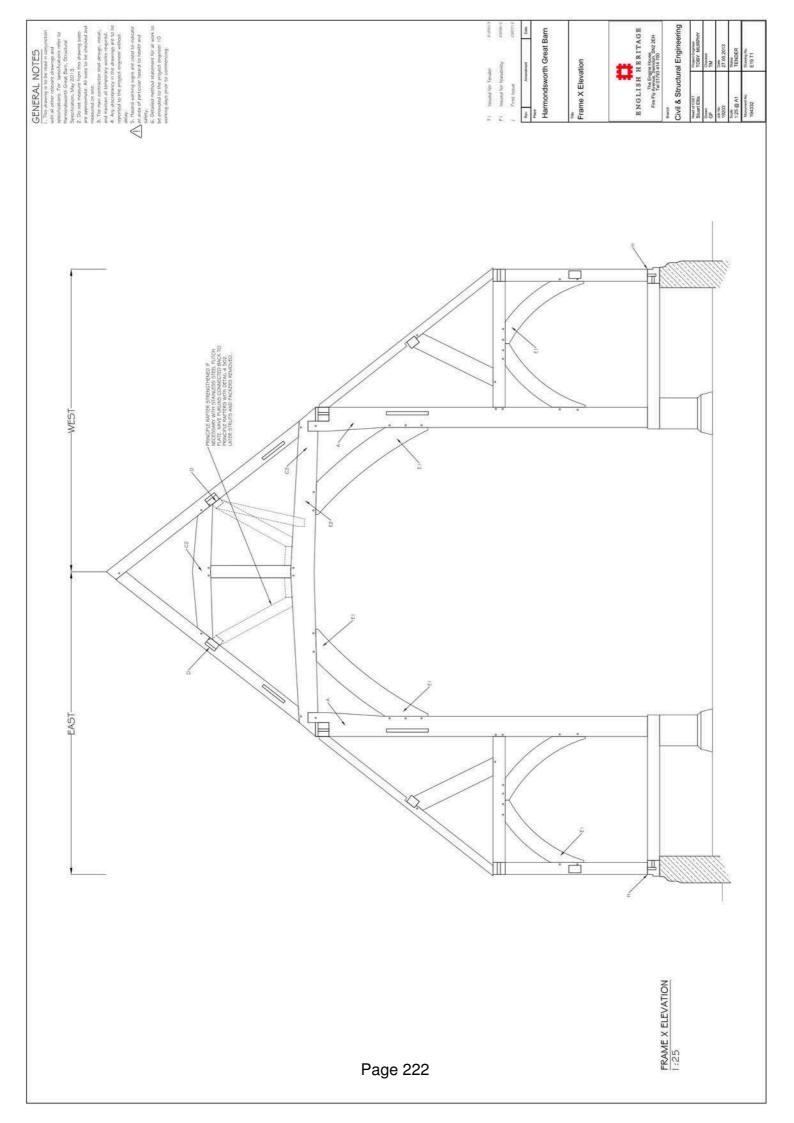


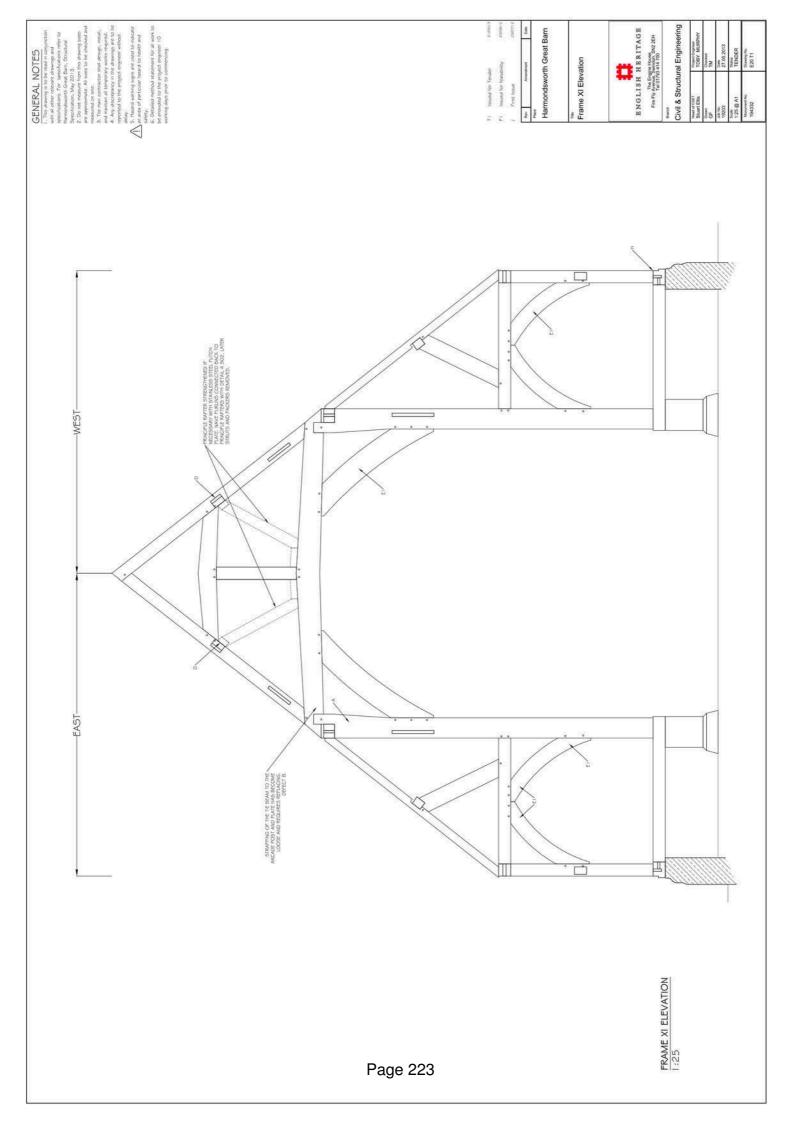


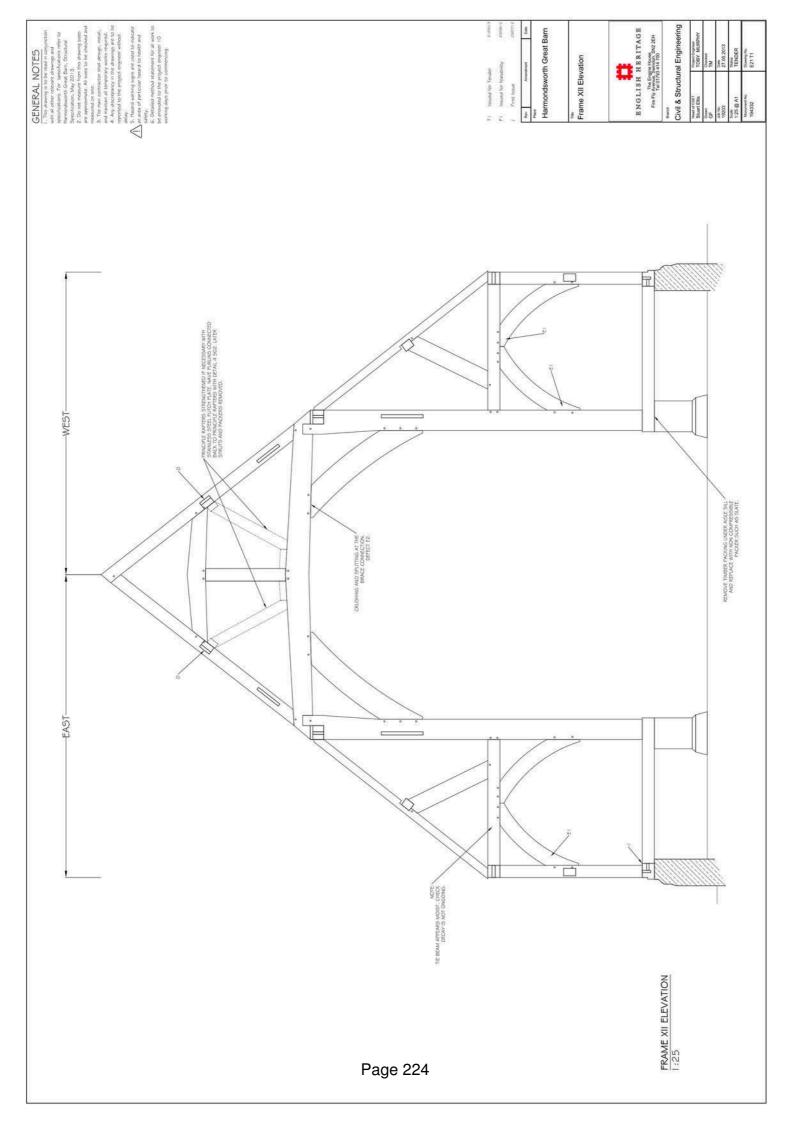


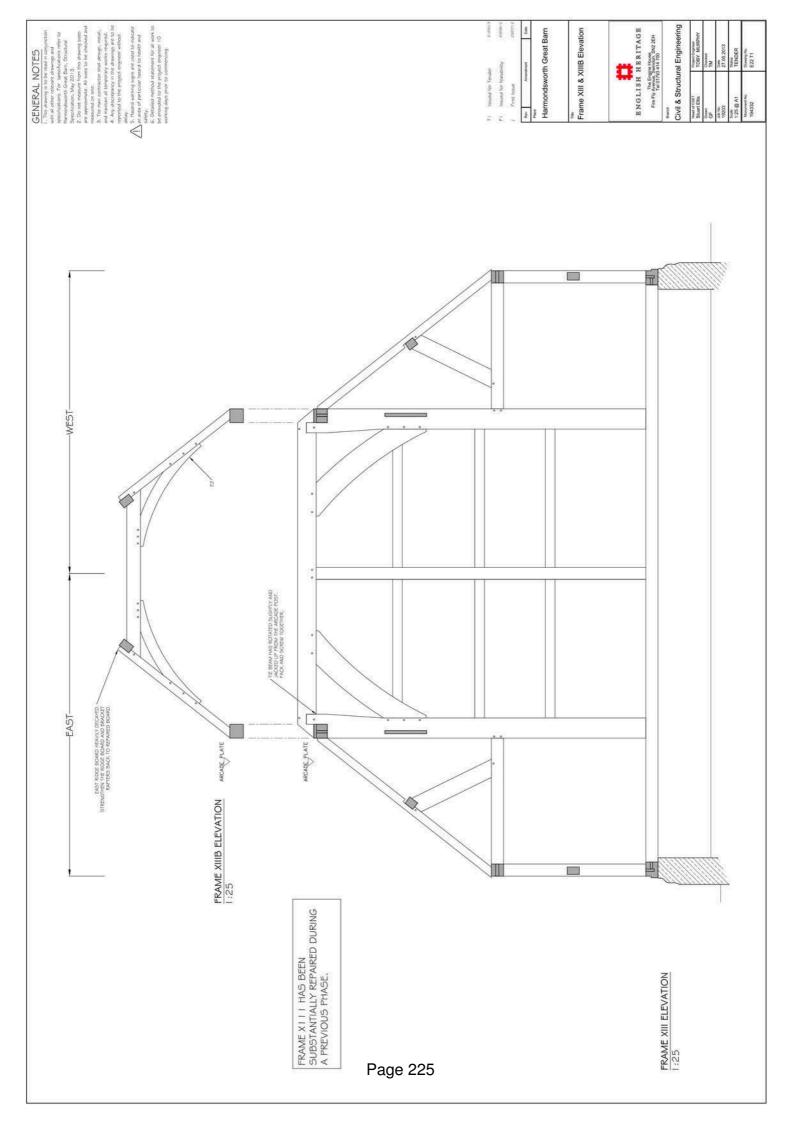


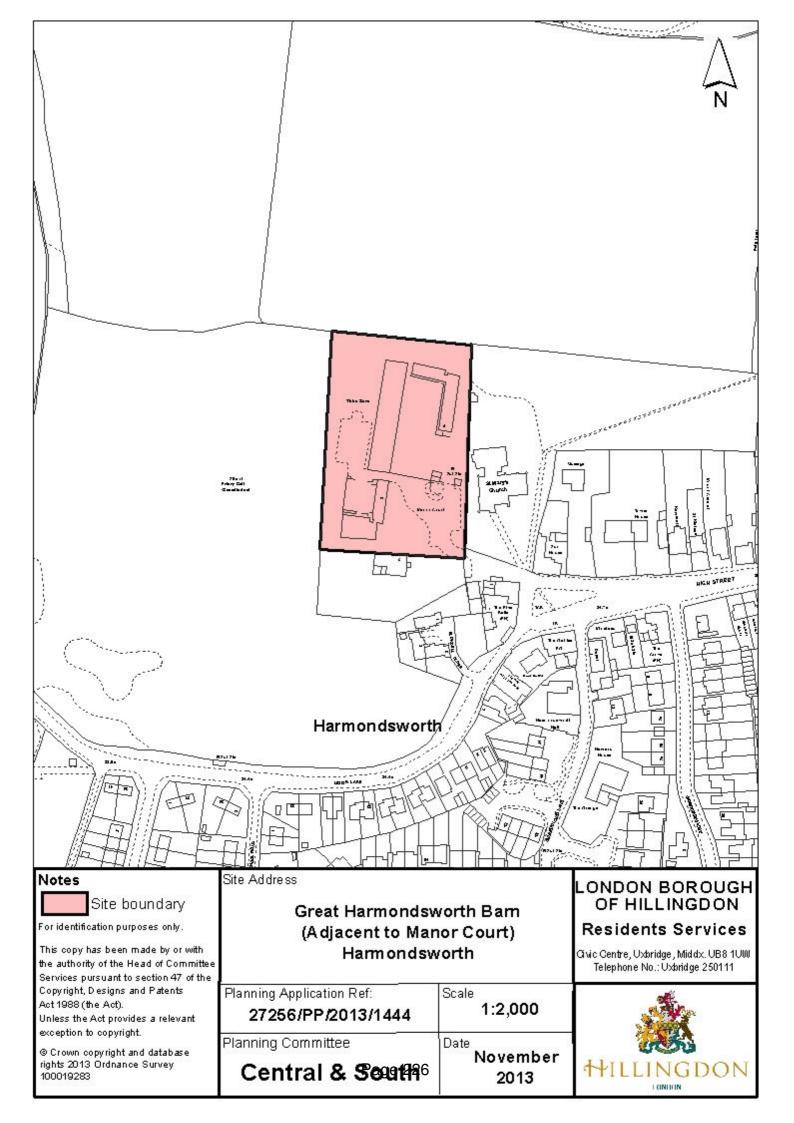












Report of the Head of Planning, Sport and Green Spaces

Address GREAT HARMONDSWORTH BARN (ADJACENT TO MANOR COURT)

HIGH STREET HARMONDSWORTH

Development: Reinstatement of historic eaves overhang, repairs to timber frame structure of

barn, re-roofing (using new handmade clay peg tiles and salvaged tiles from barn), replacement of softwood battens with oak battens, repairs to external timber cladding, replacement of some boarding with new matching oak boarding, reinstating historic vertical boarding, removal of 20th century boarding on south elevation and reinstatement of historic south elevation including the insertion of high level doors and repairs to historic threshing floor

and new internal lighting scheme. (Listed Building Consent)

