



HILLINGDON  
LONDON



# North Planning Committee

## To Councillors on the Committee

**Date:** TUESDAY, 16 SEPTEMBER  
2014

**Time:** 7.00 PM (OR ON THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE)

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

Eddie Lavery, (Chairman)  
John Morgan (Vice-Chairman)  
Peter Curling (Labour Lead)  
Duncan Flynn  
Raymond Graham  
Henry Higgins  
John Morse  
Jas Dhot  
David Yarrow

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

**This agenda and associated  
reports can be made available  
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request. Please contact us for  
further information.**

**Published:** Monday, 8 September 2014

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This Agenda is available online at:  
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***Putting our residents first***

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
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# Useful information for residents and visitors

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Please enter from the Council's main reception where you will be directed to the Committee Room.

## Accessibility

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

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

## Agenda

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### 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 meetings held on 17 July, 6 August and 27 August 2014 1 - 20
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

### PART I - Members, Public and Press

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

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### Applications with a Petition

|   | Address  | Ward      | Description & Recommendation   | Page                     |
|---|--|-----------|--|--------------------------|
| 6 | Land rear of 94-96<br>Green Lane<br>Northwood<br><br>66134/APP/2014/2228 | Northwood | 2 x two storey, 4-bed, semi-detached dwellings with habitable roofspace and 2 x detached garages with associated parking and amenity space and the installation of bin stores and a vehicular crossover to Ashurst Close (Resubmission).<br><br><b>Recommendation : Approval</b> | 21 - 44<br><br>94 - 102  |
| 7 | 116a Hallowell Road<br>Northwood<br><br>45407/APP/2014/982               | Northwood | Part two storey, part single storey 3-bed, detached dwelling house with associated parking and amenity space involving demolition of existing B1 building.<br><br><b>Recommendation : Approval</b>   | 45 - 70<br><br>103 - 113 |

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## Applications without a Petition

|   | Address   | Ward               | Description & Recommendation   | Page                     |
|---|---|--------------------|--|--------------------------|
| 8 | 169 Joel Street<br>Northwood<br><br>22642/APP/2014/2278 | Northwood<br>Hills | Boundary wall with iron railings to front, including electronic iron gates and pedestrian gate and involving soft landscaping (Part Retrospective).<br><br><b>Recommendation : Refusal</b> | 71 - 76<br><br>114 - 118 |
| 9 | 6 Pinner Road<br>Northwood<br><br>6511/APP/2014/2437    | Northwood<br>Hills | Single storey detached outbuilding to rear for use as a cinema room (Part Retrospective).<br><br><b>Recommendation : Approval</b>  | 77 - 84<br><br>119 - 122 |

## 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 12A to the Local Government (Access to Information) Act 1985 as amended.

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| 10 | Enforcement Report | 85 - 92 |
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## PART I - Members, Public and Press

|                                    |                |
|------------------------------------|----------------|
| Plans for North Planning Committee | Pages 93 - 122 |
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**Minutes**

**NORTH PLANNING COMMITTEE**

**17 July 2014**

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

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|-----|---|
|     | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, Carol Melvin (In place of John Morgan), Beulah East, Jas Dhot and David Yarrow</p> <p><b>LBH Officers Present:</b><br/>Matthew Duigan, Planning Service Manager<br/>Meghji Hirani, Planning Contracts &amp; Planning Information Manager<br/>Paul Harrison, Principal Highway Engineer<br/>Nicole Cameron, Legal Advisor<br/>Nadia Williams, Democratic Services Officer</p> |
| 19. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors John Morgan and Peter Curling. Councillors Carol Melvin and Beulah East attended in their place.</p>   |
| 20. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Raymond Graham declared a non-pecuniary interest in item 7 - 3 Canterbury Close, Northwood by virtue of residing in the road the application is sited. He withdrew from the room and did not take part in the decision of this item.</p>  |
| 21. | <p><b>TO RECEIVE THE MINUTES OF THE MEETINGS HELD ON 7 MAY AND 24 JUNE 2014</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 7 May and 24 June 2014 were agreed as a correct record.</p>   |
| 22. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman agreed to consider item 14 (Agenda B) as urgent.</p>  |
| 23. | <p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part I, with the exception of item 14 which would be considered in Part 2.</p>   |

24. **LAND FORMING PART OF 7 WOODLANDS AVENUE, RUISLIP**  
**69927/APP/2014/1402** (*Agenda Item 6*)

**Two-storey, 3-bedroom detached dwelling with habitable basement with associated amenity space.**

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

In accordance with the Council's constitution, the meeting was addressed by a petition representative as well as the agent.

The petitioners made the following points in objection to the application:

- Was a member of the Eastcote Residents' Association who dealt with planning issues
- As well as signing the petition, residents had also submitted individual letters in objection to the application
- Welcomed the recommendation for refusal in the report which clearly reflected the concerns of residents
- Noted in the officer's report, that details of the people that had objected had not been included and nor had comments from the Eastcote Panel and Eastcote Residents' Association
- Requested this oversight to be investigated
- Urged the Committee to refuse the application as per officer recommendation.

The agent raised the following points:

- The proposed development would not be used as a separate dwelling or be sold once completed
- The scheme would not be suitable enough to be used as an 'outhouse' and was merely being developed for use by the grandchildren
- With regard to the elevation report, the distance shown in the drawing was further than that shown on the PowerPoint presentation
- Suggested that the proposal was in keeping with the area
- Stressed that the proposed development would be used by family and enable a closer proximity to growing children.

The Chairman read a letter from a Ward Councillor who was unable to attend the meeting due to other engagement and the following points were raised:

- Expressed concerns that the a three-bedroom house with a basement in the grounds was being proposed
- Suggested that this was a blatant case of garden grabbing, which would result in loss of light, privacy and would be overbearing to the neighbouring properties
- The proposed development would be cramped, out of keeping and would result in the loss of amenity space
- Acknowledged that due to shortage of space, there was a potential for increased applications to build in basements but cautioned that consideration should be given to surrounding houses and the types of soil being built on
- Concerned that no provision had been made for extra drainage to prevent flooding, given the proposal would be surrounded by houses and located in an



|     |  |
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|     | <p>area with clay soil type</p> <ul style="list-style-type: none"> <li>Concerned that the proposed development would have a detrimental effect on parking and being close to Newnham Infant and Junior school, feared that the problem with parking would be exacerbated particularly during school drop-off and pick-up times. In addition, given that the scheme was on a corner plot, parked vehicles could become hazardous to pedestrians</li> <li>Urged the Committee to refuse the application.</li> </ul> <p>The Chairman added that comments from residents' associations should be included and made clear in officers' reports, given that resident's associations generally commented on behalf of a group of people.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <ul style="list-style-type: none"> <li><b>Resolved – That the application be refused for the reasons outlined in the officer's report and changes in the addendum.</b></li> </ul> |
| 25. | <p><b>3 CANTERBURY CLOSE, NORTHWOOD 68984/APP/2014/1820</b> <i>(Agenda Item 7)</i></p> <p><b>First floor side extension.</b></p> <p>Cllr Graham withdrew from the room.</p> <p>Officer introduced and outlined details of the report.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report.</b></p>   |
| 26. | <p><b>32 CRANBOURNE ROAD, NORTHWOOD 31949/APP/2014/1197</b> <i>(Agenda Item 8)</i></p> <p><b>Two x two storey, four-bedroom, dwellings with habitable roof-space and associated parking and amenity space, involving installation of bin stores to front and demolition of existing dwelling.</b></p> <p>In introducing the report, officers explained that the previously approved application in December 2010 had now lapsed. This new application complied with current standards which had change from the previous approval.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved:</b></p> <p><b>That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:</b></p> <p><b>EITHER:</b></p> <p><b>A)(1) That prior to the Council's Community Infrastructure Levy coming into</b></p>  |

force, the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

i) A contribution of £13,432 for capacity enhancements in local schools;

OR:

A)(2) That following the Council's Community Infrastructure Levy coming into force, 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.

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 conditions and informatives in the officer's report be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

27. **524-526 VICTORIA ROAD, RUISLIP 36666/APP/2013/3149** (*Agenda Item 9*)

**Change of use from retail (Use Class A1) to childcare provision (Use Class D1) involving alterations to rear elevation.**

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

Members were informed that the application had been previously submitted and refused on the grounds of loss of an A1 unit in a designated retail area. However, due to the decline of the shopping centre with considerable competition within the local

vicinity, officers considered that the Care Area Policy was too restrictive and that in this case, this type of development would be useful. Furthermore, officers considered that the application had overcome previous reasons for refusal and therefore recommended approval.

Officers also sought the Committee's steering on the premises hours, particularly on revising the starting time to 7am instead of 7.30am (as stipulated by guidance). It was explained that the reason regarding consideration of an earlier starting time was to take account of the need to also provide a service for commuting parents/carers.

The Chairman read a letter from a Ward Councillor who was unable to attend the meeting due to other engagement and the following points were raised:

- Evidence showed that a nursery would be of great service to the community
- The application would not only offer diversity to the local shopping parade, it would revive a double fronted shop which had been vacant for over 6 months
- It would provide a sustainable service to the shopping parade without affecting the large local retail store in Victoria Road and offer local employment
- The proposed scheme includes dedicated drop-off and pick-up points, a play space for 'Free Flow' play and 4 parking spaces
- Urged the Committee to approve the application.

The Chairman advised that the Committee should consider the hours given that the scheme was in an area with residential flats above shops.

A Member commented that with the close proximity of South Ruislip Station, they were well aware that some users may need to be at work early and would have no objection to a 7am start. Condition 9 was amended to allow 7am start.

In response to a query raised regarding air quality, officers advised that the proposed scheme was in an area which suffered from poor air quality on occasion. With regard to the protection from air pollution, whilst it was accepted that the outdoor play area would not be protected, officers explained that children would spend very little time outdoor. Members were informed that air pollution was currently being monitored across the Borough and South Ruislip had been identified and included in this process. It was noted that larger schemes were required to make financial contribution for monitoring but as this was a small scheme, funding contribution would not be required.

In response to concerns raised as to whether there was sufficient play area, officers advised that there was no available official standard. It was noted however, that the applicant had indicated that not all the children would go outside to play at the same time, as some of the children would be involved in other activities that would be taking place in side.

A Member added that it should be conditioned to ensure that children were not allowed to play outside before 8.30am. Officers advised that Condition 9 could be extended to take this into account.

The recommendation for approval and amendments to Condition 9 was moved, seconded and on being put to the vote was agreed.

**Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report, amendment to Condition 9 and changes outlined in the addendum.**

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| 28. | <p><b>HANOVER COURT, TORRINGTON ROAD, RUISLIP 6626F/73/624</b> (<i>Agenda Item 10</i>)</p> <p><b>Deed of Variation to S106 Agreement.</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved:</b></p> <ol style="list-style-type: none"> <li><b>1. That the Council enter into a deed of variation with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:</b></li> </ol> <p><b>Delete Operative Clause 2: The Association agrees for itself and its successors in title that it will not withhold the written consent of the Council let or permit to be let by any of the proposed flats to any person other than elderly persons.</b></p> <ol style="list-style-type: none"> <li><b>2. That the applicant meets the council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed not being completed.</b></li> </ol> |
| 29. | <p><b>TREE PRESERVATION ORDER NO.717 (TPO 717): OAK AT 11 COURT ROAD, ICKENHAM</b> (<i>Agenda Item 11</i>)</p> <p>Officer introduced and outlined details of the report.</p> <p>The recommendation to confirm Tree Preservation Order (TPO) 717 without modification was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved - That TPO 717 be confirmed without modification.</b></p>  |
| 30. | <p><b>S106 QUARTERLY MONITORING REPORT</b> (<i>Agenda Item 12</i>)</p> <p>The Committee received the quarterly update report on the S106/278 agreements for the period up to 31 March 2014.</p> <p><b>Resolved – That the information contained in the officer's report be noted.</b></p>   |
| 31. | <p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation contained in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement actions as recommended in the officer's report be agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for</b></li> </ol>  |

**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.**

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).*

32. **LONDON SCHOOL OF THEOLOGY, GREEN LANE, NORTHWOOD  
10112/APP/2013/1837 (Agenda Item 14)**

**Erection of a part three, part two and a half storey building, comprising 3 x two bedroom, 2 x three bedroom and 1 x four bedroom flats, formation vehicular access and associated parking and landscaping.**

Officers introduced the report and directed Members to note the changes in the addendum.

The Chairman asked for Condition 8 (2a) to be revised to ensure refuge storage was covered and secured.

Condition 8 (2d) (Parking Layout) was changed to Condition 14 (one par flat plus 3 vehicles).

A Member expressed concerns about possible overlooking from people playing on the pitch and being able to look into properties, given the sloping changes of the land where the playing fields were sited. Officers advised that Condition 8 (2c) could be amended to require planting to be of a certain height.

The Chairman added that a comment could be added to requiring the applicant to ensure there was no overlooking.

The recommendation contained in the officer's report, amended conditions was moved, seconded and on being put to the vote was agreed.

**Resolved:**

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

**EITHER:**

**A)(1) That prior to the Council's Community Infrastructure Levy coming into force, the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:**

- i) A contribution of £29,834.07 for capacity enhancements in local schools;**
- ii) 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.

iii) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

iv) 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).'**

v) That following the Council's Community Infrastructure Levy coming into force, 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.

vi) 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.

**OR:**

**A)(2) That if the application is approved, the conditions and informatives set out in the officer's report be imposed, subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision, amended conditions 8(2d and 2c), 14 and changes outlined in the addendum.**

The meeting, which commenced at 8.00 pm, closed at 9.00 pm.