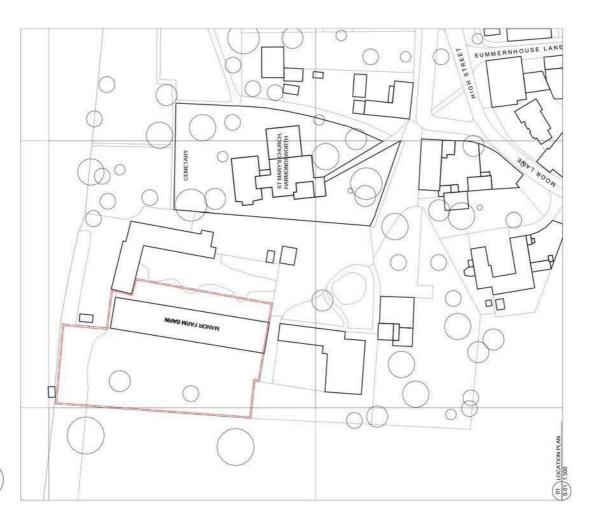
LBH Ref Nos: 27256/APP/2013/1445

Date Plans Received: 31/05/2013 Date(s) of Amendment(s):

Date Application Valid: 16/08/2013

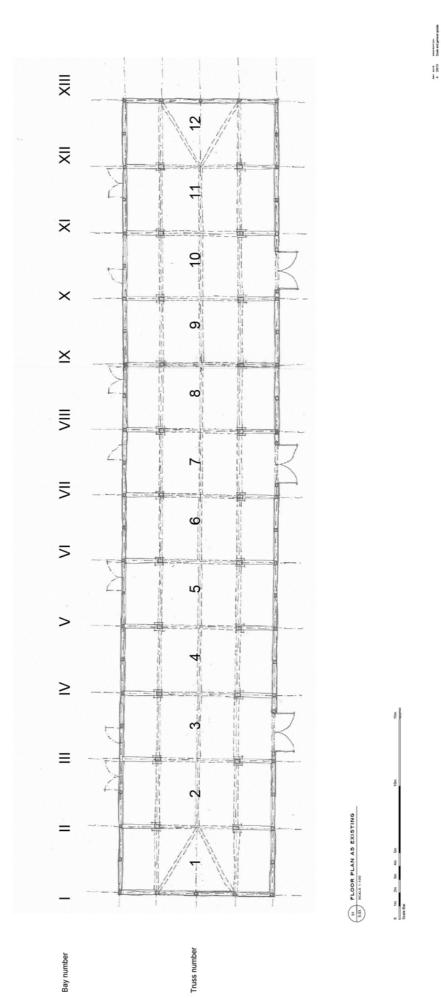




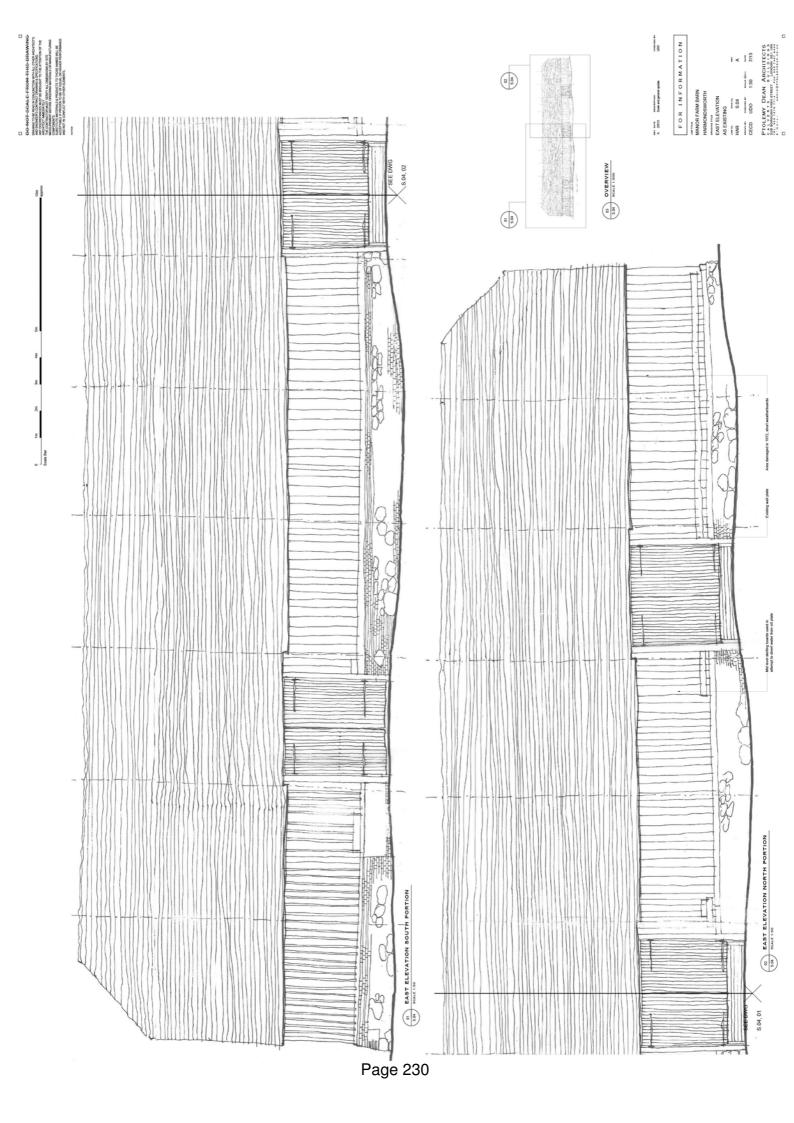


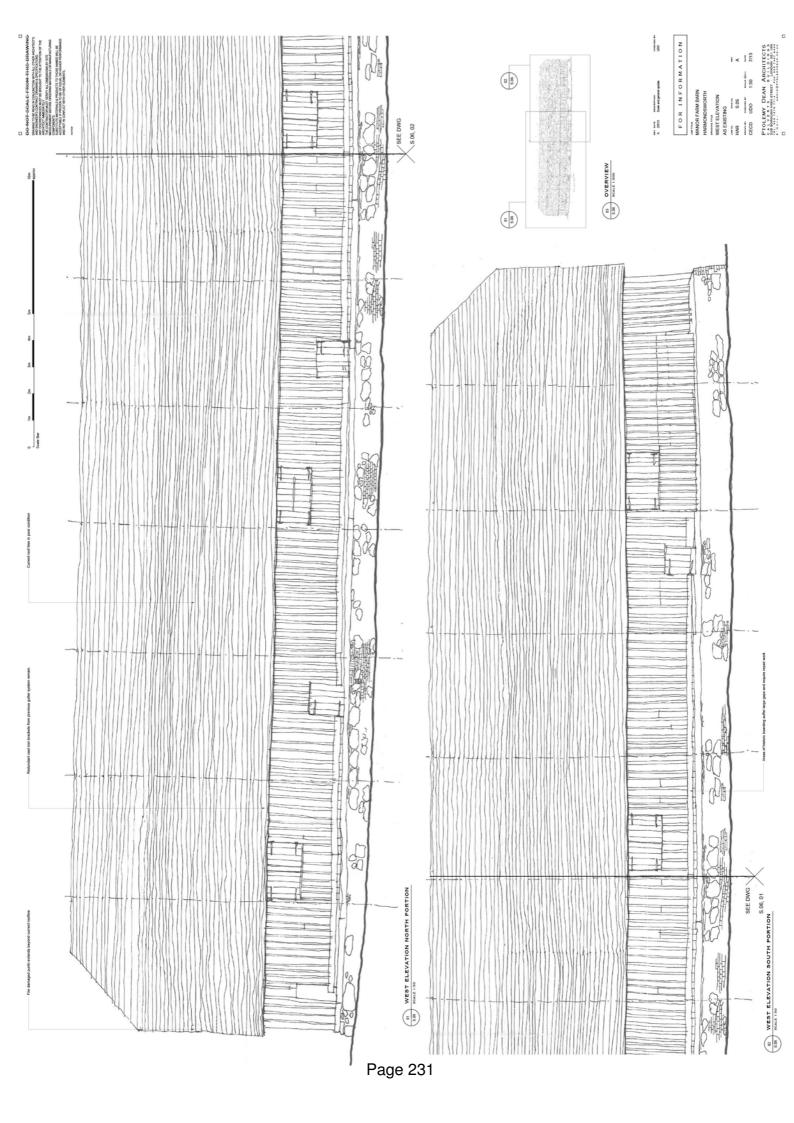


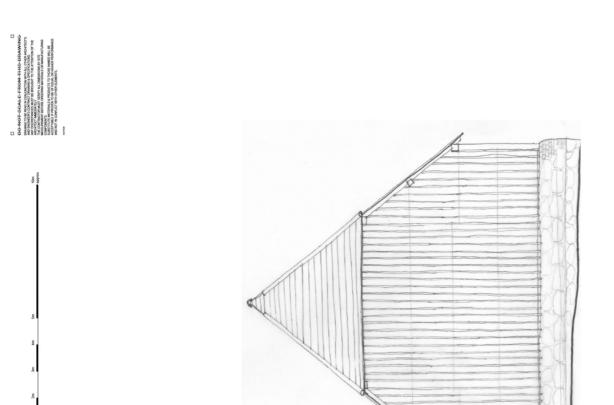


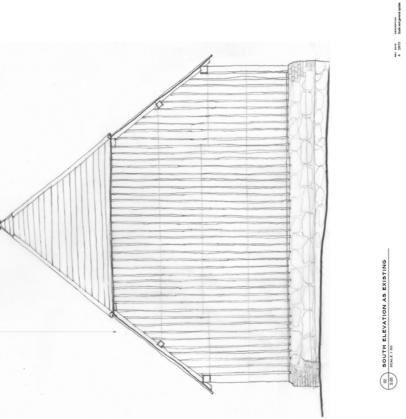


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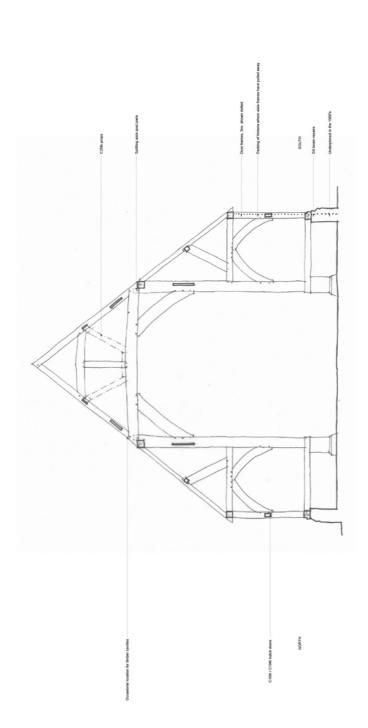




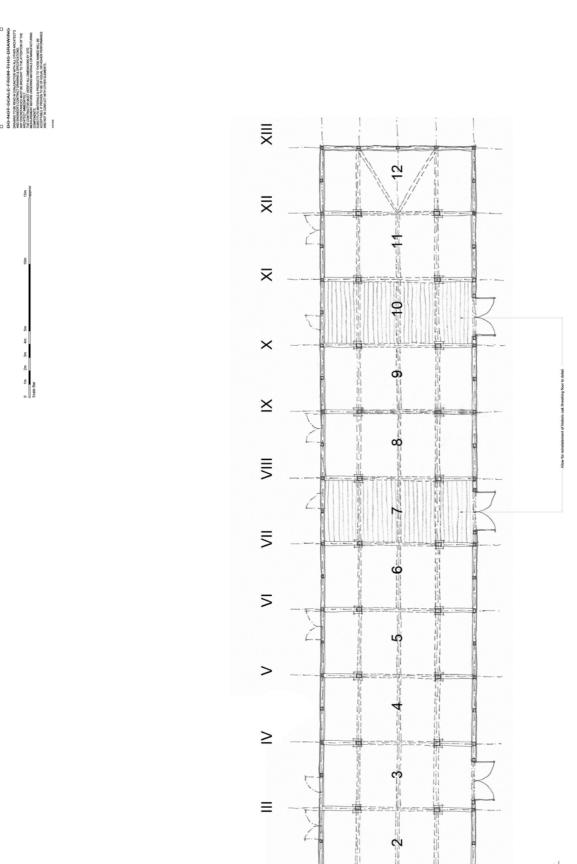


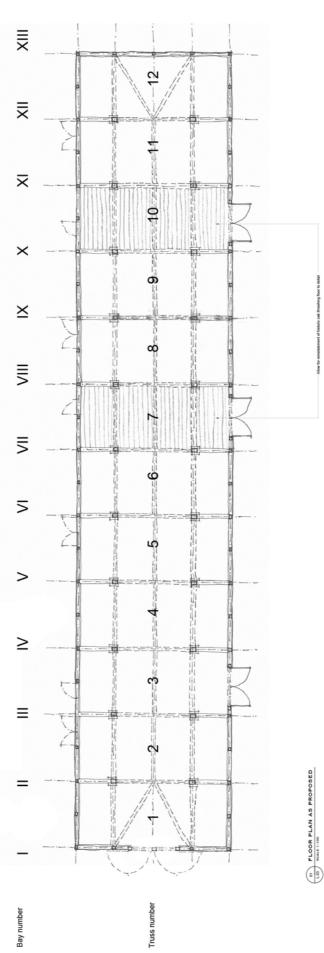






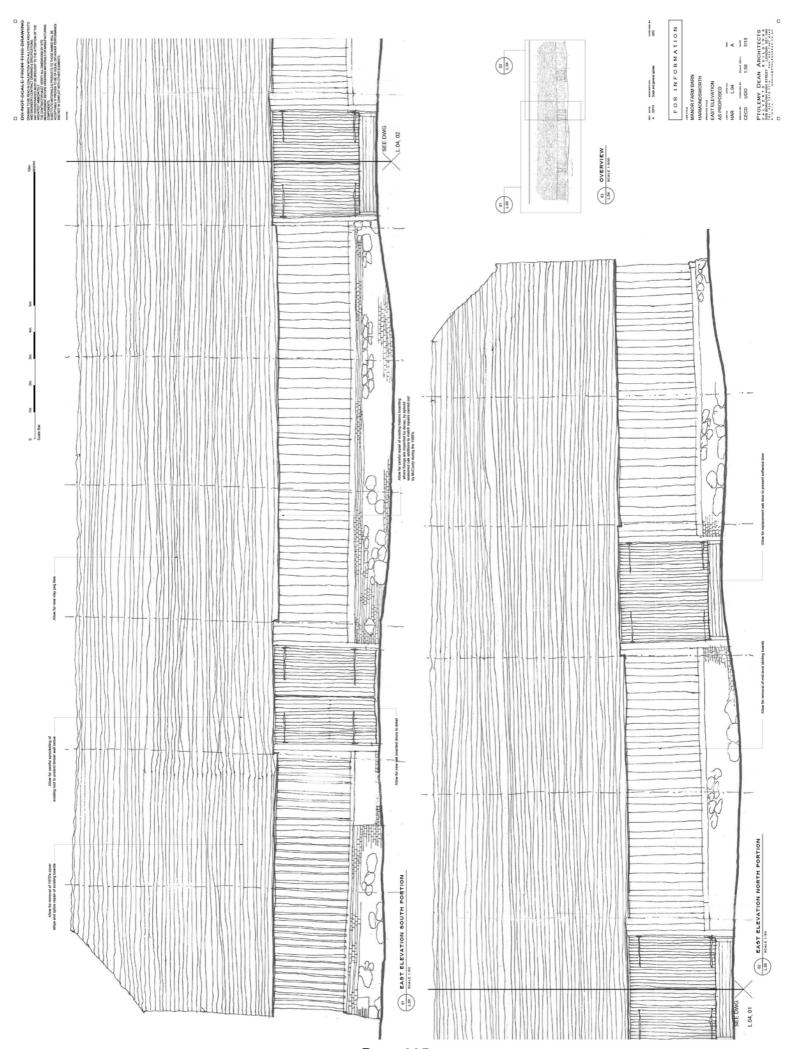




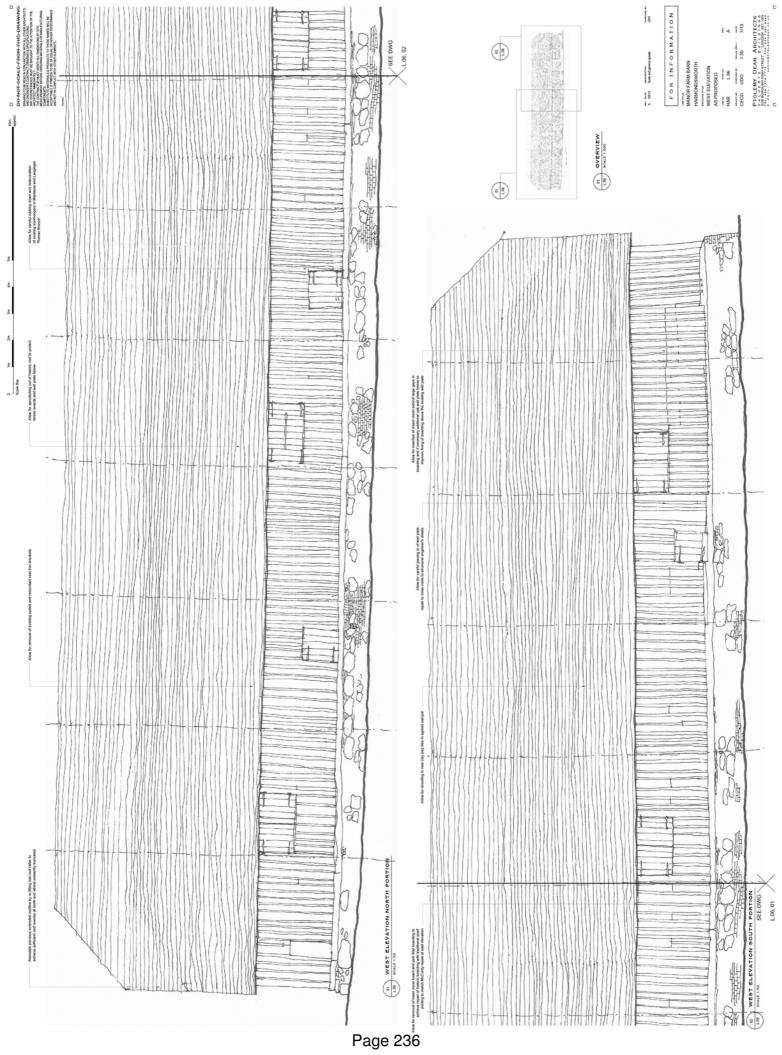


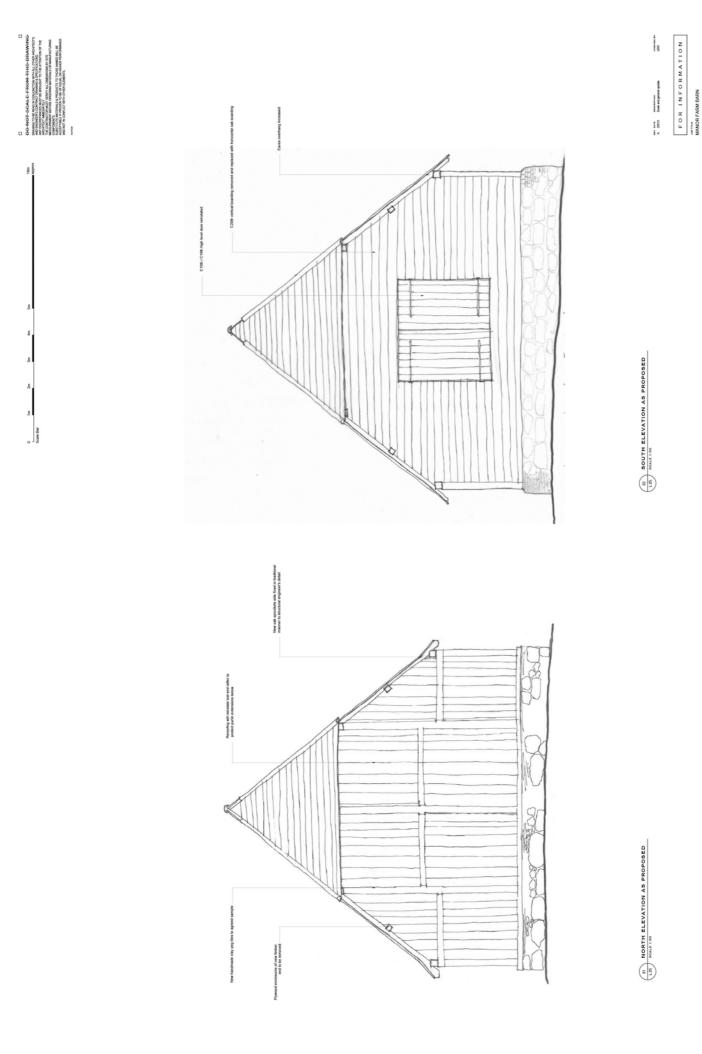
Page 234

A 2013 Suit and green

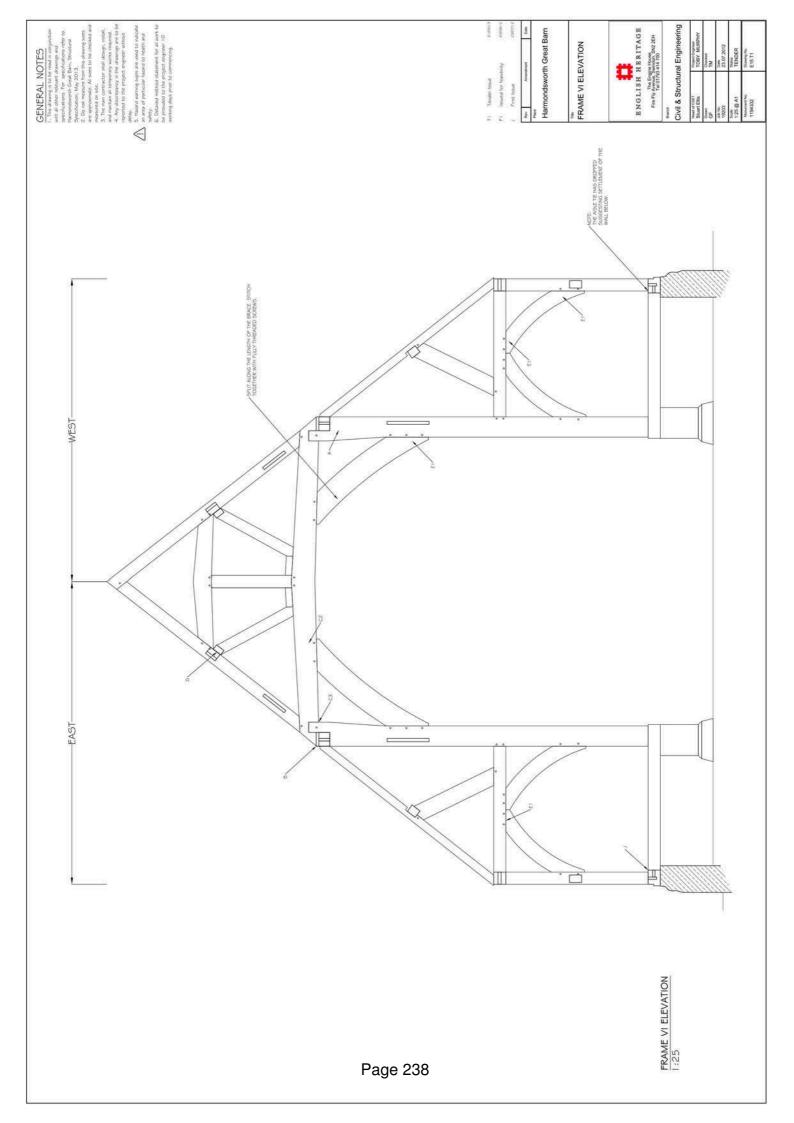


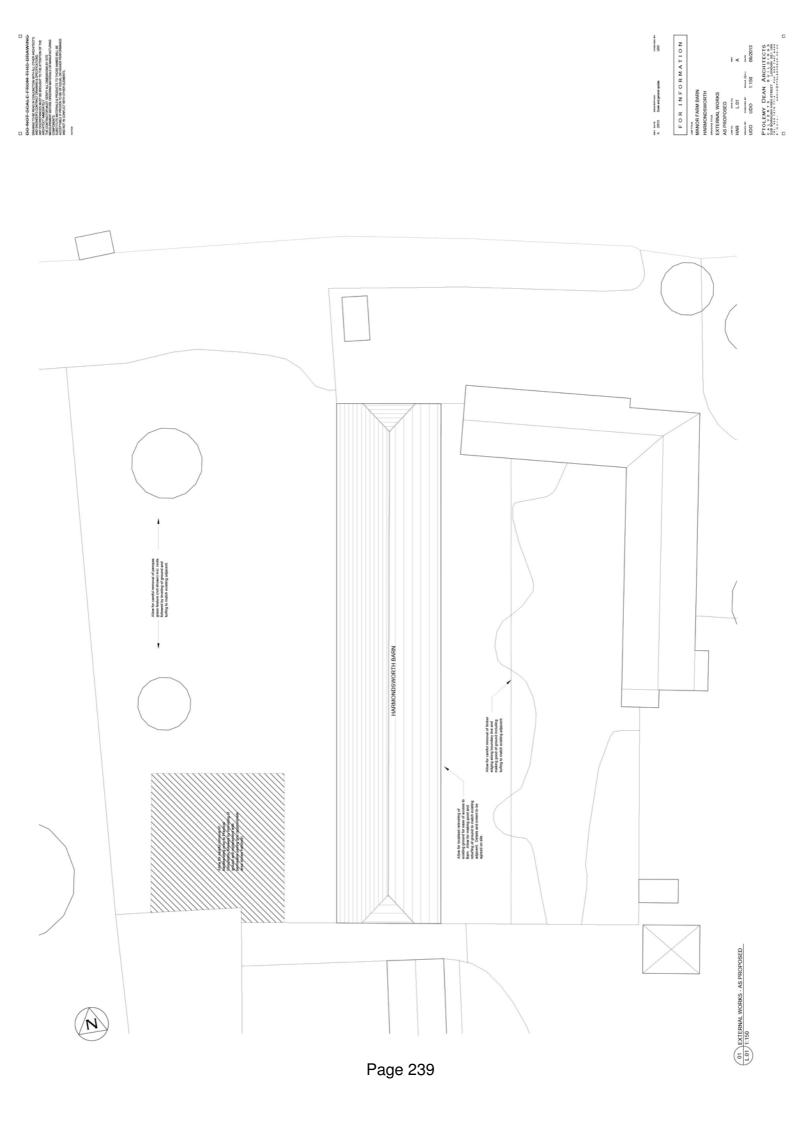
Page 235

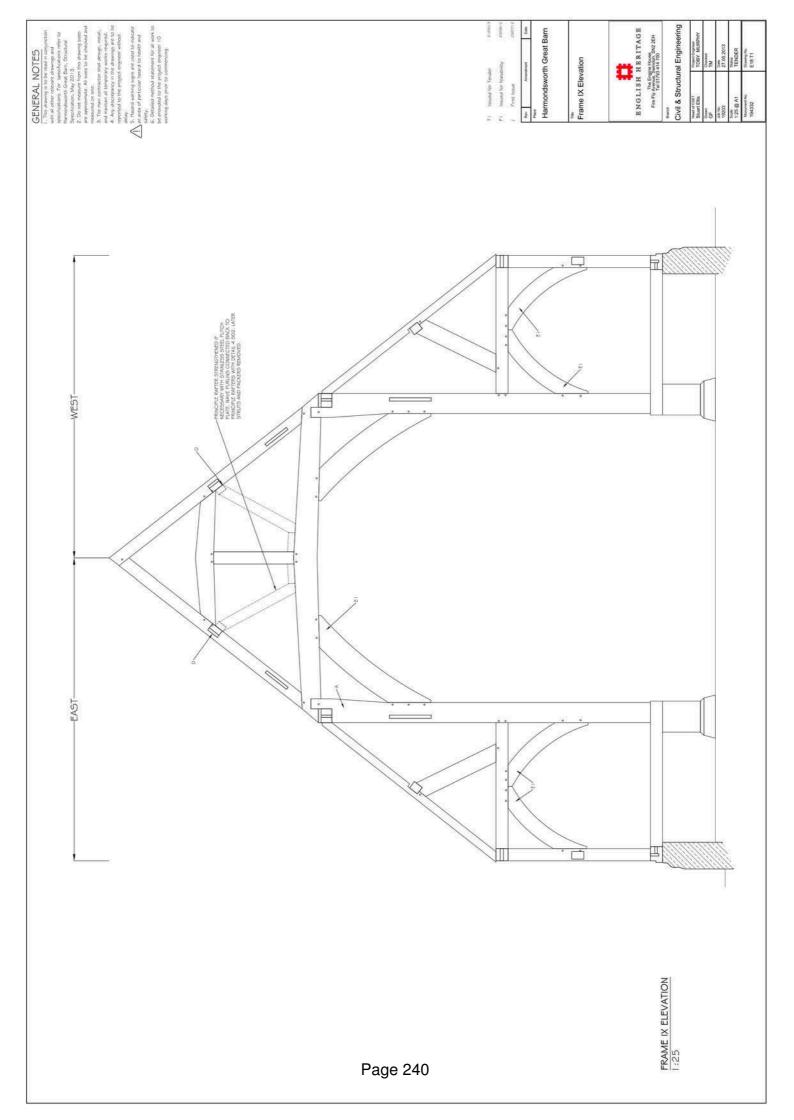


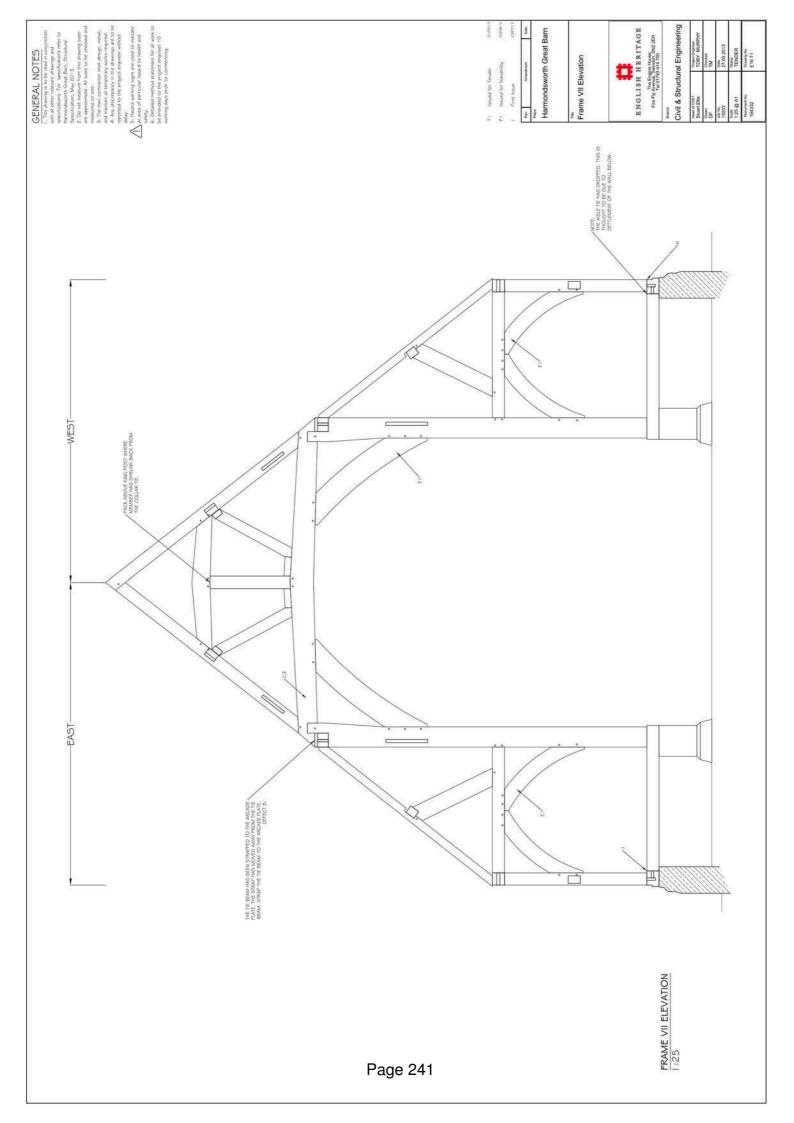


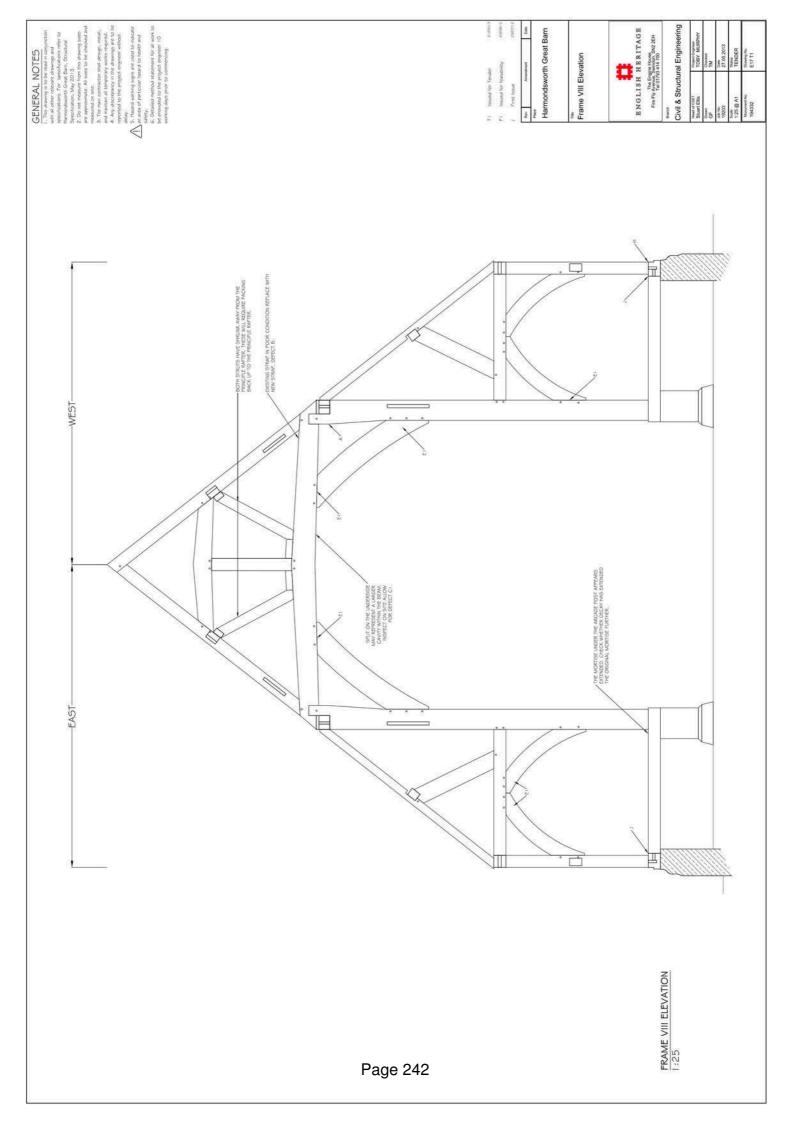
Page 237

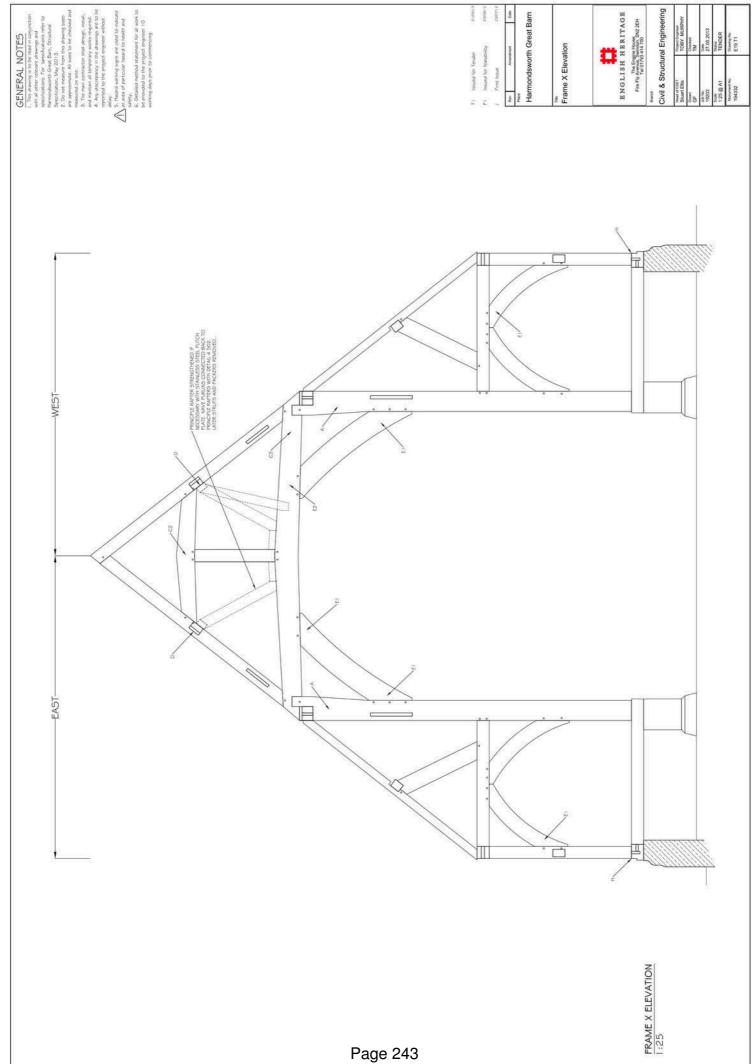