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

## Minutes

### NORTH PLANNING COMMITTEE

6 August 2014

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



|     |   |
|-----|---|
|     | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Alan Chapman, Duncan Flynn, Raymond Graham, Manjit Khatra, John Morse, Jas Dhot and David Yarrow</p> <p><b>Also Present:</b><br/>Councillor Jonathan Bianco</p> <p><b>LBH Officers Present:</b><br/>James Rodger, Head of Planning, Green Spaces and Culture<br/>Adrien Waite, Major Applications Planning Manager<br/>Syed Shah, Principal Highways Engineer<br/>Nicole Cameron, Legal Advisor<br/>Charles Francis, Democratic Services</p> |
| 33. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies from absence were received from Councillors Peter Curling and Councillor Henry Higgins with Councillor Manjit Kahatra and Councillor Alan Chapman acting as substitutes</p>   |
| 34. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a non-pecuniary interest in Item 7 as he had raised the particular issue with the planning officers some 18 months previously</p> <p>Councillor Jas Dhot declared a non-pecuniary interest in Item 7 as the lead petitioner was known to him personally.</p>   |
| 35. | <p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>   |
| 36. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>  |

|     |  |
|-----|--|
| 37. | <p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>All items were considered in Part 1 with the exception of items 9 and 10 which were considered in Part 2.</p>  |
| 38. | <p><b>LAND WEST OF WOODFIELD TERRACE AND DOVEDALE CLOSE, HAREFIELD - 66148/APP/2014/430</b> (<i>Agenda Item 6</i>)</p> <p><b>Construction of a 5-bed detached 'eco' house with associated garage and pool (Outline Planning Permission with All Matters Reserved).</b></p> <p>Officers introduced the report, highlighting the changes set out in the addendum. Officers also proposed that the additional informative be added to the report as follows:</p> <p><i>'You are advised that should the development be allowed at a subsequent appeal it would represents chargeable development under both the Mayor's Community Infrastructure Levy (£35 per sq.m) and Hillingdon's Community Infrastructure Levy (£95 per sq.m). Given the application is for outline consent it is not possible to estimate the potential liability at this time. The actual Community Infrastructure Levy would be calculated were your development to be permitted at appeal and a separate liability notice will be issued by the Local Planning Authority.. '</i></p> <p>The Committee were informed that outline planning permission was being sought for the erection of a house with access being provided to the site by the creation of a new road leading from the existing driveway between 69c and 69d Dovedale Close.</p> <p>In accordance with the Council's constitution, the representative of the petition in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> <li>• Although the lead petitioner attended the meeting, he opted not to address the meeting as he agreed with the contents of the Officer report.</li> </ul> <p>The applicant made the following points:</p> <ul style="list-style-type: none"> <li>• The proposal had taken into consideration Officer comments as well as the Appeal decision.</li> <li>• The proposal was a highly evolved design which included features such as a green roof, insulated timber frame, slate walls and dusk activated blinds.</li> <li>• The design was a raised above ground height so that flora and fauna could thrive underneath it.</li> <li>• Parking would be restricted to areas of hard standing.</li> <li>• Ecologist reports had found no evidence of endangered species on the site.</li> <li>• A number of trees would need to be removed, if the application was successful and an impact assessment would also be provided.</li> <li>• The site was not located within the Green Belt or a nature conservation area.</li> </ul> <p>The Committee raised concerns about whether or not specific circumstances existed at the site to justify development. Officers explained that in their view, the introduction of any habitable dwelling would harm the site.</p> <p>In the course of discussions, the Committee agreed that the proposal would have an</p> |



urbanising influence on a site adjacent to the Green Belt and would reduce the openness of the Green Belt. In addition, the Committee agreed that the size and scale of the development would be detrimental to the area.

The recommendation for refusal was moved, seconded and agreed unanimously that the application be refused.

**Resolved -**

**That the application be refused.**

39. **92 CATLINS LANE, PINNER - 53741/APP/2014/1685** (*Agenda Item 7*)

**Conversion of existing dwelling house into 1 x 3-bed dwelling house and 1 x studio flat with associated amenity space.**

Officers introduced the report and provided a brief summary of the application. During the course of their presentation they verbally corrected the report as follows:

*Page 92 last paragraph corrected to read 'no.94 is lower than no. 92' and Page 30, last paragraph delete 'as part of the consent'*

It was also proposed that an informative relating to the Community Infrastructure Levy, be delegated to Officers as follows:

*'You are advised that should the development be allowed at a subsequent appeal it would represent chargeable development under both the Mayor's Community Infrastructure Levy (CIL) (£35 per sq.m) and Hillingdon's CIL (£95 per sq.m). At this time is estimated that the liability would be £875 for Mayoral CIL and £2375 for Hillingdon CIL. The actual Community Infrastructure Levy would be calculated were your development to be permitted at appeal 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](http://www.hillingdon.gov.uk/index.jsp?articleid=24738)'*

Officers highlighted that since the agenda had been published, the Planning Department had received a further three written objections.

In accordance with the Council's constitution, a representative of the petition in objection to the application addressed the meeting.

The petitioners made the following points:

- The proposal would divide a semi detached property and would detract from the character and appearance of the area.
- If the proposal was approved, it would set a dangerous precedent in the area.
- The sub division of the existing property would mean there would be insufficient local car parking and it would also increase the levels of on street parking.
- The proposal would mean there would be a loss of privacy to adjacent dwellings, and these occupants would be forced to sit against their fence lines to have any privacy outdoors.
- The proposal would have a detrimental effect on property prices locally.
- The proposal would be contrary to planning policies.

The agent made the following points:

- The car parking space would be situated on a plastic grid.

- The proposal would incorporate a bike space for the studio.
- Small flats were acceptable in special circumstances, and the Committee was asked to consider the proposal in these terms.
- The proposal would not have a detrimental effect on the area and was no different from a number of other garages which had been converted into accommodation locally.
- The agent agreed that the one of the windows was oversized and should be changed.
- The agent circulated amended plans for the proposal and asked the Committee to consider these at the meeting.
- The agent stated the amended plans which had been circulated at the meeting aimed to revise the internal layout of the proposal and thereby meet the Lifetime Homes standard.

A Ward Councillor addressed the meeting and made the following points:

- The ward Councillor confirmed that he supported the concerns raised by the petitioners in objection to the proposal.
- The proposal was too small and did not comply with Planning standards.

Before the Committee entered into general discussion, the Chairman sought legal advice on the amended plans which had been circulated by the agent. The Legal Officer advised the Committee not to consider the plans which had been circulated at the meeting and advised the Committee that it should only determine the application which had been included in the agenda papers.

Noting the petitioner's comments, the Committee agreed that property prices were not a material planning consideration. Discussing the proposal, the Committee agreed that owing to its small size, it would provide an inadequate and sub standard form of accommodation which would be harmful to the amenity of future occupiers. The Committee agreed that the proposal did not incorporate adequate off street parking provision for the existing and proposed development and its external appearance would not be in keeping with the character of the area.

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

**Resolved -**

**That the application be Refused for the reasons set out in the officer report, addendum and additional informative.**

40. **PARK FARM, DUCKS HILL ROAD, NORTHWOOD - 272/APP/2014/379** (*Agenda Item 8*)

**Two storey, 2-bed, attaché dwelling with associated parking and amenity space.**

Officers introduced the report and provided a brief summary of the main issues.

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

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|     | <p><b>Resolved -</b></p> <p><b>That the application be approved for the reasons set out in the officer's report.</b></p>  |
| 41. | <p><b>ENFORCEMENT REPORT (Agenda Item 9)</b></p> <p><b>1. That the enforcement actions as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>  |
| 42. | <p><b>ENFORCEMENT REPORT (Agenda Item 10)</b></p> <p><b>1. That the enforcement actions as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> |
|     | <p>The meeting, which commenced at 6.00 pm, closed at 7.00 pm.</p>  |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on Democratic Services Officer 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Minutes

## NORTH PLANNING COMMITTEE

27 August 2014

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



HILLINGDON  
LONDON

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|     | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, Jas Dhot and David Yarrow</p> <p><b>LBH Officers Present:</b></p> <p>James Rodger, Head of Planning, Green Spaces and Culture, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor Danielle Watson, Democratic Services Officer.</p>   |
| 43. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>  |
| 44. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>  |
| 45. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>None.</p>  |
| 46. | <p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 4</i>)</p> <p>All items were considered in Part I, with the exception of items 9, 10 and 11 which were considered in Part II.</p>   |
| 47. | <p><b>LAND FORMING PART OF 147 CORNWALL ROAD, RUISLIP 70023/APP/2014/1815</b> (<i>Agenda Item 5</i>)</p> <p>1 x two storey attached 2-bed dwelling with habitable roof space and 1 x two storey detached 2-bed dwelling with associated parking and amenity space involving installation of vehicular crossover to side.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members agreed that the proposals would result in the unacceptable loss of garden space, and result in buildings and structure which were detrimental to the character</p> |

and appearance of the area.

Inadequate amenity space would be provided for future occupiers and one of the proposed buildings would have an unacceptable relationship with the other. The proposed vehicular crossover raised highways safety concerns and the proposal would result in the loss of a tree which had a positive impact on the amenity of the area.

In accordance with the Council's constitution a representative of the petitioners objecting and the agent addressed the meeting.

The petitioner objecting to the proposals made the following points:

- The property was situated on the corner of a junction.
- The garden was situated in Rosebury Avenue.
- There was confusion as to why the property had an address of Cornwall Road when most of the proposals were situated within Rosebury Vale.
- Existing residents had lived in Rosebury Vale for a number of years.
- There would be limited garden space.
- There would be a loss of parking.
- There would be loss of privacy for the 4 residents in close proximity.
- The proposal was not in keeping with the surrounding area.
- There would not be enough room on the footway for residents with mobility scooters.

A representative of the applicant was not in attendance.

Members agreed that the proposal was an over development which was not acceptable.

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

**Resolved – That the application be refused as per the officers' report and addendum.**

48. **JOEL STREET FARM, JOEL STREET, NORTHWOOD 8856/APP/2013/3802**  
(Agenda Item 6)

Demolition of the existing Dutch barn and erection of a replacement building to be used as a Class D1 (nursery), demolition of existing detached stables, alterations to existing buildings and associated parking and landscaping (resubmission).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to Joel Street Farm in Northwood, which comprised a complex of locally listed buildings within the Metropolitan Green Belt. The buildings were currently used for a variety of purposes including a veterinary clinic, cattery and offices.

Members were informed that an earlier proposal was refused and that since this time the applicant had been engaging in a significant level of pre-application discussions

with Council officers in particular the Council's Conservation Team.

In terms of principle the proposed development represents the partial redevelopment of a previously developed site within the Green Belt. It was not considered overall that the scheme would have any adverse impact on the openness of the Green Belt when compared to the existing situation and accordingly the development was appropriate in this respect.

With regard to highways matter, the Council's Highways Engineer was satisfied that adequate parking was provided subject to a travel plan and measures to ensure staggered drop off which were secured by a legal agreement.

In terms of conservation the application had been subject to extensive discussions with the Council's Conservation Team who considered the proposal was acceptable with regard to the locally listed building. It was also noted that securing a viable use on site was likely to be beneficial to the long term maintenance of the locally listed buildings.

In accordance with the Council's constitution a representative of the petitioners objecting and the agent addressed the meeting.

The petitioner objecting to the proposals made the following points:

- The existing floor plan was incorrect and was half the size.
- The internal layout of the Day Nursery showed that the kitchen area was still near to the toilets, and was open plan.
- There did not appear to be required hygiene standards for preparing food and milk for babies and young children.
- It would not be safe with toddlers walking through the kitchen area.
- There were very strong grounds for a proper Health and Safety review to be undertaken which did not appear to have been requested by the Officer.
- The conditions for the cattery, previous application, were that the lack of access to water and a place to clean litter trays was not acceptable.
- Before any determination was made the Health & Safety Team must be consulted.
- The application stated that the nursery would take 45 children, requiring approx 117 m<sup>2</sup> of floor space, the actual floor space available was 251m<sup>2</sup>.
- There was concern that the nursery would apply to increase the numbers of children thus adding more vehicle trips to the site.
- None of the toilets appeared to be suitable for wheelchair users, this should be amended.
- Joel Street was a very busy main distributor route. The Traffic survey stated that there was a Bus Stop outside the Farm, but there was no controlled pedestrian crossing for parents crossing to the Nursery.
- A pram store had not been provided.
- A recent Sustrans survey of the area, Joel Street was considered unacceptable for cycling.
- The majority of parents will attend the nursery by car.
- 150 Joel Street, almost opposite the application site would be opening soon as a Day Nursery with 38 children attending each day; this had not been considered within the traffic report.
- The number of trips generated by other users of the site had not been taken into

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|     | <p>account; the nursery had been taken in isolation.</p> <ul style="list-style-type: none"> <li>• This was an insidious eating away at Green Belt land and should be stopped.</li> </ul> <p>A representative of the applicant raised the following points:</p> <ul style="list-style-type: none"> <li>• The appearance of the area would be improved.</li> <li>• Concerns regarding parking and traffic were considered to acceptable.</li> <li>• Proposed nursery would not be detrimental.</li> </ul> <p>Members discussed the petitioners concerns and decided that it would be more appropriate to defer the application for a site visit so that Members could view the site before making a decision.</p> <p>It was moved, seconded and agreed that the application be deferred for a site visit and for further details to be provided.</p> <p><b>Resolved- That the application be deferred for a site visit and for further details to be provided.</b></p> |
| 49. | <p><b>40 COOMBE DRIVE, RUISLIP 17682/APP/2014/456</b> (<i>Agenda Item 7</i>)</p> <p>Single storey side/rear extension, part two storey side extension and part two storey rear extension to allow for conversion of existing dwelling into 2 x 2- bed self contained flats with associated parking and amenity space.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>Members noted that the proposal would have an unacceptable appearance in respect of the street scene and the appearance of the original building. Further it would provide unsatisfactory living conditions for future occupants and inadequate on-site parking provision.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be refused as per the officers' report.</b></p>  |
| 50. | <p><b>GEORGES YARD, SPRINGWELL LANE, HAREFIELD 2078/APP/2014/1582</b> (<i>Agenda Item 8</i>)</p> <p>Erection of 2 agricultural buildings.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the use of the buildings was appropriate with the Green Belt and they had been sensitively sited to reduce their impact upon the openness of the Green Belt. Furthermore, surrounding residential occupiers would not be adversely affected by the proposals and an area of tree planting would assist with screening the structures.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p>   |



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|     | <b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b>  |
| 51. | <b>ENFORCEMENT REPORT (Agenda Item 9)</b><br><br><b>Resolved -</b><br><br><b>1. That the enforcement actions as recommended in the officer's report were agreed.</b><br><br><b>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.</b>  |
| 52. | <b>ENFORCEMENT REPORT (Agenda Item 10)</b><br><br><b>Resolved -</b><br><br><b>1. That the enforcement actions as recommended in the officer's report were agreed.</b><br><br><b>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.</b> |
| 53. | <b>ENFORCEMENT REPORT (Agenda Item 11)</b><br><br><b>Resolved -</b><br><br><b>1. That the enforcement actions as recommended in the officer's report were agreed.</b><br><br><b>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.</b> |
|     | The meeting, which commenced at 6.00 pm, closed at 7.00 pm.   |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND REAR OF 94-96 GREEN LANE NORTHWOOD

**Development:** 2 x two storey, 4-bed, semi-detached dwellings with habitable roofspace and 2 x detached garages with associated parking and amenity space and the installation of bin stores and a vehicular crossover to Ashurst Close (Resubmission)

**LBH Ref Nos:** 66134/APP/2014/2228

**Drawing Nos:** GBA 0212-01  
Location Plan  
0701 103 C  
0701 101 D  
0701 102 B  
E56 07  
GBA 0212-02

**Date Plans Received:** 24/06/2014                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 08/07/2014

### 1. **SUMMARY**

This application seeks permission for the erection of 2 x two storey, semi-detached dwellinghouses with associated parking and amenity space.

The previous scheme was refused and dismissed on appeal as the proposal would have a materially harmful effect upon educational facilities in the locality (in that a contribution was not proposed by the applicant). However, the Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014, meaning that there is no longer a separate requirement for educational contributions on residential developments such as this.

With regards to other aspects of the proposal, the Planning Inspectorate considered there were positive aspects of the scheme that weighed in favour of a grant of planning permission. In addition, the development would not harm the living conditions of nearby residents and would provide adequate conditions for future residents. The external appearance of the dwellings would be in-keeping with the prevailing architecture style of the properties in the vicinity and the development would not harm highway safety.

Taking into consideration the Inspector's comments, the application is recommended for approval.

### 2. **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 GBA 0212-01, Location Plan, 0701 103 C, 0701 101 D, 0701 102 B, E56 07 and GBA 0212-02.

**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 all materials and external surfaces, including details of windows and doors 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 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 (Plan No.0701 101 D)  
Parking (Plan No.0701 101 D)

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 AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **6 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **7 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 Means of enclosure/boundary treatments
  - 2.b Hard Surfacing Materials

- 4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

#### 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 amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the 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).

#### **8 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **9 HO6 Obscure Glazing**

The first floor side windows 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **10 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **11 RES18 Lifetime Homes/Wheelchair Units**

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.

**12 RES24 Secured by Design**

The dwellings 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 RES16 Code for Sustainable Homes**

The dwellings 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.

**14 COM6 Levels**

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

**REASON**

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

**15 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(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) 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 existing and future residential occupiers in accordance with Policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## INFORMATIVES

### **1 159 Councils Local Plan : Part 1 - Strategic Policies**

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

### **2 152 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).

### **3 153 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.

|      |   |
|------|---|
| AM7  | Consideration of traffic generated by proposed developments.  |
| AM14 | New development and car parking standards.  |
| BE5  | New development within areas of special local character   |
| BE13 | New development must harmonise with the existing street scene.  |
| BE15 | Alterations and extensions to existing buildings  |
| BE19 | New development must improve or complement the character of the area.   |
| BE20 | Daylight and sunlight considerations.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE22 | Residential extensions/buildings of two or more storeys.  |
| BE23 | Requires the provision of adequate amenity space.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.           |
| 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 |
| R17  | Use of planning obligations to supplement the provision of  |



|          |   |
|----------|---|
|          | recreation, leisure and community facilities  |
| EC2      | Nature conservation considerations and ecological assessments   |
| EC5      | Retention of ecological features and creation of new habitats   |
| 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 3.1  | (2011) Ensuring equal life chances for all  |
| LPP 3.3  | (2011) Increasing housing supply  |
| LPP 3.4  | (2011) Optimising housing potential   |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 5.3  | (2011) Sustainable design and construction  |
| LPP 5.13 | (2011) Sustainable drainage   |
| LPP 7.4  | (2011) Local character  |
| LPP 7.14 | (2011) Improving air quality  |

#### **4 11 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.

#### **5 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.

#### **6 13 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).

#### **7 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.

**8 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.

**9 115 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](http://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.

**10 123 Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

**11 147 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).

12

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £48,119.82 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](http://www.hillingdon.gov.uk/index.jsp?articleid=24738).

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is situated to the east of Ashurst Close, between Green Lane to the north and Chester Road to the south and forms a 0.07 hectare 'L' shaped plot comprising part of the rear garden areas of 2 adjoining properties, Nos. 94 and 96 Green Lane, a previously open area of land at the rear of No. 34 Ashurst Close which has now been enclosed with fencing and part of the grassed verge of Ashurst Close.

The site contains a detached double garage serving No. 94 Green Lane and a number of mature trees and is covered by Tree Protection Order Nos. 56, 57 and 653. This is an established traditional residential area, with good quality housing dating from the late Victorian period with more modern infill development, including the purpose built 1960's flatted blocks of Ashurst Close, which are grouped around a central landscaped area. Adjoining the site to the north are detached two storey houses fronting Green Lane which appear to be Edwardian or possibly slightly later with detached and terraced two and three storey houses fronting Ashurst Close and Chester Road to the south, with properties on the northern side of Ashurst Close being three storey flatted blocks with basement parking. The site slopes from north to south and the southern part of the site is within the Old Northwood Area of Special Local Character as identified in the Hillingdon Local Plan (November 2012).

#### **3.2 Proposed Scheme**

The application proposes 2, two storey detached five bedroom houses (a room shown as a study on the first floor could easily be used as an additional bedroom with no alterations required and has therefore been considered as such). Accommodation is proposed within the roofspace, contained within a mansard type roof with flat roofed front and rear dormer windows. Two double garages are proposed, one for the new development, and one replacement garage provided for the occupiers of No.94 Green Lane.

The houses would be located within the rear half of the rear gardens of Nos. 94 and 96 Green Lane, at the northern end of the application site. They would front onto Ashurst Close with the house set back from the back edge of the pavement in Ashurst Close by a minimum of 4.5m. To the rear of 94 Green Lane a garden depth of 19m would be retained for that property, with the new plot divided by a 1.8m close boarded fence.

Each house would be 7.2m wide and 9.8m deep, with a further single storey element to the side of each house that would be 1.8m wide, set back 4.7m from the front elevation. A two storey flat roofed front bay window would also extend 0.6m in front of the main elevation of each house.

The ground floor would comprise a hallway, living room and kitchen/dining room and utility room. The first floor would comprise three bedrooms (one of which is shown as a study)

and bathroom, whilst the accommodation within the roof would provide a two further bedrooms and a shower room.

Elevations would be of a traditional form similar to the adjoining flats, comprising facing brickwork with brick feature string courses and detailing, and a synthetic slate roof.

The garage blocks would be sited to the south of the houses with hardstanding between them accessed from Ashurst Close. The garage nearest to the house would provide a single space each for the occupants of the new houses and would be 6.25m wide and 5.6m deep. The replacement garage for No. 94 Green Lane would be provided at the southern end of the site and be 5.6m wide and 5.6m deep. Each garage would have a tiled roof with gable ends rising from 2.8m at eaves level up to 4.4m ridge height, with the parapet walls on the gable ends rising a further 0.3m. They would be set back approximately 3m away from the back edge of the pavement, with a 10.8m gap between the two garages, to include two parking spaces to the south of the northern garage, one for each of the new houses.

Each house would have a garden depth of between 10.4m and 10.8m, with additional space to the side of each house (3m to the main side elevation of the northern house and 5.8m to the side of the southern house).

The application is accompanied by a Design and Access Statement, Landscape Plan, Arboricultural Report and a Sustainable Energy Statement.

### 3.3 Relevant Planning History

66134/APP/2011/294 Land To Rear Of 94-96 Green Lane Northwood

Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2 vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage.

**Decision:** 25-08-2011

**Appeal:** 25-08-2011 Dismissed

66134/APP/2011/296 Land To Rear Of 94-96 Green Lane Northwood

Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2, vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage (Duplicate Application)

**Decision:** 02-06-2011 Refused

66134/APP/2012/718 Land To Rear Of 94-96 Green Lane Northwood

2 x Two storey 5-bedroom semi-detached dwellings with habitable roofspace with associated parking and amenity space and the installation of a vehicular crossover

**Decision:** 28-08-2013 Refused

**Appeal:** 10-06-2014 Dismissed

#### Comment on Relevant Planning History

There have been a number of applications submitted over the years which have proposed residential development on this or parts of this site. On the southern part of the site, these

have involved a 3 storey block comprising 4 one-bedroom and one two-bedroom self-contained flats with integral garages at ground floor (59708/APP/2004/1750 refers) which was refused permission on 19/4/04 and a detached house which was dismissed at appeal on 10/3/05 (59708/APP/2005/164 refers).

Two applications on this site (one being a duplicate) sought to erect a three storey block turned through 90 degrees to Ashurst Close, comprising 6 two-bedroom flats with associated parking and amenity space, together with a replacement double garage for No. 94 Green Lane (66134/APP/2011/292 and 294 refer). The latter application was appealed for non-determination which was subsequently dismissed in the Inspector's decision letter dated 25/8/11 (attached at Appendix 1), whereas the former application was refused at the North Planning Committee meeting of 2/6/11 for the following reasons:

1. The proposed three storey block, together with the provision of an extensive area of hardstanding adjacent to Ashurst Close, by reason of its siting, density, size, bulk and design, would appear as a cramped development that would fail to harmonise with the architectural composition of adjoining buildings and the open and verdant character and appearance of the surrounding area, including the Old Northwood Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended).

2. The application fails to make adequate provision for the long-term protection of several trees on and off-site and does not take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The proposal therefore does not comply with policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3. The proposal fails to provide adequate off-street car parking in accordance with the Council's adopted Car Parking Standards. The proposal would therefore be likely to give rise to additional on-street parking, prejudicial to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. 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 application was resubmitted (ref.66134/APP/2012/718) for a '2 x Two storey 5-bedroom semi-detached dwellings with habitable roofspace with associated parking and amenity space and the installation of a vehicular crossover', which was refused and dismissed at appeal. The Inspector agreed with the Council's view that the development would place added pressure upon the existing educational infrastructure in the locality. He therefore concluded that in the absence of a legal agreement there would be a materially harmful effect upon educational facilities in 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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise

###### Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- 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
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats
- 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 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential

- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.13 (2011) Sustainable drainage
- LPP 7.4 (2011) Local character
- LPP 7.14 (2011) Improving air quality

## **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 have been consulted on 10th July 2014 and a site notice was displayed on 25th July 2014.

A petition with 65 signatories has been received, together with 3 individual responses.

The petition states that the signatories object to the planning application on the following grounds:

1. The study can easily be used as a fifth bedroom.
2. The proposed detached garage will serve No.94, not the proposed houses as the Inspector states.
3. Excessive street parking, difficulties for residents, refuse and recycling vehicles will be exasperated.
4. The siting, orientation, overall size and proportion of the proposed dwellings would dominate the plot and are incongruous and detrimental to the visual amenities of the area.
5. The findings and opinions expressed by the Inspector and arboricultural consultants require further investigation.
6. Should permission be granted, a condition should ensure the hours and size of lorries delivering materials will not block resident parking.

The individual responses raise the following concerns:

1. The study can easily be used as a bedroom.
2. The carriageway is just 5metres wide, there are yellow lines restricting parking and there is already congestion from shoppers, nursery school users and short term commuters.
3. The Inspector misunderstood the parking situation. The double garage to which he referred was not for the use of the proposed new development, but to replace the existing double garage owned by 94 Green Lane, and which is to be demolished.
4. If planning consent is given for the two 5 bedrooomed houses, the probability is that there will be up to 6 additional cars using the road but the plans only provide for 2 spaces per residence and leave insufficient space for guests. Refuse collection vehicles already need to reverse along the close due to restricted access.
5. Any additional three storey building sited close to the southern boundary would have a detrimental impact on No. 9 Chester Road as it would dominate the outlook and directly overlook both my house and garden thereby robbing me of any remaining privacy that I currently enjoy - both perceived and actual. The plans indicate that the bathroom would directly overlook my back garden - the only remaining area on my property that still affords me limited privacy.
6. The two houses would be 'shoe-horned' into a small plot with a frontage whose orientation is

totally out of keeping with properties in both Ashurst Close and Green Lane.

7. Currently, the land to the rear of 94-96 Green Lane and the land opposite 7-9 Ashurst Close are very peaceful and serve as a valuable green and leafy amenity to residents of both Ashurst Close and Chester Road. Residents in these two roads are fortunate to live within a designated Area of Special Local Character (Old Northwood). Although the houses in Green Lane are not covered by this designation, they are Edwardian buildings, as are No's 9 and 11 Chester Road. The four properties share common characteristics: detached family houses with large gardens in which all trees are covered by a blanket TPO. The density of dwellings is therefore totally at odds with the character of the immediate buildings. Although the development broadly references the building scale of Ashurst Close flats, no reference is made to housing features in the direct locality in the proposed design.

8. Many mature existing trees will be removed in order to facilitate this development including those which lie on the boundary with 9 Chester Road. These trees currently offer natural screening between the garage and house at No. 94 Green Lane, house at 96 Green Lane and 9 Chester Road. The loss of trees and decreased number of replacement trees is a genuine cause for concern. Currently this area provides a superb habitat for wildlife including green and spotted woodpeckers, songbirds, squirrels and even sparrow hawks.

9. The scale of the design is totally out of keeping with the houses that enclose it and would dominate the surrounding area. The density of building is disproportionate to the location of the plot (see previous comments). Materials specified do not resonate with the character of the area and the proposed parking area would result in the loss of a greatly valued green space.

10. The proposed site is a perfect example of back garden development: namely, those of the former No. 7 Chester Road and current 94 and 96 Green Lane. At a time when the original character of Northwood is under relentless attack from property developers, I would urge you to consider the detrimental impact that this ill-conceived and totally incongruous development would have on local residents.

11. this might meet minimum requirements for parking, it provides no visitor parking whatsoever. Since parking controls have been introduced in Northwood, vehicular traffic in Hallowell Road follows a slalom route, avoiding parked cars and oncoming traffic. Parking spaces are at a premium and over the past five years, Ashurst Close has seen a significant rise in the number of cars that use the road, whether seeking parking spaces or using the cul de sac as a turning area. I am very concerned about the impact of providing further restricted parking in terms of increased traffic, noise and pollution levels. The siting of a garage (for No. 94) on a 90 degree bend in the road will provide an additional hazard both for residents in the town houses in Ashurst Close and for motorists using a road that is already congested.

Officer comment: The above concerns are raised in the main body of the report.

### **Internal Consultees**

Highways Comments:

There was no highways reason attached to the refusal of the previous application ref. 66134/APP/2012/718.

The proposals include 2 off-street car parking spaces for the each of the 2 proposed dwellings. The car parking will be provided in tandem style with one space within a garage and the second space in front of it. The dimensions of the garages and car parking spaces are satisfactory.

Cycle parking could be provided within the curtilage of each house.