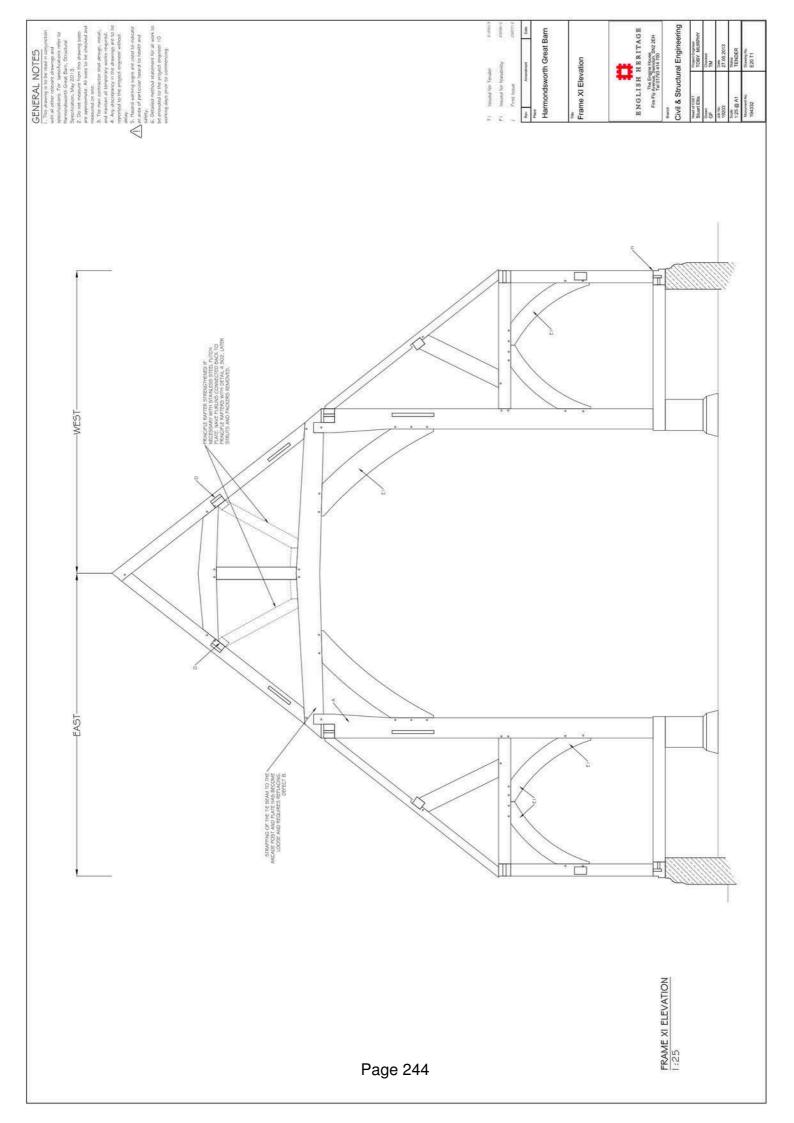


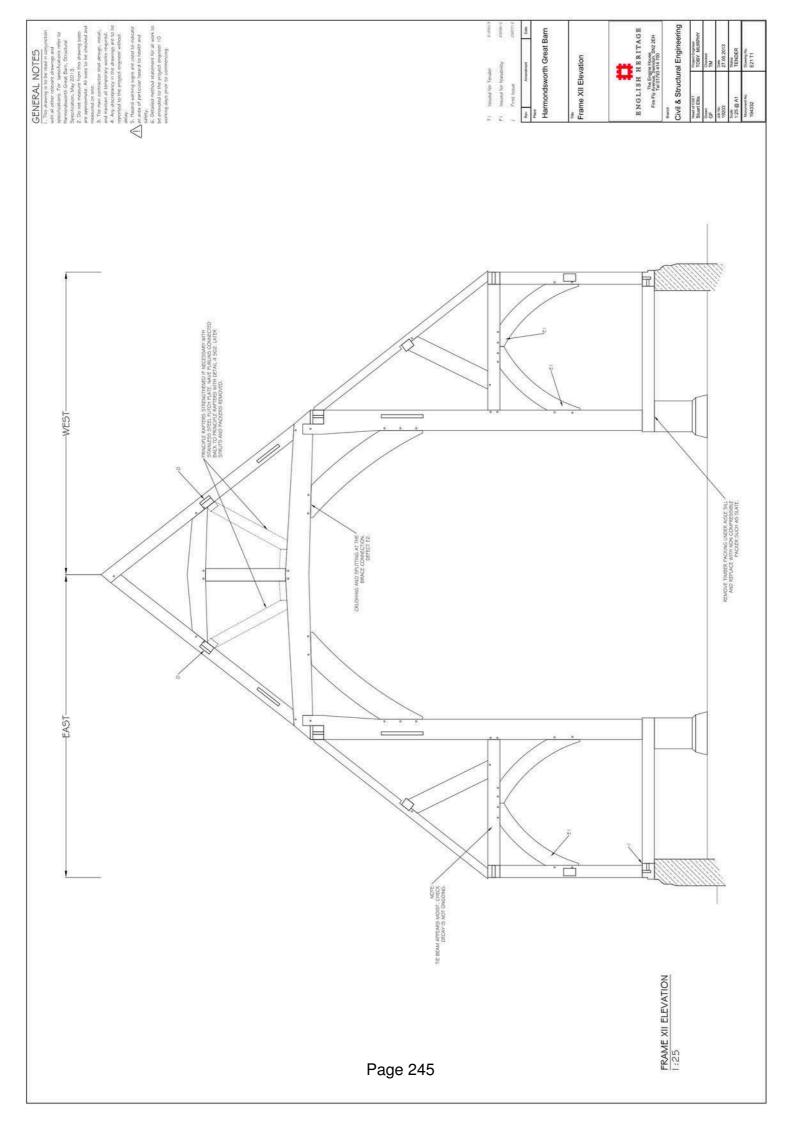


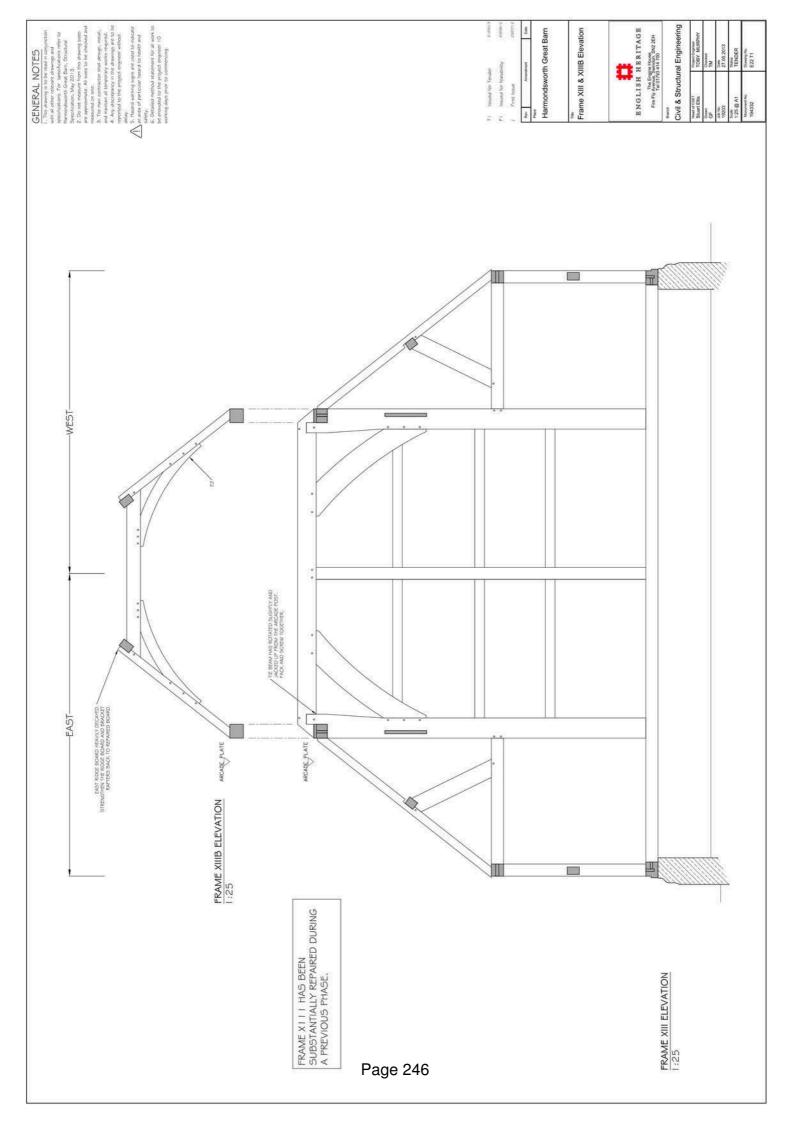


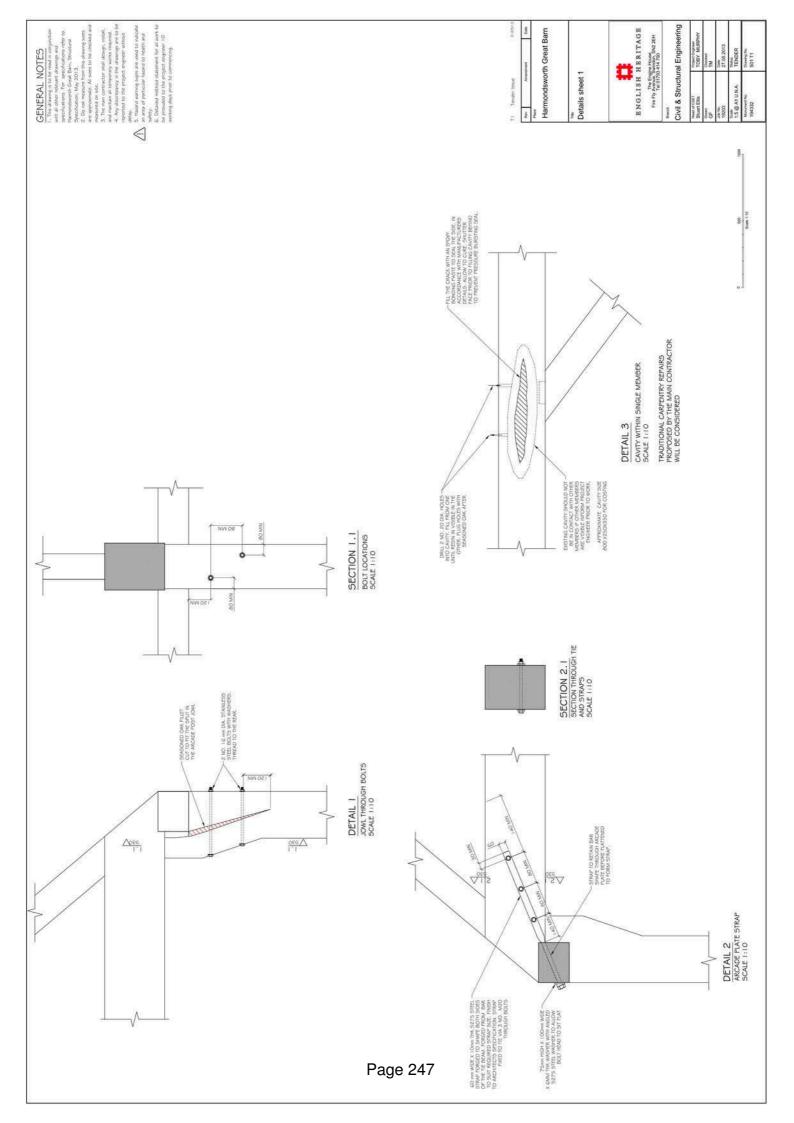


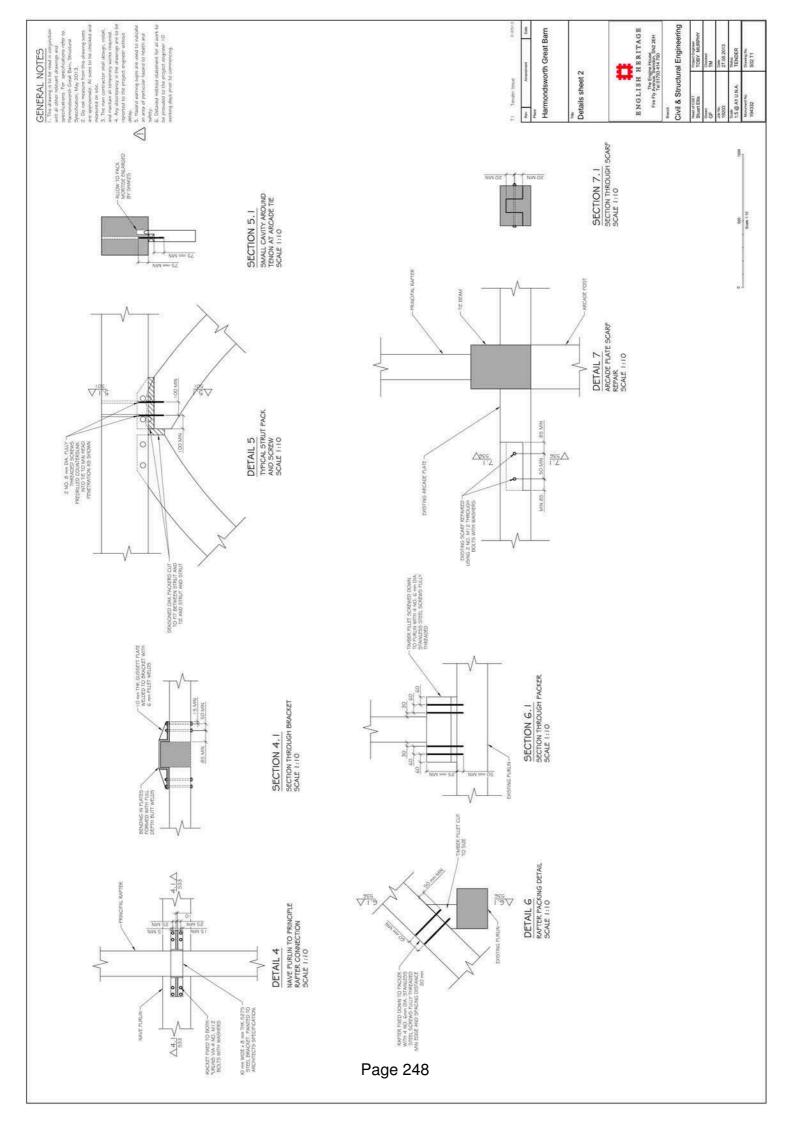


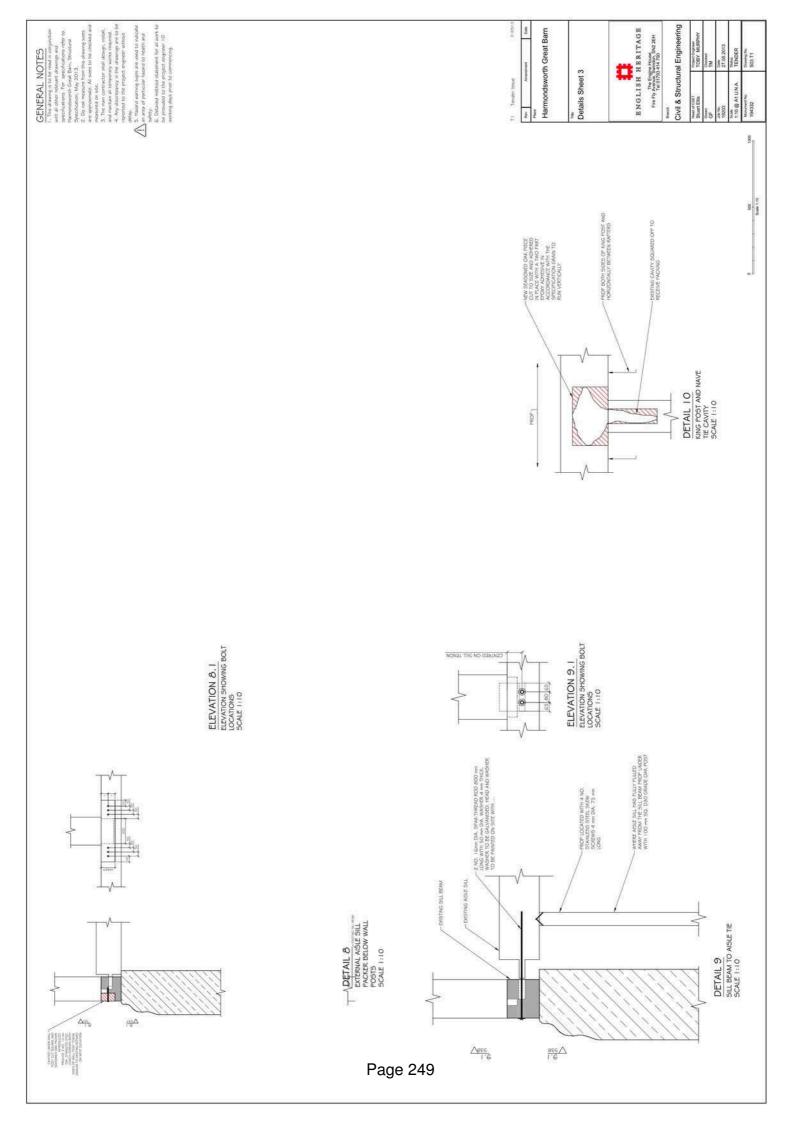


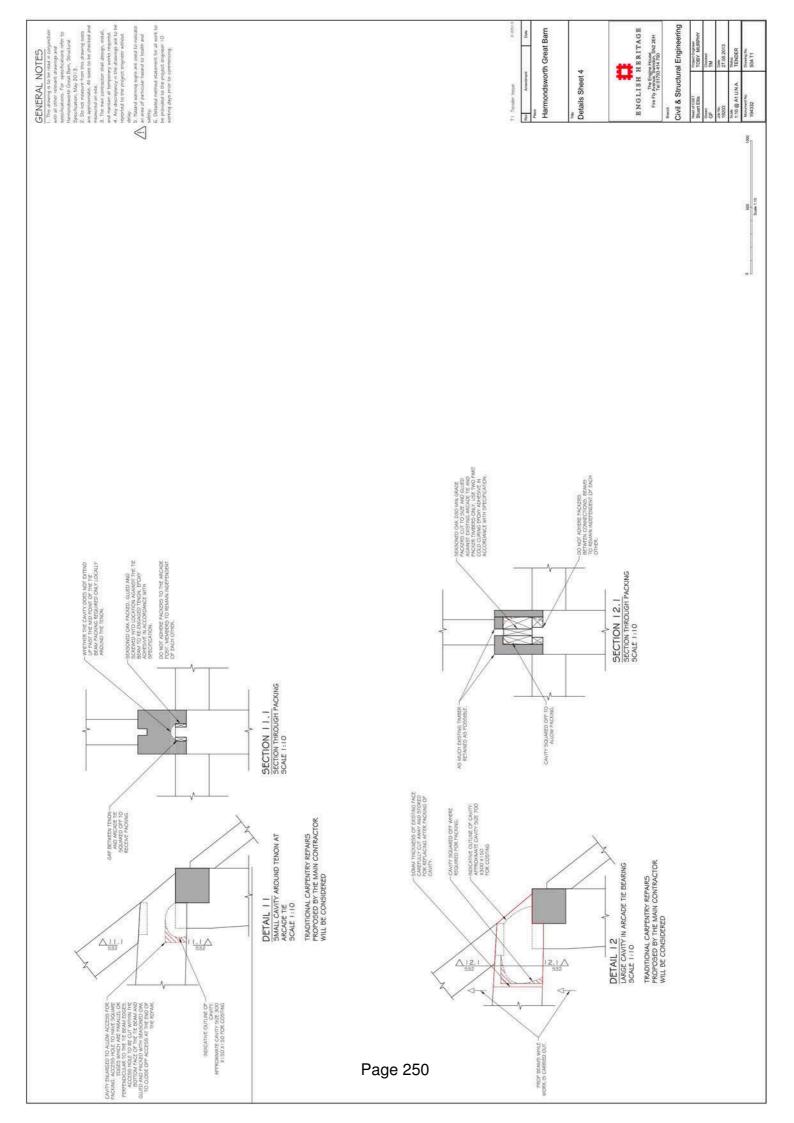


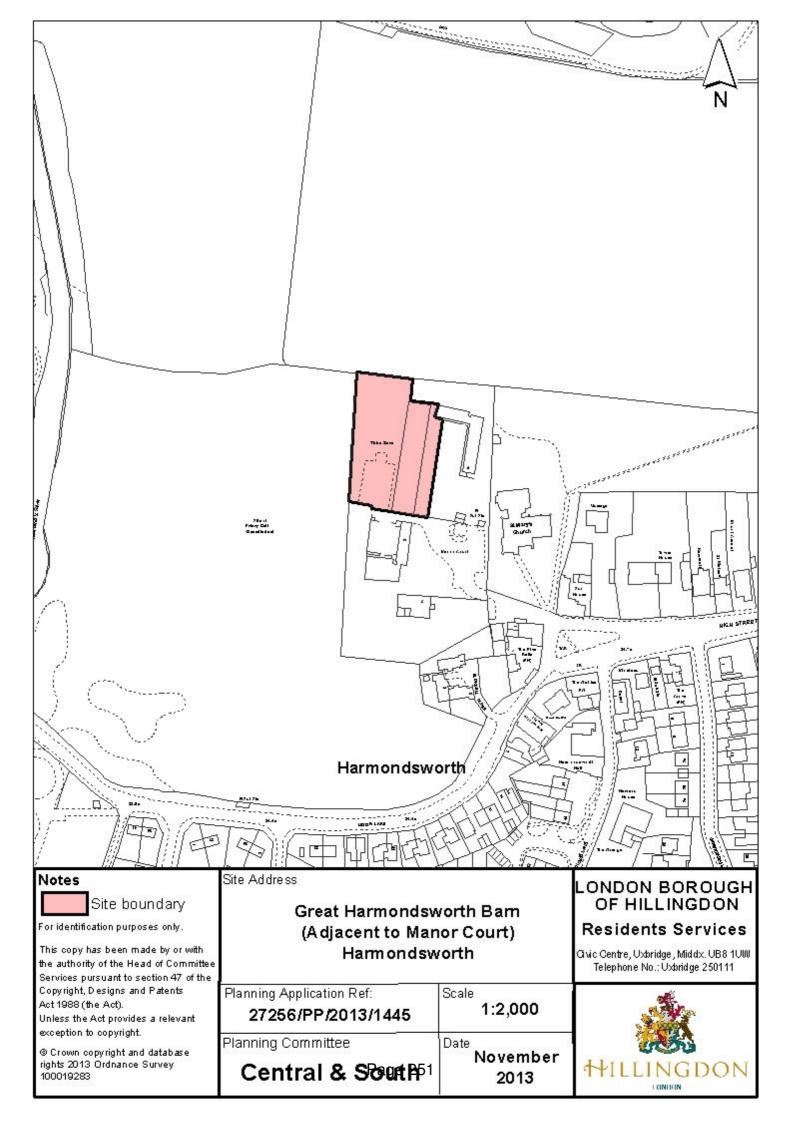












Report of the Head of Planning, Sport and Green Spaces

Address 17 AND 19 LITTLE ROAD HAYES

Development: Part two storey, part single storey side/rear extensions to No.17 and No.19

involving demolition of existing rear extensions, demolition of detached garage

to No.17 and demolition of detached outbuilding to No.19.

LBH Ref Nos: 62383/APP/2013/265

Date Plans Received: 01/02/2013 Date(s) of Amendment(s): 01/02/2013

Date Application Valid: 06/02/2013

NOTES
CONTRACTORS MIST VERFY ALL DIADNSIONS ON SITE BE
COMMEDICING ARY WORK ON SHOP DRAWINGS
DO NOT SCALE FROM THIS DRAWING 2. ALL DIMENSIONS TO BE VERIFIED ON SITE AND ANY DISCREPANCY REPORTED TO THE CLIENT. NOTES: 1. DO NOT SCALE THIS DRAWING.

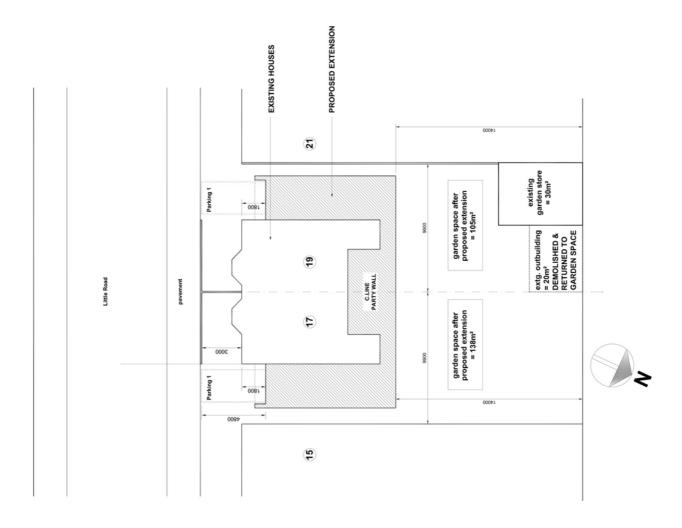
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS.

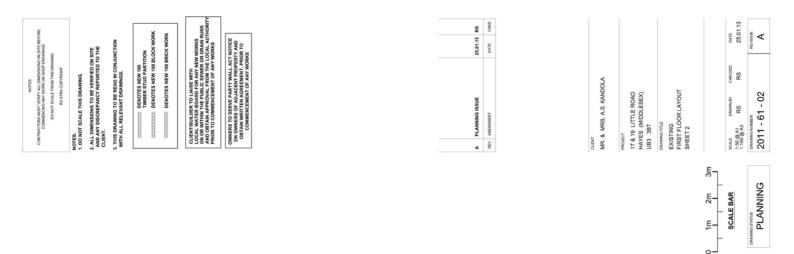
88	CHAC
25.01.13 RS	DATE
ISSUE	
PLANNING ISSUE	REV AMENDMENT
	>

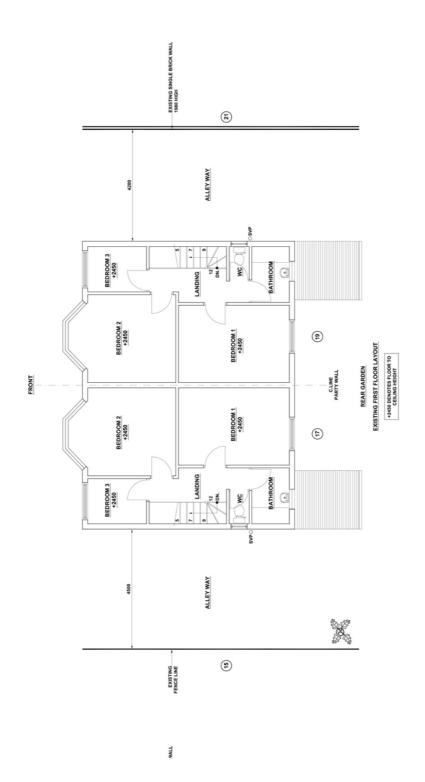
25.01.13 CHECKED 17 & 19 LITTLE ROAD HAYES (MIDDLESEX) UB3 38T SCALE DRAWN BY 1:100 @ A1 RS 1:200 @ A2 RS DRAWN WAREN ZOTT - 61 - 11 BLOCK PLAN SHEET 11 PLANNING

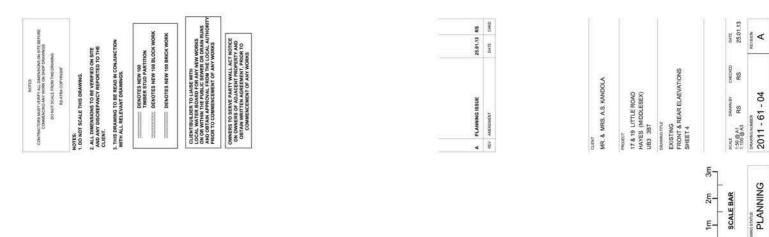
MR. & MRS. A.S. KANDOLA

SCALE BAR

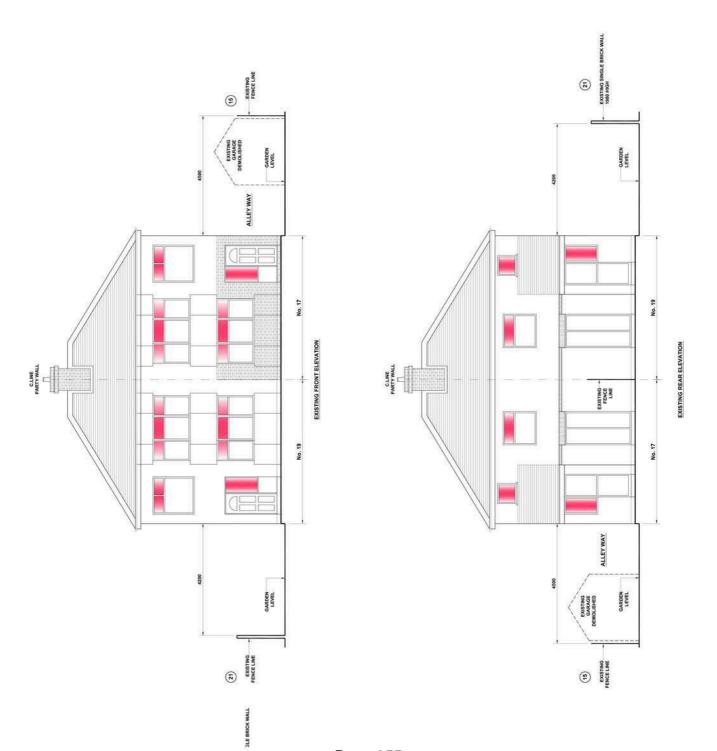


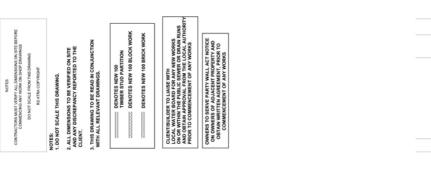




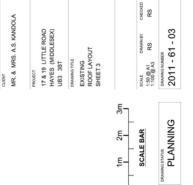


PLANNING

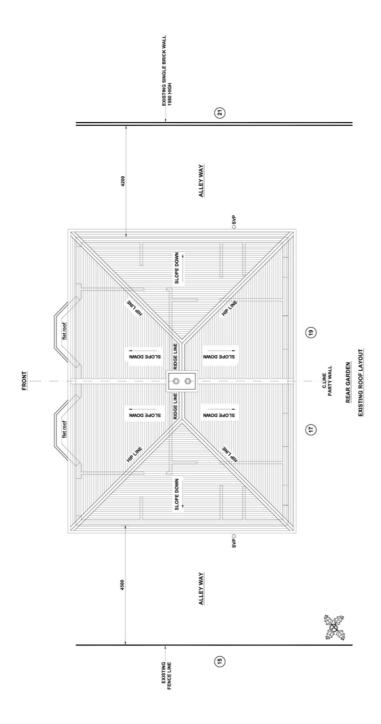


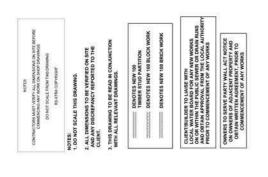


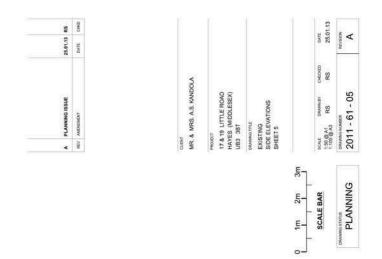


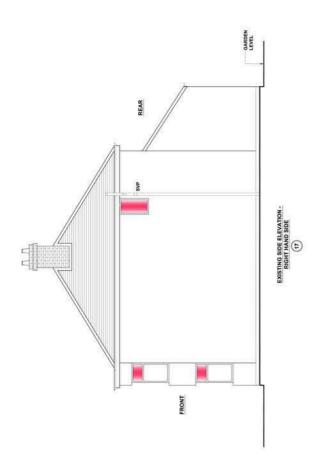


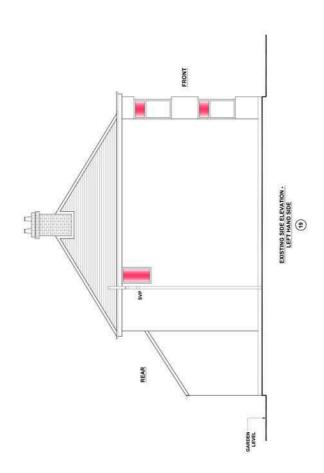
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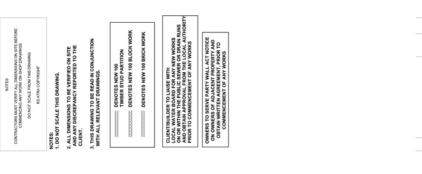




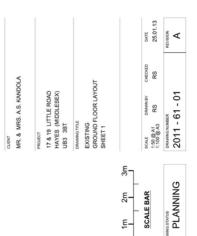


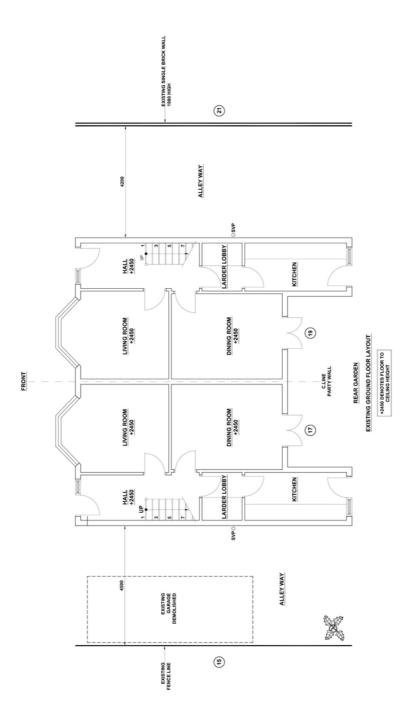




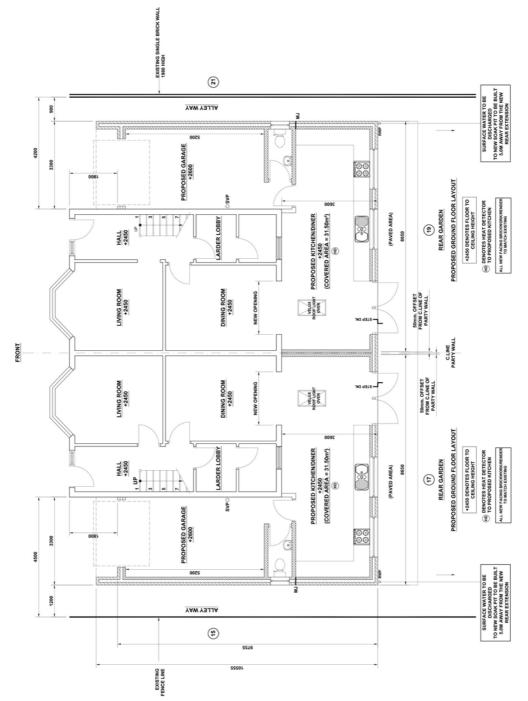










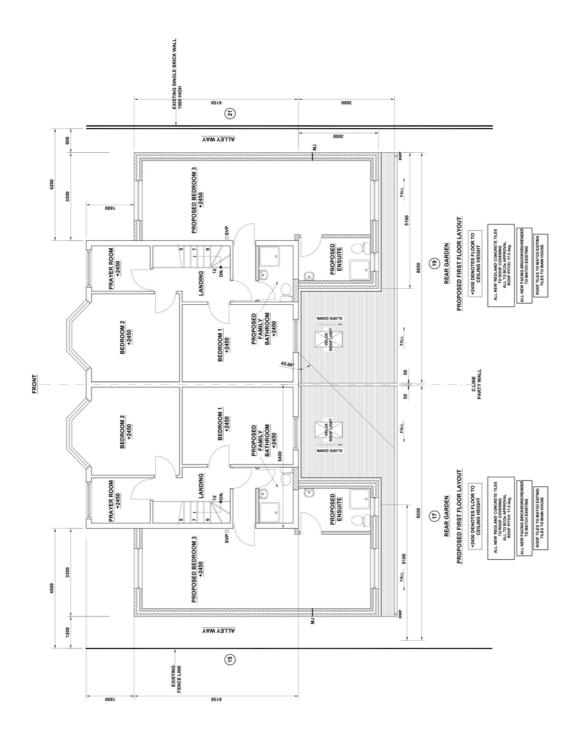


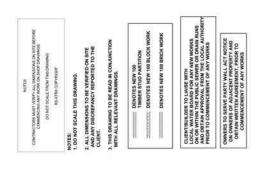


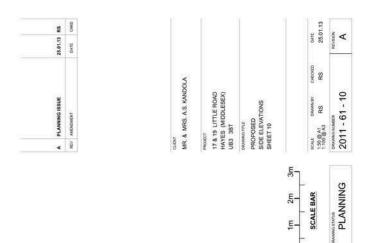


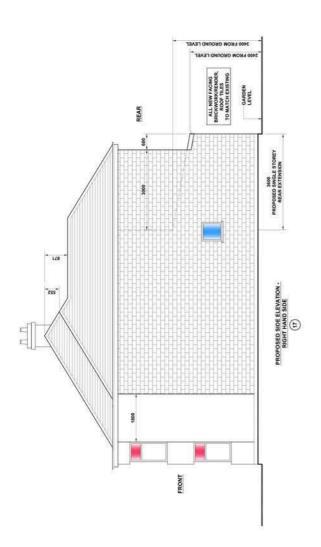
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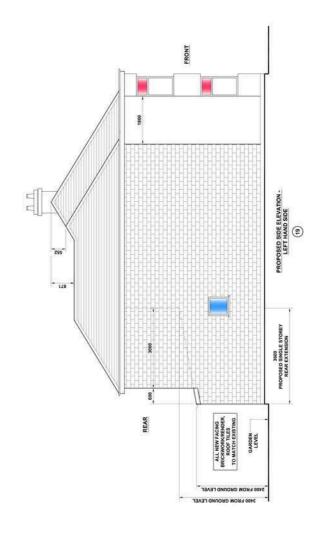
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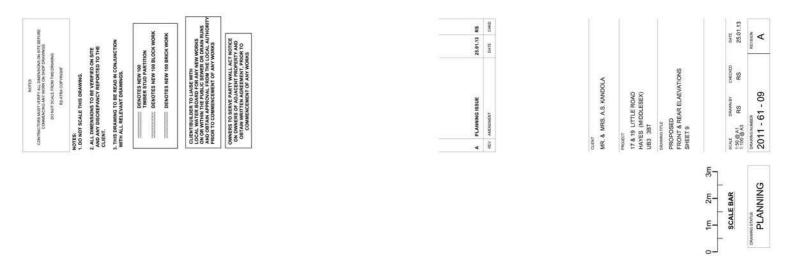