A replacement double garage for no. 94 Green Lane would be sited on the southern boundary of the site. The garage would be somewhat remote from this property with no direct pedestrian link through the proposed development. Users of the garage would have a circuitous walk, along Ashurst Close, Hallowell Road and Green Lane to access the property at No. 94. However, there is off-street car parking available within the front curtilage of no. 94. The proposed garage is therefore



considered to the surplus to the requirements of the Hillingdon adopted car parking standards.

The layout of the vehicular access in Ashurst Close is considered to be acceptable. Pedestrian visibility splays of 2.4m x 2.4m should be secured by way of a planning condition.

Subject to a condition being applied securing pedestrian visibility splays, no objection is raised on the highways aspect of the application.

#### Trees and Landscape:

My previous comments (in relation to 66134/APP/2012/718) are shown below in italics. I still stand by these comments, however, they have effectively been dismissed by the previous appeal decision (APP/R5510/A/13/2206444) and therefore I will concentrate my efforts on (a) ensuring that adequate protection is provided for the remaining trees and (b) that the landscaping scheme is appropriate. I would however like to raise the point that, although Ash trees may cast dappled shade (as stated by the planning inspector), they are ultimately very large trees (potentially 30m high with a 20m crown spread at maturity). Should the proposed development be approved, the new dwelling/s will be between 4.5m and 10m away from several Ash trees (with this growth potential) to the east, south and south-west. Therefore, dappled shade or not, I am convinced that future occupiers will be concerned about living in such close proximity to these trees, and there will be pressure to heavily prune or remove them in the future.

NOTE: For clarity, and because the area order TPO does not describe individual trees, where individual trees are referred to, this report refers to the tree numbers used by the applicant's arboricultural consultant.

TPO / Conservation Area: This site is covered by TPO's 56, 57 and 653: The site is also just outside of Old Northwood Area of Special Local Character.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): All of the trees within the rear garden of 96 and 98 Green Lane (and 9 and 11 Chester Road, and 1 and 2 Wychwood Way) are covered by TPO 653 (an area order).

The trees are predominantly Ash, some of which form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland and green vista which significantly contributes to the arboreal / wooded character of the area and can be seen from the surrounding local roads. The small urban woodland is valued by local residents, has a high amenity value and should be maintained.

The scheme proposes to remove a young Bhutan Pine, a few small fruit trees and two protected Ash trees (T8 and T11 on report). There is no objection to the removal of the Pine and fruit trees; however the removal of the two protected Ash trees will effectively remove the inner group of trees from the small urban woodland, and will result in the remaining trees forming only a staggered line of Ash instead. The applicant's tree consultant has stated that the larger of the Ash trees (T11 - which is formed from two, twin-stemmed Ashes - i.e. four main stems) that will be removed has a very poor structure and states there are weak forks present. However, each of the two close-growing Ash trees has good form with a well-spaced main fork. There is a risk that the close proximity of these two trees could become a problem in the future; however it would be a simple task to remove one of the trees to let the other develop normally. The second, smaller Ash (T8 on report) that is due to be removed has good form and has the potential to develop into a good, central tree.

There is also a group of three Ash trees to the south-west of the proposed building (T12, T13 and T14 on report). These trees are very important because they provide a visual buffer / green screen

between the properties in Wychwood Way and Ashurst Close from those in this part of Green Lane. This group of trees, along with the linear group of trees along the site's eastern boundary, will cast shade onto the proposed rear garden / amenity space. The applicant's arboricultural consultant considers this to be a sustainable relationship because Ash trees only cast dappled shade and there are no significant windows on the southern side of the proposed building; however irrespective of the type of crowns that may develop, Ash trees are ultimately very large trees and will eventually dominate the proposed rear gardens, especially the southern-most one. Any future occupier would rightly be concerned about the close proximity of such large trees to their property and there would be pressure to heavily prune or remove the trees in the future, which would be detrimental to the amenity value of the group of trees. Furthermore, because this group of trees have all grown into maturity together and have provided mutual shelter during strong winds, the proposed removal of the inner group of could affect the stability of these remaining Ash trees

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): There are three protected Lime trees (T26, T27 & T28 on TPO 57) situated in the rear garden of 94 Green Lane. These trees fall just outside of the proposed site's northern boundary, however there is a possibility that construction-related activities / storage of materials could affect their root protection areas (RPA's). This matter has not been addressed by the tree survey / report.

There is a mature, protected Ash (T21 on the report / T35 on TPO 56) on the land to the south-west of 94 Green Lane, and there is also a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees contribute to the arboreal / wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The applicant's arboricultural consultant (and the independent arboricultural consultant commissioned by the Ashurst Close [Flats] Ltd) states that the Ash (T21 / T35 on TPO 56) has a potentially weak fork at 1.5 m; however this contention has not been substantiated. The lower part of the stem is covered in ivy, however when this was cut back, it revealed that although the stems are growing quite close together, the union appeared to be sound, and in any event, if it were shown that a weakness was present, the stems of the tree could be supported by installing non-invasive bracing, or the crown of the tree could be lightened in weight by pruning.

The proposed surfacing between the proposed building and garages has been placed very close to the protected Ash (T21 / T35 on TPO 56), as has the proposed garage, and although 'no dig' construction has been proposed, no further details have been provided to explain how the change in levels between the proposed 'no dig' surface and the surrounding, existing ground levels will be addressed. Furthermore, no information has been provided to show how the proposed garage will be constructed without causing damage to the tree and its roots.

Appraisal: The proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal / wooded character of the area.

Scope for new planting: Suggestions for new shrubs have been included at this stage; however it may be appropriate to submit a more detailed landscaping plan at a later stage. This matter can be dealt with by condition.

Does scheme conform to HDAS: The design and access statement suggest that two parking spaces will be provided for each dwelling. However, the proposed scheme only appears to provide a double garage for car parking (with a second garage for the residents of 94 Green Lane). It is not clear whether or not other parking is to be provided, however HDAS recommends that 1.5 spaces per dwelling are required and therefore this matter will need to be clarified.

Does scheme conform to SUDS: The scheme proposes to use permeable surfaces, however no

details have been provided. This information can be obtained by condition.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012):

ALL existing and proposed drainage must be shown;

A tree protection plan to show how the trees (to be retained) will be protected during development;

An arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed;

Details of how the tree protection measures will be assessed before demolition / construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction;

Tree planting specifics should be provided and must conform to BS 8545:2014

Conclusion (in terms of Saved Policy BE38): Please re-consult on receipt of the requested information (existing and proposed drainage details must be provided at this stage, the remaining points can be dealt with by condition).

(Officer Comment - The Inspectors decision in relation to tree protection is a significant material consideration and given this decision it is not considered necessary or reasonable to request further details at this stage. An appropriate grampian condition would prevent any development occurring until details relating to drainage and tree protection have been provided and this is sufficient to prevent any harm in this respect.)

Conservation and Urban Design:

This backland site adjoins and is partly within the Old Northwood Area of Special Local Character (ASLC) - a heritage asset. This is an area of very traditional, good quality housing from the late Victorian period onwards. To the north, the houses fronting Green Lane are Edwardian or slightly later detached family dwellings with generous gardens. To the west, there is an attractive group of 1960s, Georgian style, purpose built blocks of flats, which form a 'set piece' within the ASLC with a central open space and well designed landscape setting.

This site has previous planning history and residential schemes have been refused due to bulk, design, positioning and other planning reasons. However, in 2012, a scheme for a pair of semi-detached dwellings was considered acceptable at appeal (Appeal Ref: APP/R5510/A/13/220644) in design terms, with the Inspector stating 'The external appearance of the dwellings would be in-keeping with the prevailing architectural style of the properties' and indicating that the design would 'weigh in favour'. See para. 31 below.

Overall conclusions:

3.1 There are some positive aspects of the scheme which weigh in favour of a grant of planning permission given my findings on the second and third main issues stated above. In addition, the development would not harm the living conditions of nearby residents. The external appearance of the dwellings would be in keeping with the prevailing architecture style of the properties of the vicinity. And the development would not harm highway safety. These findings attract significant weight.

This application is for an identical scheme. Whilst I have reservations over the scale, design and location of the development, I am bound by the Inspectors comments/findings above. Plus, given the prevailing later street pattern, the proposal is acceptable in principle.

The proposal therefore must meet the NPPF's core principles; particularly that planning should be seeking to ensure high quality design and seeking to conserve heritage assets in a manner

appropriate to their significance.

CONCLUSION: Acceptable. The proposal will sustain the significance of the heritage asset.  
Condition sample materials.

Access Observations:

I have considered the detail of this planning application and deem the proposal and its design to be acceptable from an accessibility perspective.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

There is normally no in principle objection to the intensification of the residential use within an established residential area, subject to normal development control criteria.

In this instance, the proposal would involve the loss of rear garden land and protected trees.

As regards national guidance, paragraph 53 of the NPPF (March 2012) advises:-

'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.'

With regard to the London Plan, Policy 3.5 "Quality and design of housing developments" states that 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 the 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.

The London Plan comments in Paragraph 3.34 that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on back-gardens where locally justified by a sound local evidence base..."

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) advises at point 9 that all new development should amongst other criteria:-

'Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through loss of permeable area;'

Previous applications have been refused on the grounds of the impact of those developments on the character of the area and upheld on appeal. However, the appeal against the most recent application, the impact of the development on the character of the area through the loss of the open aspect and the impact on trees, is considered appropriate by the Inspector, As such, this is in compliance with policies seeking to safeguard rear gardens from development.

### **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 area and has a Public Transport Accessibility Level (PTAL) of 2, where 6 is the most accessible and 1 the least. Taking the site parameters into account, the matrix recommends a density of 35-65 u/ha and 150-250 hr/ha, with an average unit size of 3.8 - 4.6 hr/u. With 8 habitable rooms (counting habitable rooms over 20sqm which could be subdivided as 2 rooms as advised by Paragraph 4.2 of the Council's HDAS: Residential Layouts) the proposed houses are larger than the largest category of house in the guidance. However, this proposal equates to a density of 29 u/ha and 229 hr/ha, with the number of units being less than that advocated by the Mayor's guidance. However, given the spacious character of the surrounding area, no objections are raised to the proposed density.

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

There are no surrounding conservation areas or statutory listed or locally listed buildings that would be affected by the proposed development. Furthermore, the site is not located within an area that is likely to contain archaeological remains.

The southern part of the site does form part of the Old Northwood Area of Special Local Character, which in this particular location is defined by a mix of old and new buildings, set within relatively spacious plots with areas of ancillary open space adjacent to the streets. However, the proposal is identical to that which was subject to the previous appeal and under which the Inspector found the appearance of the development acceptable. Accordingly, the development complies with policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues raised by this application.

#### **7.05 Impact on the green belt**

The site is not situated within or near to Green Belt land. No Green Belt issues are therefore raised by this application.

#### **7.07 Impact on the character & appearance of the area**

The layout, design and appearance are identical to those considered under the previous application (Ref: 66134/APP/2012/718) and associated appeal. The appeal decision is a significant material consideration and no objections were raised in respect of character and appearance of the development. Accordingly, the proposal is considered acceptable in this respect.

#### **7.08 Impact on neighbours**

The layout of the development and its relationship with neighbouring properties are identical to those considered under the previous application (Ref: 66134/APP/2012/718) and associated appeal. The appeal decision is significant material considerations and no objections were raised in respect of the relationship with neighbouring properties. Accordingly, is therefore considered to comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

#### **7.09 Living conditions for future occupiers**

The layout and design of the development are identical to those considered under the previous application (Ref: 66134/APP/2012/718) and associated appeal. The appeal decision is significant material considerations and found that the development would

provide appropriate living conditions for future occupiers. Accordingly, the development is considered acceptable in this respect.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal includes a detached double garage on the southern side of the houses, which would provide a covered parking space for each of the houses with an additional external space for each house provided on the garage forecourt. This arrangement is considered to be acceptable and would satisfy the Council's car parking standards which requires a maximum of 2 spaces per dwelling.

Cycle parking could be provided within the curtilage of each house.

As previously proposed, a replacement double garage for No. 94 Green Lane would be sited on the southern boundary of the site, adjacent to the front garden of No. 34 Ashurst Close. As previously stated in the officer's report to the North Planning Committee on 2/6/11, the garage would be somewhat remote from this property, sited on the southern side of the new development with no direct pedestrian link through the proposed development. Users of the garage would have a circuitous walk, along Ashurst Close, Hallowell Road and Green Lane to access the property at No. 94. However, it has been suggested that the garage would only be used occasionally and as there is already adequate off-street parking at No. 94 within their front garden area, an objection could not be sustained on the grounds that No. 94 would not have adequate replacement parking. The Inspector did not raise concerns with the previous proposal on parking grounds.

As such, it is considered that the scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7.11 Urban design, access and security**

Urban design issues have been covered elsewhere in the report and with regard to access and security, conditions would ensure compliance with these requirements.

#### **7.12 Disabled access**

The London Plan (2011) requires all new residential development to satisfy Lifetime Homes standards and detailed guidance is provided by the Council's SPD: Accessible Hillingdon.

Lifetime Homes standards conditions would ensure compliance with this requirement.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Policy BE38 of the Saved UDP requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

This site comprises the rear garden areas of adjoining properties and forms a small urban woodland of mostly young to middle-aged trees which significantly contributes to the arboreal / wooded character of the area which is viewable from surrounding roads and has a high group amenity value which should be afforded long-term retention and protection. The site is covered by TPOs 56, 57 and 653. The trees are predominantly Ash, some of which form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens.

The Council's Trees and Landscape Officer advises he still stands by his previous

comments (in relation to 66134/APP/2012/718). Should the proposed development be approved, the new dwelling/s will be between 4.5m and 10m away from several Ash trees (with this growth potential) to the east, south and south-west. Therefore, dappled shade or not, the Tree Officer is convinced that future occupiers will be concerned about living in such close proximity to these trees, and there will be pressure to heavily prune or remove them in the future. However, they have effectively been dismissed by the previous appeal decision (APP/R5510/A/13/2206444). The inspector stated:

"The removal of T8 and T11 would not significantly undermine the remaining trees' amenity value. The development would not materially harm the suburban wooded character of the immediate locality or the nearby ASLC. This is because the location of the dwellings would preserve the wellbeing and longevity of trees elsewhere and there would be some opportunity to implement a landscaping scheme."

As such, subject to conditions, the application is in compliance with Policy BE38 of Hillingdon Local Plan 2012.

#### **7.15 Sustainable waste management**

Although there is no requirement for proposals for residential houses with their own curtilages to show the provision to be made for refuse and recycling storage, the submitted plans do show bin storage for two bins at the side of each house. This provision is considered adequate.