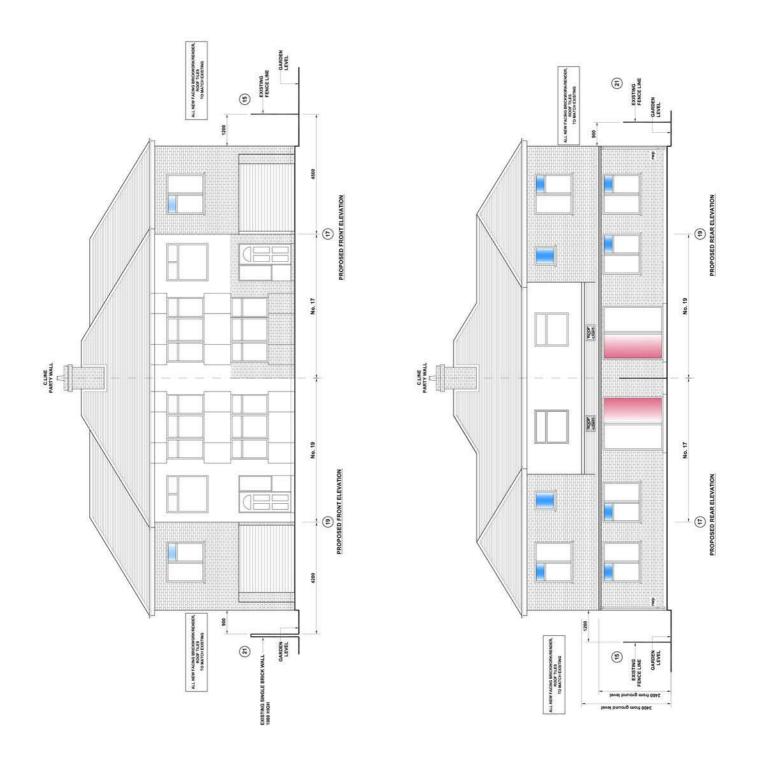




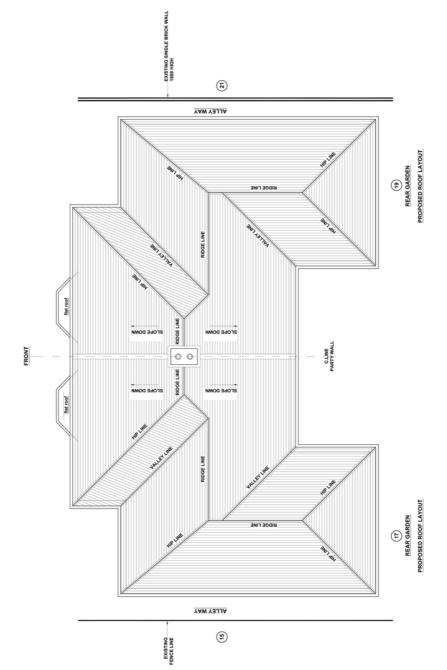


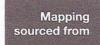
















Location Map



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

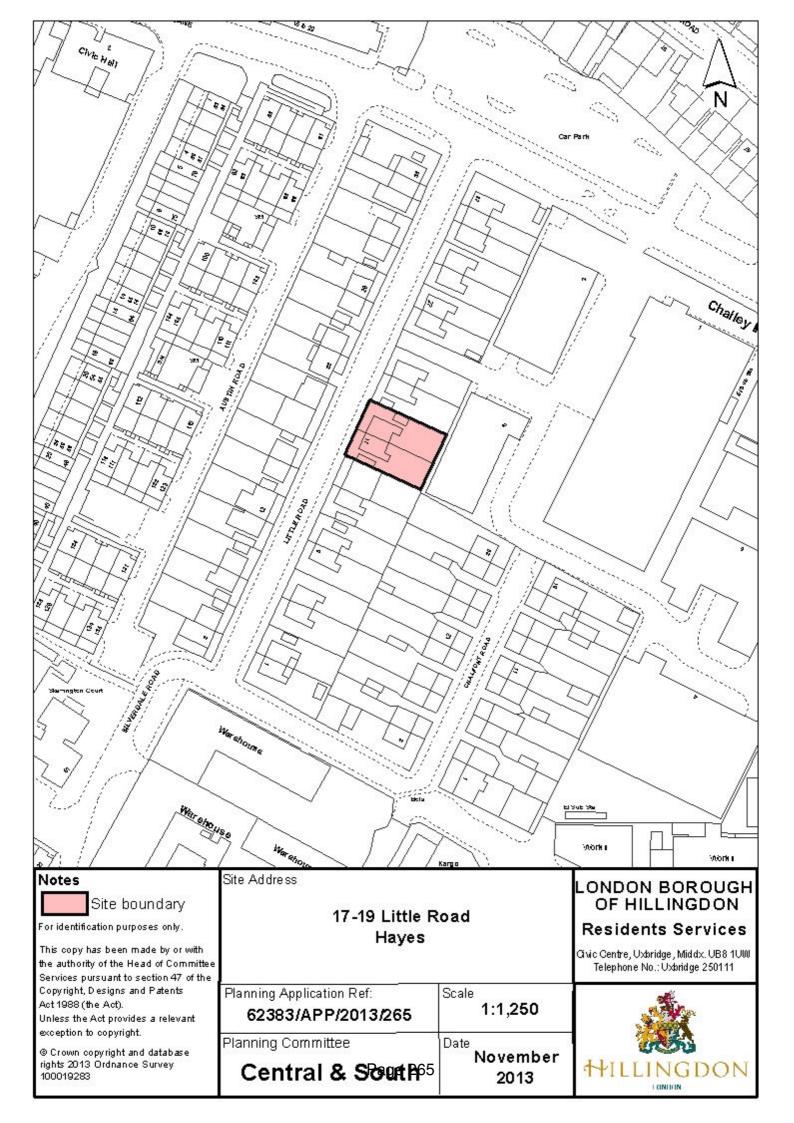
0 20 40 Scale 1:1250

Supplied By: A Boville Wright

Serial number: 001017307

Plot Centre Coordinates: 510012, 179716

17-19 Little Road Hayes UB3 3BT



Report of the Head of Planning, Sport and Green Spaces

Address THE MOORCROFT COMPLEX HARLINGTON ROAD HILLINGDON

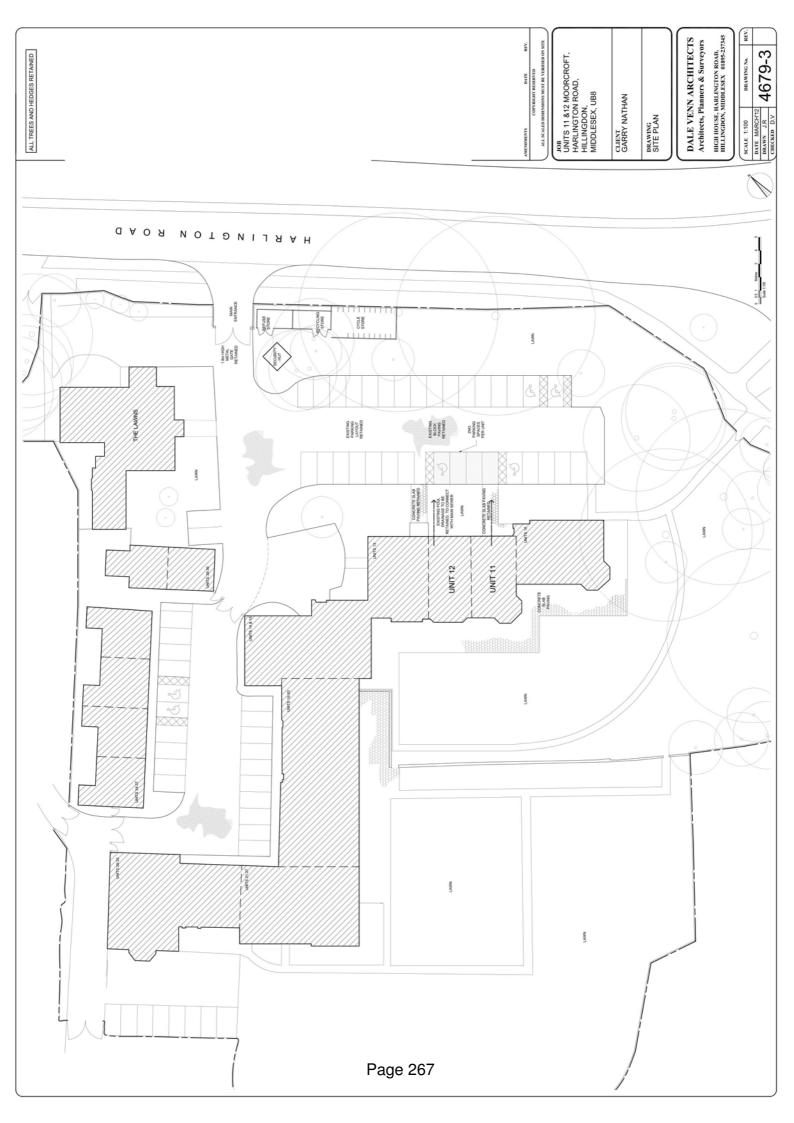
Development: Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom

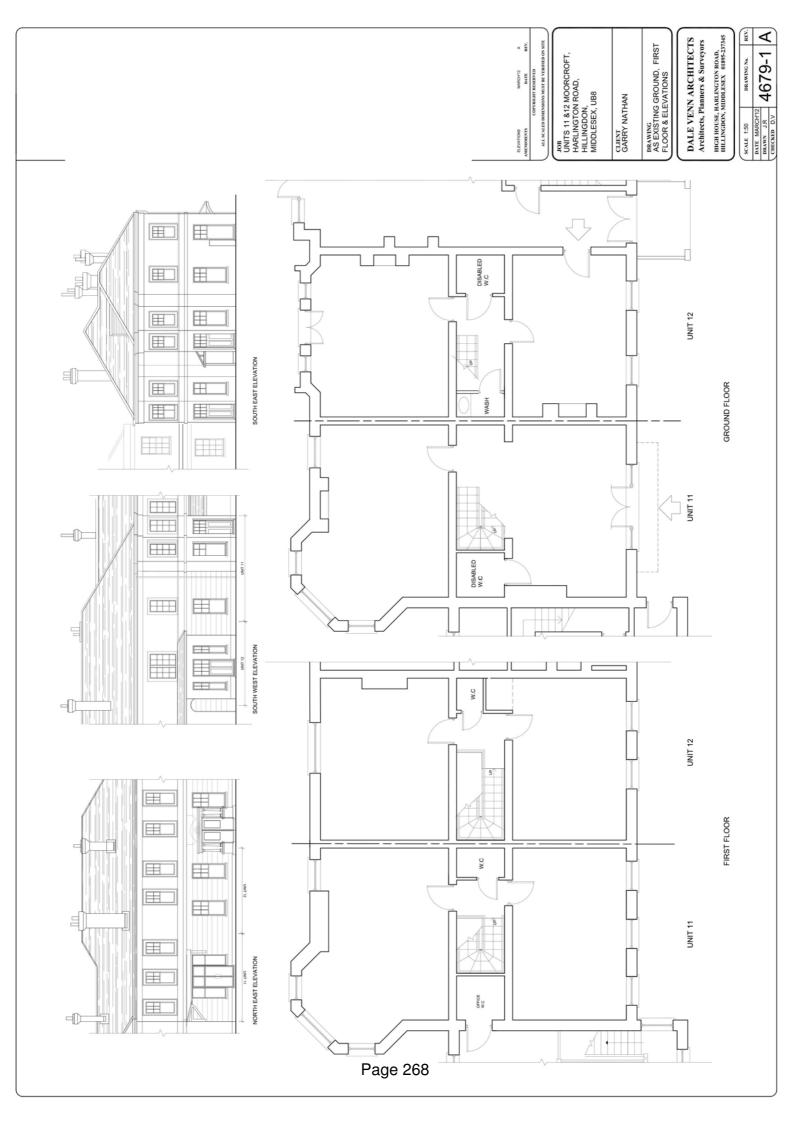
Residential Units (Use Class C3) and reinstatement of rear conservatory.

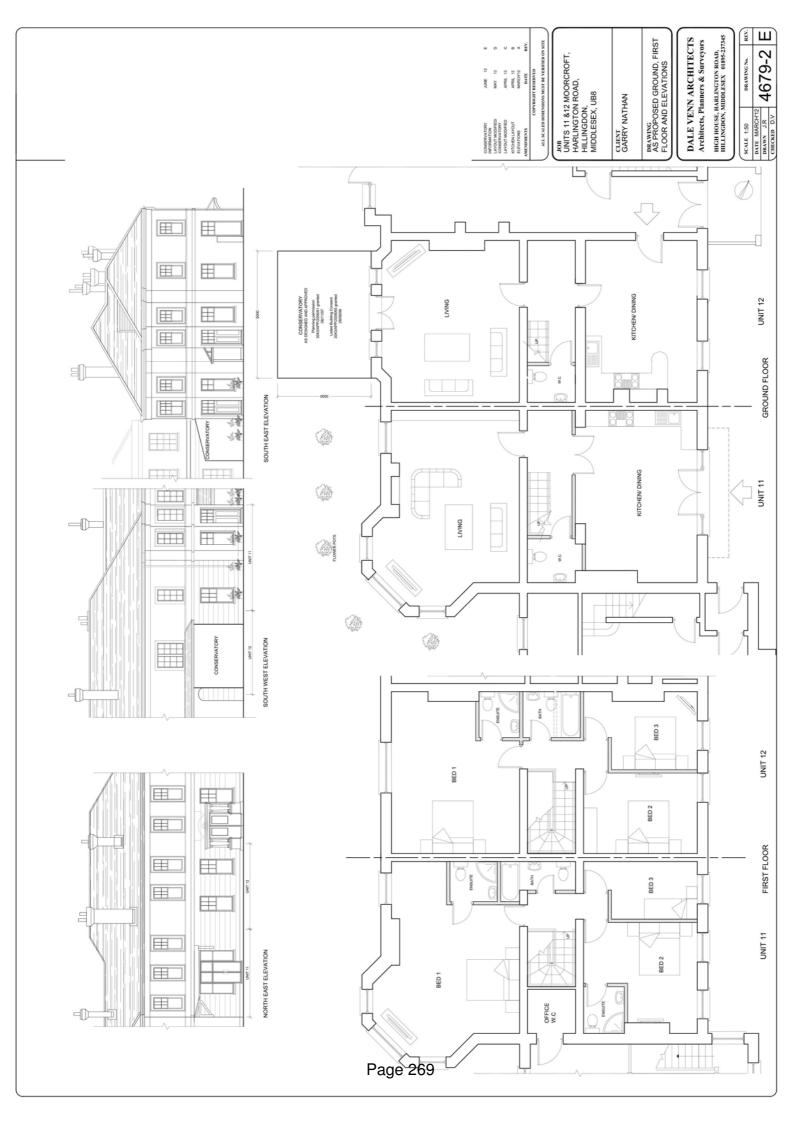
LBH Ref Nos: 3043/APP/2012/1093

Date Plans Received: 04/05/2012 Date(s) of Amendment(s): 04/05/2012

Date Application Valid: 04/05/2012

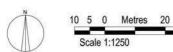






Units 11 & 12 Moorcroft, Harlington Road, Hillingdon UB8 Location Plan Scale: 1:1250

Hillingdon Manor School '(Special Needs) Moorcroft 0 木 Merrimans Rural Activities Centre

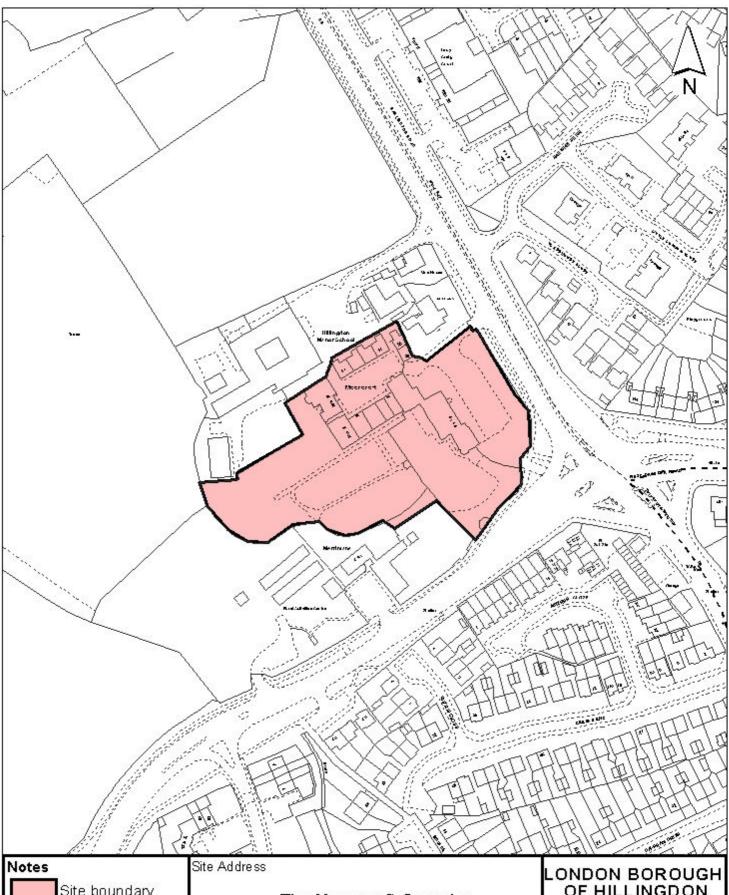


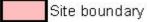
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Address: Title:

Dale Venn Architects Chartered Architects, Planners & Surveyors High House, Harlington Road, Hillingdon, Middlesex, UB8 3HX

Drawing:4679-II Date:March '2012





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The Moorcroft Complex Harlington Road

Planning Application Ref:

3043/APP/2012/1093

Scale

1:2,000

Planning Committee

Central & South71

Date

November 2013

OF HILLINGDON

Residents Services Civic Centre, Uxbridge, Middx. UB8 1UW

Telephone No.: Uxbridge 250111



Report of the Head of Planning, Sport and Green Spaces

Address

THE MOORCROFT COMPLEX HARLINGTON ROAD HILLINGDON

Development:

Change of use of Units 11 and 12 (Use Class B1(a) to 2 x three bedroom

Residential Units (Use Class C3) and reinstatement of rear conservatory

(Application for Listed Building Consent).