#### **7.16 Renewable energy / Sustainability**

Renewable energy requirements and sustainability standards could be dealt with by way of a condition.

#### **7.17 Flooding or Drainage Issues**

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition could be attached to mitigate any risk of flooding.

#### **7.18 Noise or Air Quality Issues**

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

#### **7.19 Comments on Public Consultations**

The points raised have been referred to throughout this report, where they are material planning considerations.

#### **7.20 Planning Obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014. As a result we no longer seek contributions such as education etc on residential developments. However the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 364sq metres of additional floorspace are as follows:

Hillingdon CIL = £34,580  
Mayoral CIL = £13,539.82  
Total = £48,119.82

#### **7.21 Expediency of enforcement action**

There are no enforcement issues raised by this application.

## **7.22 Other Issues**

The only other relevant planning consideration raised by this application is the likely impact of the proposal upon the development potential of adjoining rear garden land. Although the proposal would restrict access to a possible larger site, given that the proposal involving the loss of garden land is considered inappropriate, development upon a larger area of garden land would also not be encouraged. As such, it is considered that the scheme would not be contrary to Policy BE14 of the Hillingdon Local Plan: Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **8. Observations of the Borough Solicitor**

### General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic.



Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

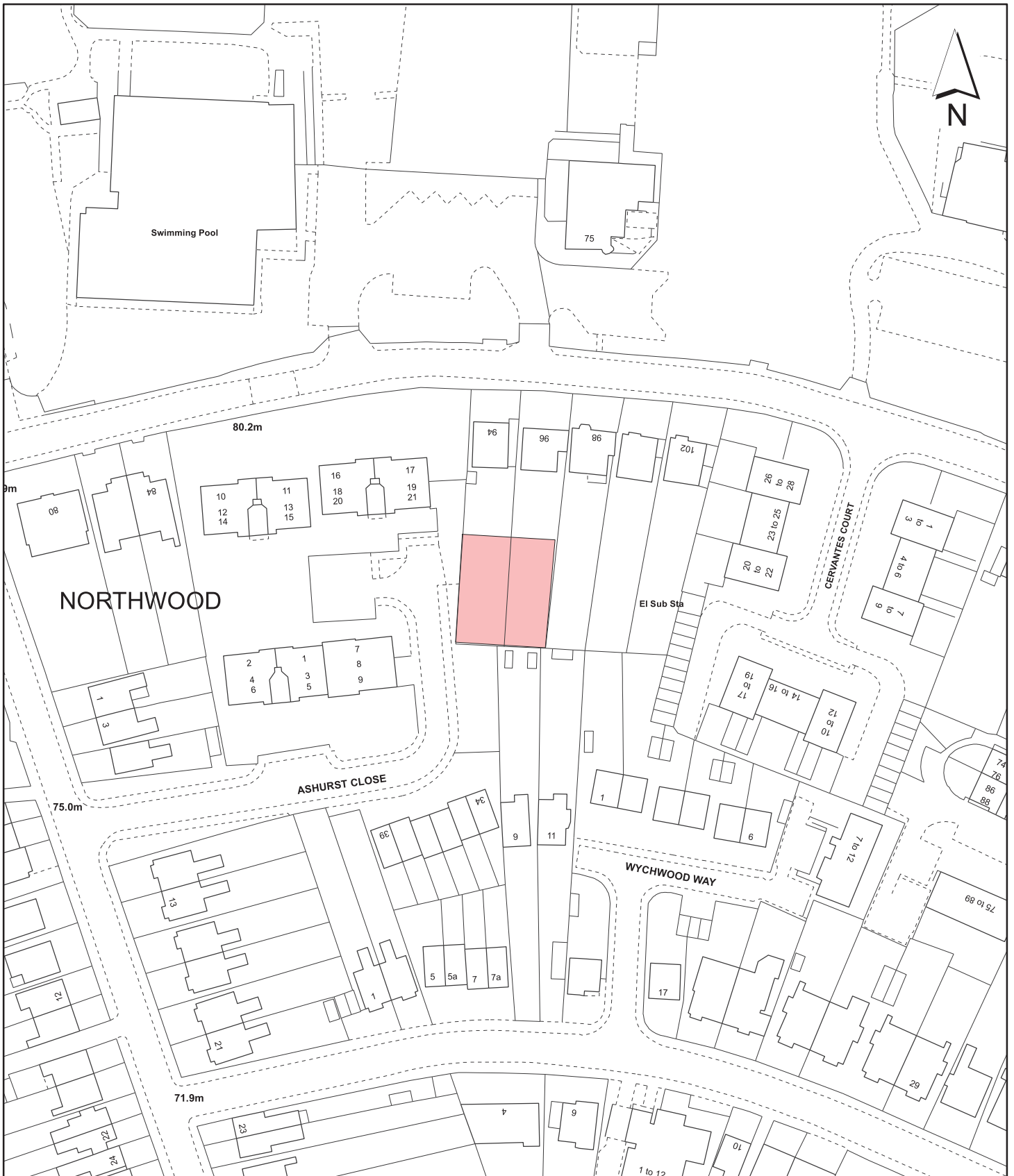
It is considered that the principle of two new houses on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

## **11. Reference Documents**

NPPF (March 2012) and NPPG  
London Plan (July 2011).  
Hillingdon Local Plan (November 2012).  
Hillingdon Design and Accessibility Statement: Residential Layouts.  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon.  
Hillingdon Planning Obligations Supplementary Planning Document July (2008) and updated chapter 4 Education (August 2010).  
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).  
Consultation responses

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land Rear Of 94-96 Green Lane  
Northwood**

Planning Application Ref:

**66134/APP/2014/2228**

Planning Committee

**North Page 44**

Scale

**1:1,250**

Date

**September 2014**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 116A HALLOWELL ROAD NORTHWOOD

**Development:** Part two storey, part single storey 3-bed, detached dwelling house with associated parking and amenity space involving demolition of existing B1 building

**LBH Ref Nos:** 45407/APP/2014/982

**Drawing Nos:** LT Homes  
Photographs of Nearby Area  
Photographs of Existing Site  
Fire Safety Guidance Note  
Location Plan  
Household Waste  
Sustainable Drainage System  
Transport Statement  
Noise Exposure Assessment  
Phase 1 Arboricultural Implication Assessment  
Tree Schedule  
02113  
4130011 1470  
12405C  
Photograph - Street View Perspective  
12408  
12410  
Tree Constraints Plan  
166AHalwRd/13/01B  
12406B  
12407B

|                                |            |                                 |            |
|--------------------------------|------------|---------------------------------|------------|
| <b>Date Plans Received:</b>    | 19/03/2014 | <b>Date(s) of Amendment(s):</b> | 23/04/2014 |
| <b>Date Application Valid:</b> | 02/04/2014 |                                 | 18/07/2014 |
|                                |            |                                 | 14/08/2014 |
|                                |            |                                 | 19/03/2014 |

### 1. SUMMARY

The application seeks permission for the erection of a detached dwelling with associated parking and amenity space on a vacant backland commercial property at No. 116a Hallowell Road. The site is accessed from Hallowell Road on land to the rear of Nos. 114 to 122.

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

In conclusion, the proposals would accord with the terms and objectives of a number of identified policies, the requirements of adopted standards and design criteria. It is

recommended therefore that planning permission for the proposed development be approved for the reasons given in the report.

## 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 02113, 166AHalwRd/13/01B, 12405C, 12406B, 12407B, 12408 and 12410 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 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **4 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 Nos. 118 to 122 Hallowell Road.

#### REASON

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

#### **5 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(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **6 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.

#### **7 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.

#### **8 RES17 Sound Insulation**

Development shall not begin until a scheme for protecting the proposed development from rail traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by rail traffic noise in accordance with Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15.

**9 RES18 Lifetime Homes/Wheelchair Units**

The dwelling hereby approved shall be built in accordance with 'Lifetime Homes' Standards 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

**10 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 known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

**11 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **12 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 Means of enclosure/boundary treatments
  - 2.c Car Parking Layouts for two cars)
  - 2.d Hard Surfacing Materials
  
3. Schedule for Implementation
  
4. Other
  - 4.a Existing and proposed functional services above and below ground
  - 4.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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

### **13 NONSC London Underground Safeguarding**

The development hereby permitted shall not be commenced until detailed design and method statements for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority.

The details shall:

- i) provide details on all structures
- ii) provide defined and surveyed property boundary
- iii) provide clarification of site plans and measurements of the proposed new building to London Underground property boundary
- iv) accommodate the location of the existing London Underground structures
- v) demonstrate that there will be no opening windows to the elevation with London Underground
- vi) demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land

- vii) demonstrate that there will at no time be any potential security risk to our railway, property or structures
- viii) accommodate ground movement arising from the construction thereof; and
- ix) mitigate the effects of noise and vibration arising from the adjoining operations within the structures

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

**REASON**

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

**14 NONSC Imported Soils**

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination (all soils used for gardens and/or landscaping purposes shall be clean and free of contamination).

**REASON**

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 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.

**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.

- NPPF National Planning Policy Framework
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential



|          |   |
|----------|---|
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 3.8  | (2011) Housing Choice   |
| LPP 3.9  | (2011) Mixed and Balanced Communities   |
| LPP 5.3  | (2011) Sustainable design and construction  |
| H12      | Tandem development of backland in residential areas   |
| BE5      | New development within areas of special local character   |
| BE13     | New development must harmonise with the existing street scene.  |
| BE19     | New development must improve or complement the character of the area.   |
| BE20     | Daylight and sunlight considerations.   |
| BE21     | Siting, bulk and proximity of new buildings/extensions.   |
| BE22     | Residential extensions/buildings of two or more storeys.  |
| BE23     | Requires the provision of adequate amenity space.   |
| BE24     | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE5      | Siting of noise-sensitive developments  |
| AM7      | Consideration of traffic generated by proposed developments.  |
| AM14     | New development and car parking standards.  |
| R17      | Use of planning obligations to supplement the provision of recreation, leisure and community facilities                   |
| CACPS    | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)                                   |
| 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                |

#### **4            159            Councils Local Plan : Part 1 - Strategic Policies**

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

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

#### **5            115            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](http://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.

#### **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 13 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

#### **8 147 Damage to Verge - For Council Roads:**

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).

#### **9**

You are advised that the development hereby approved represents chargeable development under both Hillingdon's and the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £2,850 and 31,115.92, respectively, 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](http://www.hillingdon.gov.uk/index.jsp?articleid=24738)

It is noted that a self build exemption has been applied for. This matter will be processed separately, however you are advised that if an exemption is granted this can be withdrawn should the Local Collecting Authority later believe that the development is not proceeding in accordance with the exemptions criteria.

#### **10**

The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; construction methods; security; boundary treatment; safety barriers; landscaping and lighting

#### **11**

The applicant is advised that, in order to achieve compliance with Building Regulations in regards to fire safety, a hydrant or a sprinkler system should be provided.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

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

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

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

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

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

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

#### **3.2 Proposed Scheme**

The proposal is for the erection of one three bedroom detached dwelling house providing 140 square metres gross internal floor area.

The proposed two storey dwelling, with a single storey wing and habitable roofspace would have a width of 6m (10.9m including the ground floor wing) and a length of 12 metres and be positioned at the head of the access road in the centre of the former yard.

The single storey north east flank wall of the dwelling would be approximately 25 metres from the rear boundaries of Nos. 118 and 120 Hallowell Road (the two storey flank 30m) and be up to one metre inside the western site boundary with London Underground railway land.

The dwelling would have a pitched roofs to an apex height of approximately 9 metres and comprise of a kitchen, living/dining room, study, utility room and WC at ground floor, three bedrooms (one en-suite) and a bathroom (wet room) on first floor plus a third bedroom and storage area within the roof.

All habitable room windows at first floor level would be formed within the front (NW) or rear (SE) elevations with only rooflights to the landing and bedroom in the roof space on the side facing the railway. There would be none at first floor in the side (NE) elevation facing Nos. 118/120.

The dwelling would be finished externally in facing brick, slate roof tiles with decorative ridge tiles and wooden eaves, windows and door openings.

The proposed development would utilise an existing single vehicle width access driveway and crossover from Hallowell Road, with parking and turning space for up to 3 vehicles provided within the curtilage of the site directly opposite the front of the dwelling.

The former workshop/offices building (shown as Building A) at the end of the access on the north boundary with No. 114 Hallowell Road would be retained for purposes ancillary to the new dwelling.

Approximately 118 square metres of private amenity space would be provided immediately to the rear on the south side of the dwelling.

### 3.3 Relevant Planning History

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

**Decision:** 01-10-1991    Approved

45407/APP/2013/2272            116a Hallowell Road Northwood  
2 x two storey, 3-bed, detached dwellings with habitable roofspace with associated parking and amenity space involving demolition of existing Use Class B1/B8 buildings

**Decision:** 04-12-2013    Withdrawn

#### Comment on Relevant Planning History

The principle of development on a similar site in the vicinity was established when

planning permission was granted (under ref. 14654/APP/2004/1816), though not implemented, for a pair of semi-detached three bedroom houses on the adjoining land at the rear of Nos. 126/128 Hallowell Road in October 2004.

However there have been substantive changes in adopted policy since 2004 and the current application needs to be considered with regard to the current policy context in its entirety.

A recent proposal (under ref. 45407/APP/2013/2272) for 2no. two storey, 3-bedroom detached dwellings with habitable roofspace with associated parking and amenity space on the application site was withdrawn in December 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
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- NPPF National Planning Policy Framework
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.9 (2011) Mixed and Balanced Communities
- LPP 5.3 (2011) Sustainable design and construction
- H12 Tandem development of backland in residential areas
- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE5 Siting of noise-sensitive developments
- AM7 Consideration of traffic generated by proposed developments.

|          |   |
|----------|---|
| AM14     | New development and car parking standards.  |
| R17      | Use of planning obligations to supplement the provision of recreation, leisure and community facilities       |
| CACPS    | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)                       |
| 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

12 no. neighbouring and nearby occupiers were consulted (on 4.4.2014) and 14 no. following the receipt of amended plans (on 28.7.2014). In addition a site notice describing the original proposal was displayed from 16.4.2014.

There have been six responses, including a petition dated 1.5.2014 (signed by 23 persons) and one other representation received raising the following objections, issues, concerns and comments:

#### Area

- Hallowell Road already over developed/too much infill at rear of residential properties.
- Not in-keeping with Hallowell Road/Old Northwood Area of Special Character.

#### Scale, Design

- cramped/over development of site.
- too close to boundaries.
- little privacy provided for occupants.
- development not within existing footprint of building C.
- proximity to railway (electro magnetic effects on health).

#### Access

- access road is extremely narrow (will be tight for medium and larger vehicles).
- limited to no access for emergency, waste collection, construction and service vehicles, due to narrow access point to the development site.
- turning on to Hallowell Road.

#### Parking/traffic

- additional traffic on Hallowell Road
- additional demand for on-street parking (already limited for flats, light industrial and other local workers)
- dangerous road (speeding/pulling out of narrow access ways)

#### Neighbour amenities

- noise/pollution from traffic in access road (heavy vehicles)

- noise/disturbance from new properties
- loss of privacy
- loss of daylight and sunlight entering homes and gardens
- loss of outlook

Construction works:

- noise/pollution from building site
- disruption/security

Other

- refuse/waste collection
- continued use of Building A (commercial or just allowed to stand and rot?)
- would give rise to a significant number of children of school age
- potentially significant root/crown damage to the surrounding trees
- previous use of site by electrical contractors (5 days a week, from approx. 0800-1700)

Northwood Residents Association - no comments.

London Underground Limited (Infrastructure Protection Information Manager) - No objection, subject to appropriate condition and informative.

#### **Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER - no objection to amended plans following discussions with applicant. Further detailed comments have been requested 28.7.2014 but makes the following general comments regarding the residential development of this site:

Construction on this site is acceptable in principle. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts, states (Section 3.4) that 'Backland development involving the construction of new dwellings within the garden area of existing properties raises similar issues to the redevelopment of large plots and infill sites. This type of development must seek to enhance the local character of the area. The plot should be of sufficient depth to accommodate new housing in a way which provides a quality residential environment for new and existing residents.'

Further comments to follow which should conclude that the proposed new detached house would be in keeping with the local character of the area. The scale, height, proportion and design is comparable to those on Hallowell Road and the immediate vicinity. The new property would be highly visible from the rear of the properties and the railway but would sustain the appearance of the ASLC.

Requests a materials schedule as amended plans are lacking in detail. These should be traditional, i.e wooden doors, windows and barge board; slate roof and red tile ridge and brickwork.

PRINCIPAL ACCESS OFFICER - Originally advised that revised plans should be requested as a prerequisite to any planning approval. Revised plans have been received which address the issues raised in the Access Officers initial response.

TREES/LANDSCAPE OFFICER - no objection subject to the the following observations and conditions RES6, RES7, RES8, RES9 (parts 1,2,5, and 6).

Comments are based on the submitted information (which includes a Tree Survey) and restricted views from Hallowell Road:

- a Tree Survey and Arboricultural Implications Assessment, by Arbol Euro Consulting has been

submitted in accordance with BS5837:2012. The Site Plan Appendix 2 Tree Constraints Plan is missing.

- the Tree Survey Schedule confirms that the only trees within the site is a group (G1) of self-set sycamores of poor quality and value (C2) - which will be removed to facilitate the development.
- all of the other trees are '3rd party' (off-site) trees.
- Section 8.0 confirms that there is a pinch point on the development site which could adversely affect the root protection areas (RPA's) off-site trees T1 and T2, both Leyland Cypress, which are situated to the north of the proposed building. The report recommends that these are the only trees which pose a constraint on the development.
- the report recommends that one option is to re-site the building away from the crown of T1. Alternatively, the crown of T1 could be cut back from the boundary line (under Common Law right) which would be likely to spoil the appearance of the tree.
- no proposed site layout plan or site/ tree survey plan has been submitted, so that an assessment of these recommendations is not possible.
- if the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

These drawings show the existing and proposed site context and indicate the trees (mainly off-site) with their root protection areas. The root protection areas may be reduced within the site due to the presence of hard standing and existing buildings, whose foundations are likely to have acted as root barriers - restricting their root spread. The working method statement, previously requested should include measures designed to safeguard the offsite trees which may be affected by the demolition and construction work.

Amended Plans (Drawing No. 116AHalwRd/13/01B, Site Layout, indicates the amended site arrangement) - no objection subject to conditions (as listed above).

HIGHWAYS (TRAFFIC/TRANSPORTATION) OFFICER - no objection on highways grounds with the following comments:

#### Parking

- subject to the provision of 2 car parking spaces

#### Refuse collection

- the refuse collection location is more than 25 m from the highway. As the proposal is for one house the owner would be responsible for bringing refuse out to the public highway on collection days. The access is currently used by cars.

#### Access for fire engine

- the access is too narrow to accommodate a fire engine and the location of the dwelling is beyond the reach (45m) of a fire hose. The applicant has submitted a Fire Safety Guidance Note which refers to compliance under Building Regulations. A highways objection relating to fire access cannot be supported on planning grounds.

#### Building A

- since building A shown within the red line is being retained, confirm if the access to this building would be from the drive way between numbers 116 and 118 and if so where is the parking serving Building A.

(Officer comment: The access road to the site would serve both the retained building and the proposed dwelling).

ENVIRONMENTAL PROTECTION OFFICER - no objection subject to informative regarding control



of environmental nuisance from construction work (Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990).

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

In the context of the National Planning Policy Framework, London Plan and Hillingdon Local Plan, the principle of residential development on this former commercial site is considered to be acceptable, making use of redundant, accessible and previously built upon land within the identified Developed Area of the Borough.

### **7.02 Density of the proposed development**

The density of residential development on this site should be in accordance with Policy 3.4 of the London Plan (July 2011). Thus for dwellings of 4 or 5 habitable rooms in suburban locations, a density of 150-250 habitable rooms/hectare (or 35-65 units/ha.) is sought.

The proposed development comprising of five habitable rooms (three bedrooms plus living/dining room and study), would result in a density of 100 habitable rooms/hectare (approx.) or 20 units per hectare, which would fall significantly below the lower end for compliance with the required density range for a site in a suburban location with a PTAL score of 2. However, given the site specific constraints it is considered that the density is appropriate in this case.

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

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

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

The application site is a backland site situated within the Old Northwood, Area of Special Local Character (ASLC). The immediate surrounding area is characterised by Victorian terraces and properties, mainly constructed of red brick with slate roofs, traditional in appearance with sliding timber sash windows. To the rear of these, the area is visible from the railway and is characterised by single storey structures. Although these have no special interest, they are of a scale typical to the wider area. The ASLC is a significant heritage asset and therefore it is important that any development sustains and enhances this significance.

The revised proposal submitted is for a simple two storey dwelling form with pitched roof. The Council's Urban Design & Conservation Officer has been involved in discussions and considers an acceptable design is now proposed, subject to details of the external materials to be used. Given the location, the applicant has accepted the need to use traditional materials, samples of which can be required to be submitted for approval by means of a condition on any permission granted.

In particular, the dwelling would appear in keeping with the scale and general form of older properties in Hallowell Road and the immediate vicinity. The previous concerns relating to the scale of the original submission for a 4-bedroom dwelling have been addressed by the revised proposal, which is similar in width, height and position but

effectively reduced in size and bulk by the L shaped footprint and single storey wing.

With regard to the built nature of the immediate locality, there is a fall southwards along Hallowell Road such that Nos. 114 and 116 stand higher than Nos. 118 to 124 or the proposed dwellings. On the same (west) side of Hallowell Road as the application site, No 126 is detached with a commercial yard to the rear, whilst Nos. 124 to 118 are terraced houses. No. 116 Hallowell Road is a detached house and No. 114 is a large detached building containing 4 flats and 4 B1 office units with prominent dormers facing the street and car parking extending for much of the depth of the site. Nos. 110/112 are semi-detached and to their north is the next terraced row of five (Nos. 94 to 102).

It is evident therefore that in the immediate vicinity of the application site there are variety of older buildings including houses, flats and commercial uses that are not of homogenous appearance.

Although the application site is relatively hidden from street views behind the existing buildings, the introduction of any new dwelling in this backland siting would still have a visual impact on the area due to its position in relation to the site boundaries and adjoining dwellings.

In this regard, the revised proposal is considered to be in keeping with the general design, scale, form and proportions of the existing residential development of the area.

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

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.07 Impact on the character & appearance of the area**

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

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

The application site is not wholly visible from Hallowell Road, but for the reasons given above, the proposal is considered to be in keeping and would thus harmonise with the general design, form and scale of the existing built features in the immediate surrounding area.

As such, it would be safeguard the general amenity and historic character of this locality, the physical elements of which contribute to the appearance of the whole and enjoy special built protection as a result.

Policy BE22 of the Hillingdon Local Plan requires a gap between a two storey building and the side boundary line of at least one metre, which has been achieved on the NE site boundary with the existing houses. The proximity to the railway land boundary would not affect the street scene.

Accordingly, the proposal would comply with Policies BE13 and BE19 of the Hillingdon

Local Plan: Part Two - Saved UDP Policies in this regard.

#### **7.08 Impact on neighbours**

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

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

Despite the position of the proposed dwelling alongside the north-east boundary of the site, which forms the rear garden boundary of the existing dwellings, Nos. 118 and 120 Hallowell Road, the L-shaped footprint means that there would 30 metres separation distance between the two storey east flank wall of the development and the rear elevations and windows of the existing houses.

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

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

The existing building to be demolished is a single storey building which is part flat and part pitched roof, with the pitched roof being offset closer to the residential properties and a relatively high ridge height of approximately 4m and an eaves height of approximately 3m. This building abuts the rear boundaries of nos. 122 -126 Hallowell Road.

The proposed dwelling would be located to the north west of the existing building to be demolished. As single storey element with an eaves height of 3m set 1m away from the rear boundaries of 120-122 Hallowell Road, and would rise to two storeys with an eaves height of 6m approximately 5m from the rear boundary of these properties.

The proposed dwelling would be positioned to the south-west and approximately 24m (28m to the two storey element) from the rear elevation of the existing properties. As a result of its separation from the boundary and the resultant off set of the main two storey ridge, there is unlikely to be any serious loss of daylight, sunlight or overshadowing. This assessment is made regardless of the shading caused by the existing Cypress trees in the garden of No. 120, which currently filters light (if any) through, but is not protected and thus may be felled, lopped or pruned back at the owners' choice. In the circumstances, it is considered that the new dwelling would have limited impact on the quality of the natural light and amount of sunlight received to the neighbouring properties. For the above reasons, it is considered that the proposal would be unlikely to reduce the residential amenities of the occupiers of Nos. 118 to 122 Hallowell Road by reason of bulk and proximity or natural light/sunlight and as such complies with the objectives of Local Plan Policies BE20 and BE21.

Policy BE24 of the Local Plan requires the design of new buildings to protect the privacy of neighbouring dwellings. Paragraph 4.12 of the Hillingdon Design and Access

Statement: Residential Layouts (or HDAS) requires a minimum of 21 metres between properties (taken at 45 degrees from the centre of the upper floor habitable room windows in the new dwellings) to ensure no loss of privacy would occur.

In this regard, there are no habitable room windows proposed to the upper floors of the new dwelling that would create overlooking to any of the existing dwellings in Hallowell Road. Only one side facing window is proposed at first floor, to the staircase in the south-west flank elevation of the dwelling facing the railway. There are also two rooflights proposed in that elevation.

For these reasons therefore, the relationship of the new dwelling to the existing is considered to be acceptable.

#### **7.09 Living conditions for future occupiers**

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

The proposed development would provide one three bedroom dwelling, with a gross internal floor area of 140 square metres (approx.), including the habitable roof space. Two of the bedrooms are capable of being occupied in the future as a double or twin, and therefore a total of up to five persons could be accommodated. Thus, the floorspace provided would easily achieve the minimum internal floor area of 96 square metres for a three bedroom 5 person two storey house set down in the London Plan (July 2011). The minimum figure for a three storey house is 102 square metres. The proposal would thus provide an adequate standard of living accommodation for its occupants.

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

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

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

The proposed site layout indicates that this provision is made, with approximately 118 square metres of private amenity space available for the occupants.

As such, the private garden space available is sufficient and there would thus be an adequate provision of usable amenity space on the site. The use of this garden would be affected if not prevented for a time in the mornings by the overhang of a Sycamore tree within the garden of No. 124 Hallowell Road, to the south-east. The resultant shading from this tree may lead to pressure from future occupiers to heavily prune or remove the tree.

Nonetheless, the proposal provides double the required standard and thus accords with Local Plan Policy BE23 and HDAS in this regard.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of two off-street parking spaces for new dwellings.

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

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

The proposal indicates the provision of an area for off-street parking of three vehicles associated with the dwelling, which would be serviced by an existing single vehicle width crossover from the Hallowell Road. The proposed parking is considered to be sufficient for the proposed dwelling and the retained building.

The use of the access for a single dwelling compares favourably to the more regular timed exiting and arrivals associated with the previous commercial operation at the site, is considered to be acceptable. Furthermore, with a single dwelling, the number of occasions where two vehicles cannot pass side by side when entering/exiting the site via the single width access lane, which in the past has resulted in larger vehicle(s) queuing temporarily on Hallowell Road to the detriment of highway safety, is not therefore likely to be significantly increased.

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

The maximum distance for refuse to be carried to the highway is 25 metres. A refuse storage location is indicated at approximately 37 metres from the highway (the full length of the access to the site is in excess of 44 metres). This distance would normally be unacceptable for collection by refuse operatives but suitable arrangements, whereby the occupier can reasonably be expected to carry the refuse sacks on collection day(s) and leave these much nearer to the highway, are considered to be acceptable for one dwelling.

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

Overall, the provision of one dwelling is not likely to give rise to highway and pedestrian safety problems in the immediate vicinity of the site entrance. The proposal would therefore be contrary to the objectives of Local Plan Policies AM7 and AM14 in this regard.

#### **7.11 Urban design, access and security**

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

They should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. They should also create safe and secure environments.

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

As discussed elsewhere in this report, the bulk and scale, siting and design of the proposed dwelling has been considered both in terms of its effect on the amenity and character of the surrounding residential area and the potential impacts on the neighbouring occupiers. Accordingly, these are considered to be acceptable in the context of the local built environment with an acceptable relationship to the adjoining neighbours. Similarly, access to the new dwellings for service and emergency vehicles, whilst not ideal, has also been considered acceptable for the reasons stated.

#### **7.12 Disabled access**

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

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

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

With regard to Lifetime Homes standards, parking bays at 2.4 metres wide have been shown, although the additional space possible to the side of these could be utilised to make one bay 3.6 wide. Nonetheless, all of these spaces are as near as possible to the new dwelling across a very gently sloping forecourt.

The floor plans show where a wheelchair lift may be inserted if required and a suitable

downstairs WC. The first floor bathrooms are indicated with drainage gulleys (for use as a wet room). Additional door threshold information has also been provided and the front entrance to the dwelling with level approaches. In all other regards, the plans have been revised to permit wheelchair access.