LBH Ref Nos:

3043/APP/2012/1094

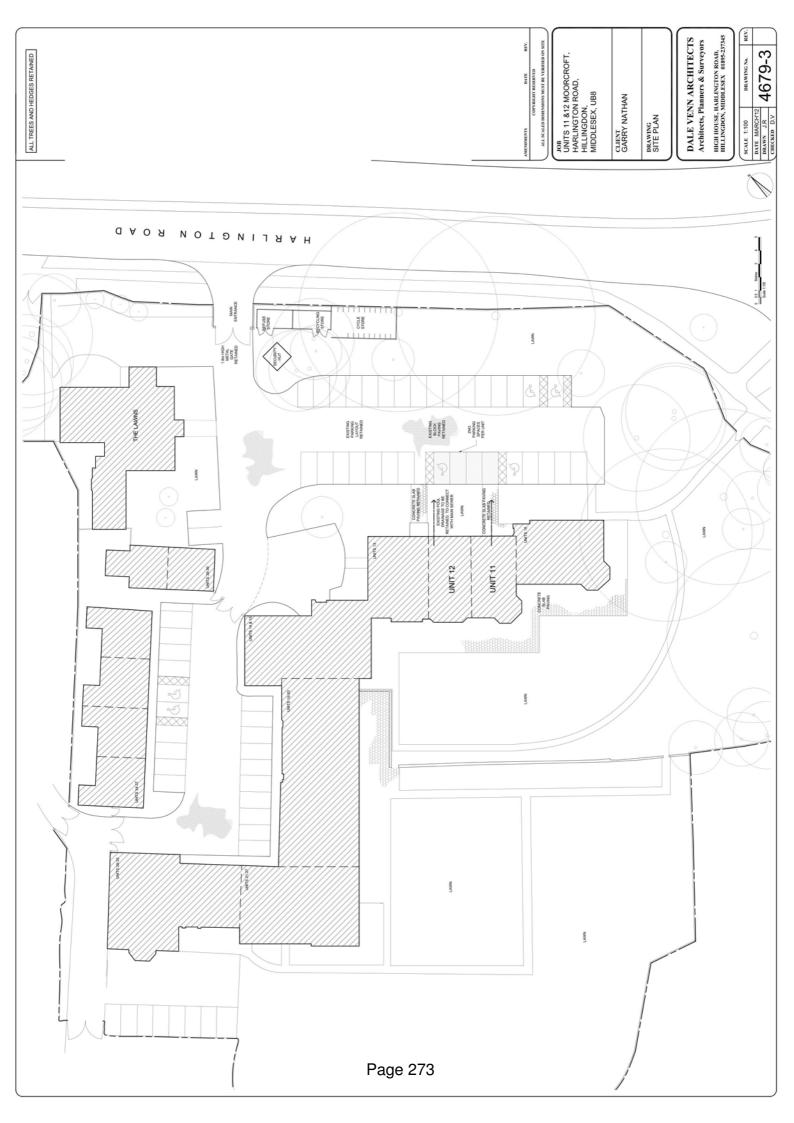
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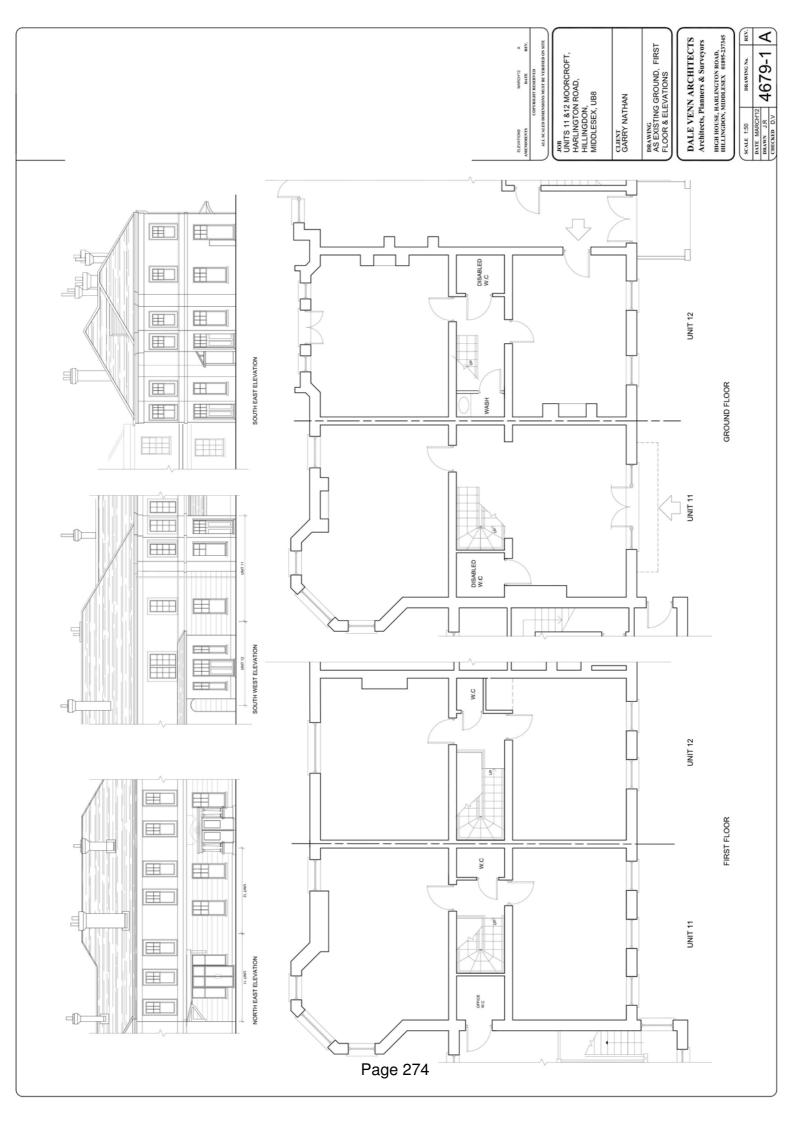
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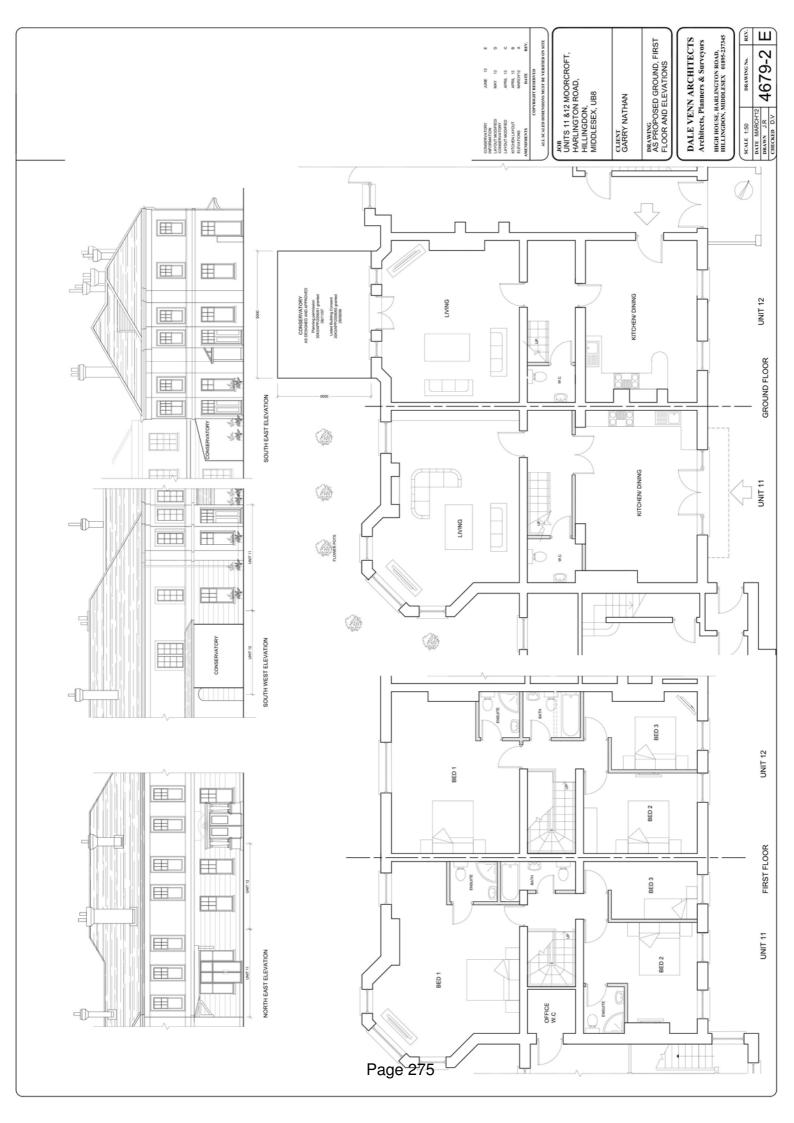
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04/05/2012

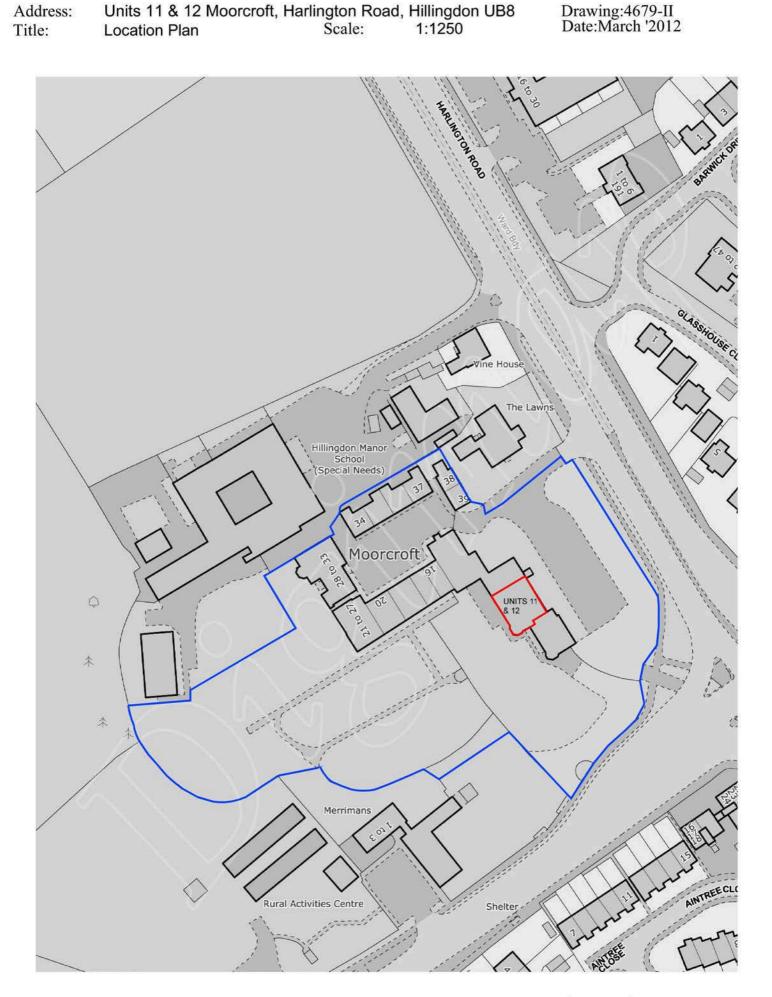
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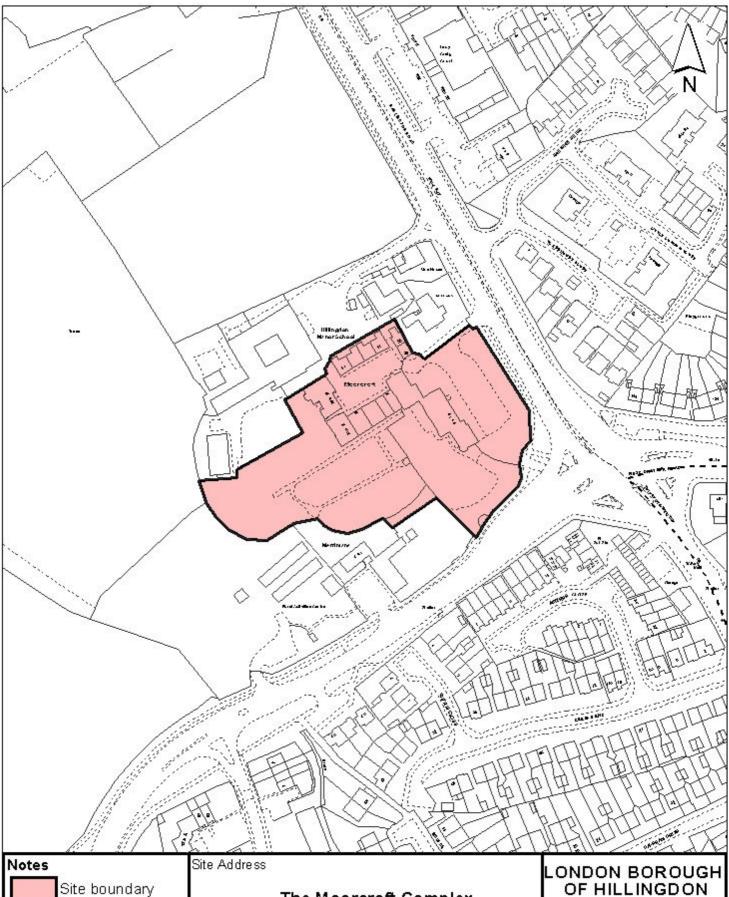


Units 11 & 12 Moorcroft, Harlington Road, Hillingdon UB8 Location Plan Scale: 1:1250 Location Plan



30

Address:



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The Moorcroft Complex Harlington Road

Planning Application Ref:

3043/APP/2012/1094

Scale

1:2,000

Planning Committee

Central & South77

Date

November 2013

OF HILLINGDON

Residents Services

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



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