The Council's Access Officer has confirmed that subject to these features and layout being incorporated, the Lifetime Homes standards have been met by the proposal and this would be ensured by means of a suitable condition on any permission granted.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Policies Unitary Development Plan Policies (November 2012) requires new developments to retain and utilise topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

There are no trees or other landscape features of merit within the application site, nor visible from Hallowell Road and no Tree Preservation Area Orders or Conservation Area designations. The site is situated to the south west of the rear gardens of properties in Hallowell Road and backs onto the Metropolitan Railway line. It is accessed by a single track road between numbers 116 and 118 Hallowell Road. The site was previously a commercial/industrial premises comprising a central yard and parking area with single-storey buildings at each end. The trees in the adjoining gardens, including two Cypresses, a Pear tree and a Sycamore tree, are all unprotected.

Future works to these trees (with the exception of overhanging branches) are not wholly within the control of the applicant therefore, and whilst their owners choose to retain them they will continue to benefit from the amenity value and screening towards the railway line that they provide. Any damage to their health or loss within the lifetime of the development would have an unacceptable impact on the visual landscape and residential amenities generally. The position and overhang of the Sycamore tree in No. 124 is also likely to lead to pressure from future occupiers to heavily prune or remove the tree.

Nonetheless, the Council's Trees & Landscape Officer has raised no objection and is satisfied that these potential impacts on the trees can be mitigated, subject to the applicant providing a method statement for the construction works, to include measures designed to safeguard the offsite trees which may be affected by the demolition and construction work, which can be required by means of a condition on any approval.

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

#### **7.15 Sustainable waste management**

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

Waste disposal facilities should be located on private land with solid, well ventilated bin

stores that are discreetly sited and screened but easily and safely accessible no farther than 25 metres from the highway/collection point. In accordance with HDAS therefore, the dwelling would be required to be provided with a well screened storage area for refuse awaiting collection.

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

The carrying distance to the highway of about 37 metres should not however give rise to concerns about the future arrangements for collection and this matter is discussed elsewhere in the report.

#### **7.16 Renewable energy / Sustainability**

Subject to a condition securing that the development would be built to level 4 of the Code for Sustainable Homes and appropriate level of sustainable design would be achieved.

#### **7.17 Flooding or Drainage Issues**

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

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

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

#### **7.18 Noise or Air Quality Issues**

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

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

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

#### **7.19 Comments on Public Consultations**

A number of concerns and issues have been raised in response to the statutory consultation exercise, many of which have referred to the nature of the locality and



historical development, including a comparison with how the application site was previously used for commercial purposes.

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

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

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

The matters have been addressed in detail within the relevant sections of this report.

#### **7.20 Planning Obligations**

The Council Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014, under which additional habitable floor space created in new developments will be chargeable at £95 per square metre. However, the applicant has submitted a declaration that it is his intention to self build thereby claiming exemption from the charge.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

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

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

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

### **8. Observations of the Borough Solicitor**

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

The principle and location of the development of the application site for housing at the

density calculated is accepted given its previous commercial use.

The scale and design of the proposed dwelling is considered acceptable in an Area of Special Local Character and the position on the site, given the separation distance from the existing dwellings in Hallowell Road would not have any detrimental impact on the amenities of the adjoining residential occupiers.

The access and parking arrangements, including car and cycle storage provision, bin collection and suitability for large emergency and other service vehicles, are considered to be acceptable for one dwelling given the constraint of the existing access and would be unlikely to create highways related problems at the site entrance.

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

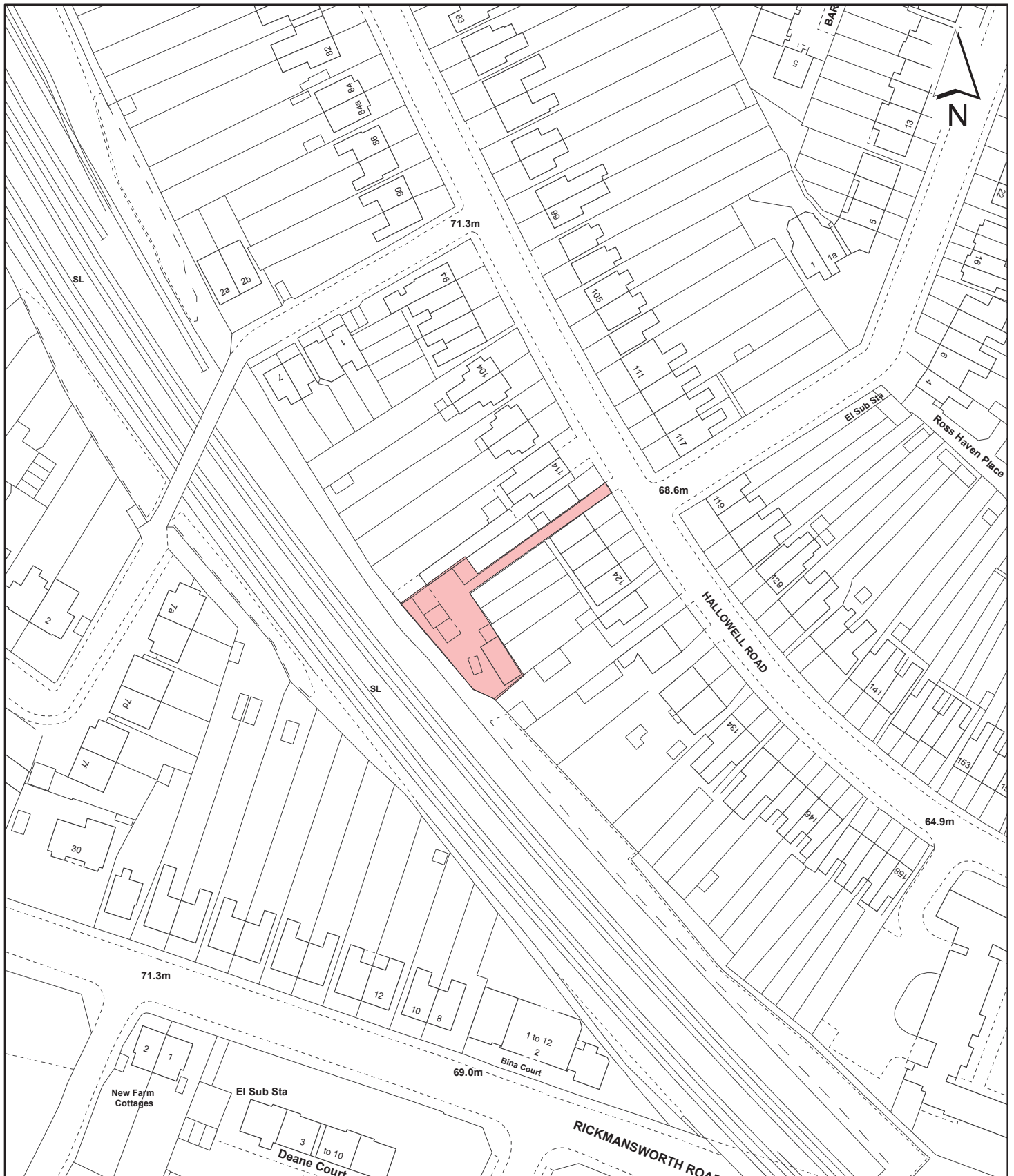
In conclusion, the proposals would accord with the terms and objectives of a number of identified policies, the requirements of adopted standards or design criteria. It is recommended therefore that planning permission for the proposed development be granted for the reasons stated in the report.

## **11. Reference Documents**


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

**Contact Officer:** Daniel Murkin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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|  |                       |
|--|-----------------------|
| Site Address                             |                       |
| <b>116A Hallowell Road<br/>Northwood</b> |                       |
| Planning Application Ref:                | Scale                 |
| <b>45407/APP/2014/982</b>                | <b>1:1,250</b>        |
| Planning Committee                       | Date                  |
| <b>North Page 70</b>                     | <b>September 2014</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 169 JOEL STREET EASTCOTE PINNER

**Development:** Boundary wall with iron railings to front, including electronic iron gates and pedestrian gate and involving soft landscaping (Part Retrospective)

**LBH Ref Nos:** 22642/APP/2014/2278

**Drawing Nos:** Planning Statement  
Location Plan  
Supporting Photos  
1212.6 Rev A  
1212.5

**Date Plans Received:** 27/06/2014      **Date(s) of Amendment(s):**

**Date Application Valid:** 02/07/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site lies to the east of Joel Street and is occupied by a two storey detached dwelling house. The house is finished in brick and render with a tiled roof. The dwelling is set back from Joel Street by 10-15 metres meaning that the dwelling is also set back from the common building line of properties along Joel Street. The dwelling has side facing windows close to the southern boundary.

The front garden has a gravel surface and is bounded by a hedge which runs along Joel Street and stops where it meets the vehicular access to the application property. The property has a detached single garage to the north. The rear garden is grassed over and enclosed by mature trees around the boundary and by a 1.8m high timber fence.

The adjoining properties to the north and south both have habitable room windows in the side elevations facing the application site.

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 a boundary wall which would vary in height due to sloping ground levels at the site. The wall would be between 0.67 to 1.22m high with 0.5m high pillars and railings measuring above giving a total height of between 1.2 to 1.74m high. The brick wall would match the existing house. A black metal gate and a vehicular sliding gate are proposed. The proposal would extend across the front of the property and to the side adjoining No.171. A box hedge would be proposed behind part of the wall and railings.

The application differs from the previously refused scheme in that a 1.5m-2m high box hedge is proposed to be planted adjacent to parts of the front and side boundaries, behind

the wall.

### 1.3 Relevant Planning History

22642/APP/2014/94          169 Joel Street Eastcote Pinner

Boundary wall with iron railings to front and side to include electric iron gates and pedestrian gates involving removal of hedge

**Decision Date:** 31-03-2014          Refused          **Appeal:**

#### Comment on Planning History

The application is a resubmission of planning application ref. 22642/APP/2014/94, which was refused for the following reason:

The proposed walls, railings and gates, by reason of the loss of the hedge/landscaping and the overall height and appearance would be detrimental to the visual amenity, character and appearance of the street scene, contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The boundary wall and pillars were already erected and this has resulted in enforcement action (ref.ENF/372/14) to either lower the fence and brick pillars or to apply for planning permission.

### 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

7 neighbours were consulted on 4.07.2014 and a site notice was also displayed on 12.07.2014. One letter received from an adjoining neighbour with no objections.

Northwood Hills Residents Association:

As you were the case officer for the previous application which was refused it would be easy for you to see why this application should be refused as well. The challenge now is that the applicant despite being refused, have carried out the work just the same. Identical to the refused application. This has caused loss of hedge which would take years to replace. This application doesn't just require a refusal but an enforcement action to take it back to the original as it is totally out of keeping with the surrounding area. We, at Northwood Hills Residents Association would like to see not just rejection of the application but enforcement at the same time.

There is a councillor request for the application to be determined at committee.

### 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.   |
| 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 and the impact on residential amenity of the neighbouring dwellings.

Policies BE13 and BE15 of the Local Plan seek to ensure that development harmonises with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

HDAS: Residential Extensions section 10 states all front walls and enclosures should make a positive contribution to the streetscene and must ensure adequate visibility for all vehicles entering and exiting the property. Materials used and the height of any wall/enclosure must be in keeping with the character of the area. Furthermore, front gates over 1m in height will be refused planning permission because of their overbearing impact on the streetscene. The erection of railings over 1m in height around front gardens will also be refused planning permission for this reason, as will the erection of railings onto boundary walls.

The proposed boundary wall would have a finished height of between 0.67 to 1.22m in height with gates and railings higher than 1m. As such, the scheme would be contrary to the above guidance and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Whilst there are boundary walls and railings in the area, these are not directly comparable to the length of the frontage of the application site. Overall, it is considered that the proposed scheme by reason of the height, length and

appearance of the proposed boundary treatment would be detrimental to the architectural integrity of the existing house and detract from the character and appearance of the streetscene.

Sliding gates are proposed and highways have no objection to the scheme with regards to any potential harm to the highway safety. As such, the proposal would be in compliance with Policy AM7 of the Local Plan.

In conclusion, an objection is raised in relation to the detrimental effect on the character and appearance of the area and the application is therefore recommended for refusal.

## 6. **RECOMMENDATION**

**REFUSAL for the following reasons:**

### 1 NON2 Non Standard reason for refusal

The proposed walls, railings and gates, by reason of the overall height, length and appearance would be detrimental to the visual amenity, character and appearance of the street scene, contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

- 1 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**

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



guidance.

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.   |
| 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   |

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



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Site Address

**169 Joel Street  
 Eastcote  
 Pinner**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**22642/APP/2014/2278**

Scale

**1:1,250**

Planning Committee

**North Page 76**

Date

**September 2014**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 6 PINNER ROAD NORTHWOOD

**Development:** Single storey detached outbuilding to rear for use as a cinema room (Part Retrospective)

**LBH Ref Nos:** 6511/APP/2014/2437

**Drawing Nos:** 1273-os-01  
1273-pl-02

**Date Plans Received:** 10/07/2014      **Date(s) of Amendment(s):**

**Date Application Valid:** 10/07/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a two-storey semi-detached property situated on the northern side of Pinner Road. It has previously been extended with a single storey side and rear extension and rear outbuilding. The adjoining half of the semi-detached pair remains unextended to the rear.

The streetscene is residential in character and appearance comprising two storey semi-detached houses. To the east of the site (next door but one) is the Church of the King parish church.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

The application seeks a part retrospective planning consent for the erection of a single storey detached outbuilding in the rear garden for use as a cinema.

The outbuilding measures 4.9 metres in depth by 5.92metres in width and has a flat roof with a maximum height of 2.5 metres. This is an amendment to a previously refused scheme attempting to overcome the reason for refusal by removing the apex roof and replacing it with a flat roof, thereby reducing the overall height from 4 metres.

#### 1.3 Relevant Planning History

6511/APP/2012/420      6 Pinner Road Northwood

Single storey side/rear extension and installation of front porch, involving demolition of conservatory and attached garage.

**Decision Date:** 27-04-2012      Approved      **Appeal:**

6511/APP/2013/3186      6 Pinner Road Northwood

Single storey side/rear extension and single storey detached outbuilding to rear for use as a cinema (Retrospective)

**Decision Date:** 30-12-2013      Refused      **Appeal:**20-MAY-14      Part Allowed

### **Comment on Planning History**

Planning permission was granted for a single storey side and rear extension in April 2012. The planning permission was not built in accordance with the approved plans. The enforcement team was notified and the applicant applied for retrospective consent along for the extensions and an outbuilding.

That application was refused permission but allowed on appeal insofar as it related to the single storey extensions. The appeal against refusal for the outbuilding was dismissed.

## **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 following neighbours were consulted for a period of 21 days expiring on the 4 August 2014 as follows: -

- 2 Pinner Road
- 4 Pinner Road
- 25 Pinner Road
- 8 Pinner Road
- 27 Pinner Road

The expiry for responses for the site notice expires 13/8/14.

No responses have been received.

Northwood Hills Residents Association: No response has been received.

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

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

Part 1 Policies:

PT1.BE1      (2012) Built Environment

Part 2 Policies:

- BE13      New development must harmonise with the existing street scene.
- 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.

## 5. MAIN PLANNING ISSUES

The previous application thoroughly assessed the merits of the outbuilding against the policy considerations and HDAS requirements, including remaining usable garden space, position in the garden, the location of the door and window and materials used, and ultimately refused consent for the following reason: 'The detached outbuilding, by reason of its height and design has resulted in an over dominant and visually obtrusive form of development, which is detrimental to the character and appearance of the original house and the visual amenities of adjoining residential properties. Therefore the proposal would be contrary to policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

In the Planning Inspectors decision he also considered the impact of the outbuilding. He acknowledged that the materials used and the overall footprint are in line with local guidance and would not result in harm to the original building. However that did not outweigh the concerns in relation to the bulky design and its harm to the surrounding area.

This proposal seeks to address the reason for refusal by changing the design of the roof to a flat roof thereby reducing the height and bulk of the building, which will now measure 2.5 metres at the highest point. This significantly reduces the bulk of the building and its impact on the character and appearance of the surrounding area. As such it is considered that the proposal is no longer in conflict with policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

It should be noted that under Class E of the Town and Country Planning (General Permitted Development) Order 1995, the erection of any building for a purpose incidental to the enjoyment of a dwellinghouse is permitted development subject the total ground coverage not exceeding more than 50% of the total area of the cartilage and the height not exceeding 2.5 metres. It would therefore be possible for the applicant to remove the existing structure and erect an outbuilding exactly as identified in this planning application without requiring planning permission.

## 6. RECOMMENDATION

### **APPROVAL subject to the following:**

#### **1 NONSC Time Limit - Compliance**

The existing pitched roof shall be demolished and replaced with a flat roof, all equipment and materials brought onto the land for the purposes of such use and all materials resulting from the demolition shall be removed within 4 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:

(i) A timetable with no longer than an aggregate 3 month period from the date of the local planning authority's approval of the timetable to the last day for the substantial completion of the development permitted by this decision notice shall be submitted to and approved in writing by the Local Planning Authority within 1 month of the date of this

notice of planning permission;

(ii) If within 4 months of the date of this planning permission the local planning authority refuse to approve or do not determine the timetable within the prescribed period a valid appeal shall have been made to the Secretary of State;

(iii) If an appeal is made in pursuance of (ii) above, the appeal shall have been finally determined and the submitted timetable shall have been approved by the Secretary of State;

(iv) The development, including the demolition of the existing pitched roof above all portions of the rear ground floor extension, shall have been carried out and completed in accordance with the approved timetable.

#### REASON

The planning permission is intended to remedy a current breach of planning control. In the interests of the proper planning of the area the authority is of the view that the remediation of the breach of planning control and the implementation of this planning permission should take place as expeditiously as reasonably possible.

#### **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 plan, number 1273-pl-02.

#### 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** 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)

#### **4** NONSC Non Standard Condition

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings, which is storage incidental to the use of the main dwelling. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

#### REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### INFORMATIVES

#### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council

policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

|          |  |
|----------|--|
| BE13     | New development must harmonise with the existing street scene.   |
| BE19     | New development must improve or complement the character of the area.  |
| BE20     | Daylight and sunlight considerations.  |
| BE21     | Siting, bulk and proximity of new buildings/extensions.  |
| BE23     | Requires the provision of adequate amenity space.  |
| BE24     | Requires new development to ensure adequate levels of privacy to neighbours.   |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |

- 3 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.
- 4 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.
- 5 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).

- 6 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).
- 7 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.
- 8 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.

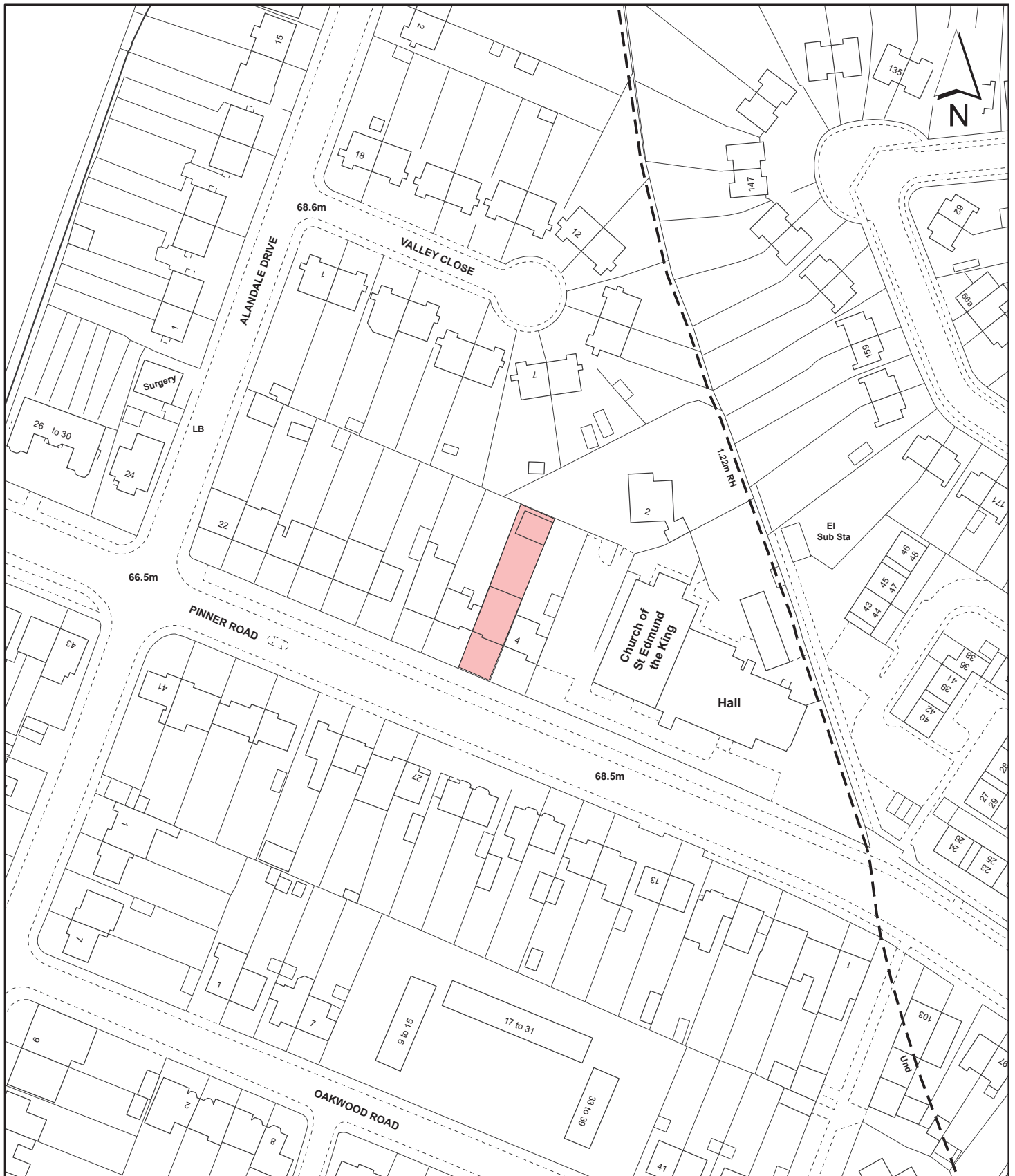
D) No bonfires that create dark smoke or nuisance to local residents.

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.

- 10 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.
- 11 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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 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:** Liz Arnold

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**6 Pinner Road  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**6511/APP/2014/2437**

Scale

**1:1,250**

Planning Committee

**North Page 84**

Date

**September 2014**



**HILLINGDON**  
 LONDON

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

Document is Restricted

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# Plans for North Applications Planning Committee

16th September 2014



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND REAR OF 94-96 GREEN LANE NORTHWOOD

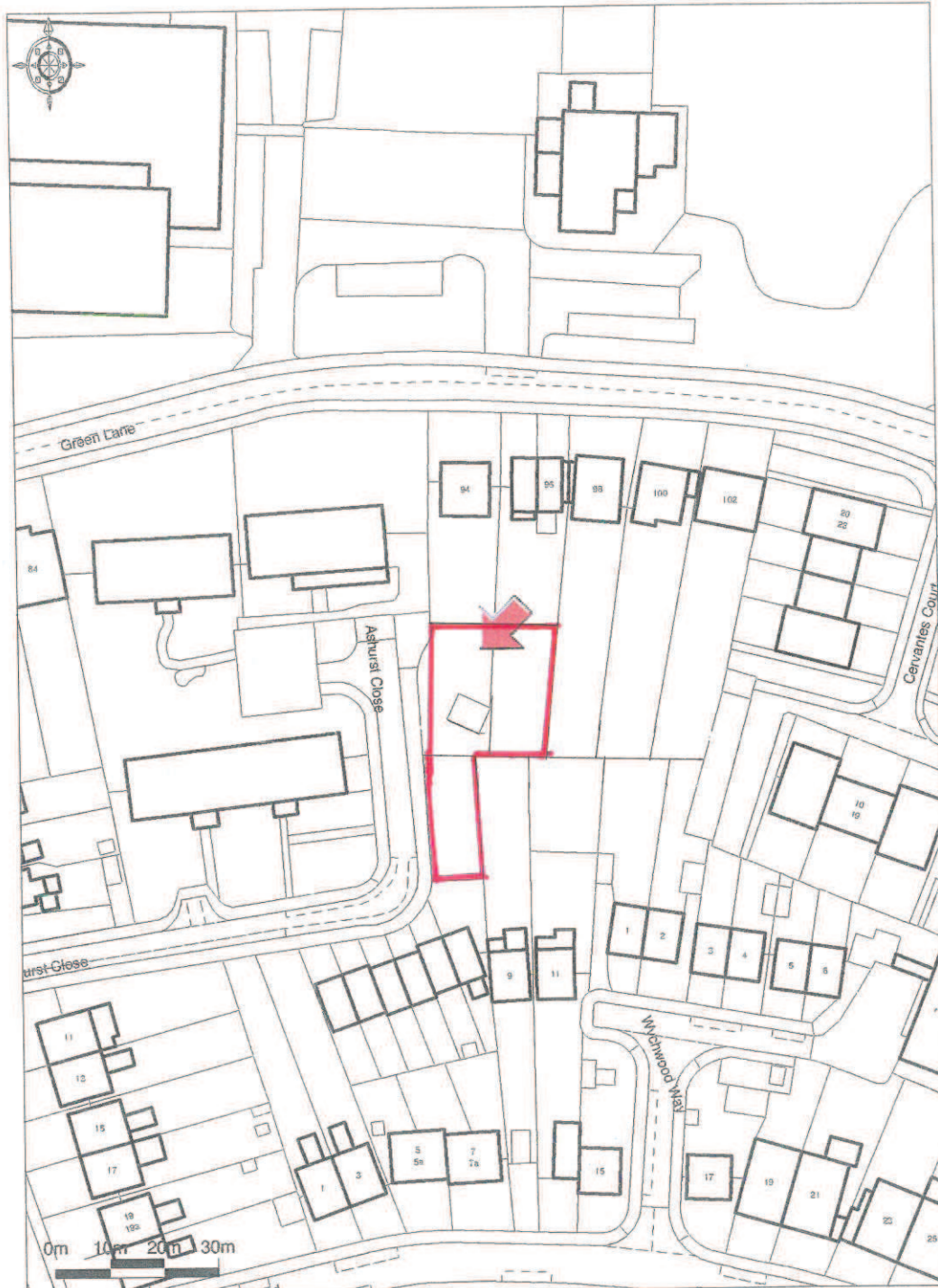
**Development:** 2 x two storey, 4-bed, semi-detached dwellings with habitable roofspace and 2 x detached garages with associated parking and amenity space and the installation of bin stores and a vehicular crossover to Ashurst Close (Resubmission)

**LBH Ref Nos:** 66134/APP/2014/2228

**Date Plans Received:** 24/06/2014                      **Date(s) of Amendment(s):**

**Date Application Valid:** 08/07/2014

# Ashurst Close Northwood



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CHeSS Architecture & Development Limited

- NOTES**
1. LEVELS RELATED TO OSNALEIGH EMBANKMENT
  2. HAVE BEEN RISE IN METRES
  3. EXISTING LEVELS ARE SHOWN BY A DOTTED LINE
  4. PROPOSED LEVELS ARE SHOWN BY A SOLID LINE
  5. ALL LEVELS ARE REFERENCED TO AN ADJACENT BENCH MARK
  6. DETAILS IN PARENT DOCUMENTS ARE TO BE USED WHERE APPLICABLE
  7. LEVELS SHOWN ON THIS DRAWING ARE TO BE USED FOR CONSTRUCTION PURPOSES

**ABBREVIATION LIST**

A - ADJACENT BENCH MARK  
 B - BENCH MARK  
 C - CHANGING SURFACE LEVEL  
 D - DRAINAGE  
 E - EXISTING  
 F - FINISHED  
 G - GRASS  
 H - HATCH  
 I - INTERSECTION  
 J - JOINT  
 K - KILN  
 L - LEVEL  
 M - MOUND  
 N - NORTH  
 O - OPEN  
 P - PAVED  
 Q - QUARRY  
 R - ROAD  
 S - SURFACE  
 T - TRENCH  
 U - UNDERGROUND  
 V - VENT  
 W - WALL  
 X - UNKNOWN  
 Y - YARD  
 Z - ZONE

**STATION COORDINATES**

| STATION | Easting | Northing | Level  |
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**REMARKS**

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**REVISIONS**

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| 100 |      |             |

**SCALE**

1:1000

**DATE**

15/11/10

**PROJECT**

OSNALEIGH EMBANKMENT

**CLIENT**

ALBARGH DEVELOPMENTS LIMITED

**DESIGNER**

ALBARGH DEVELOPMENTS LIMITED

**DATE**

15/11/10

**SCALE**

1:1000

**PROJECT**

OSNALEIGH EMBANKMENT

**CLIENT**

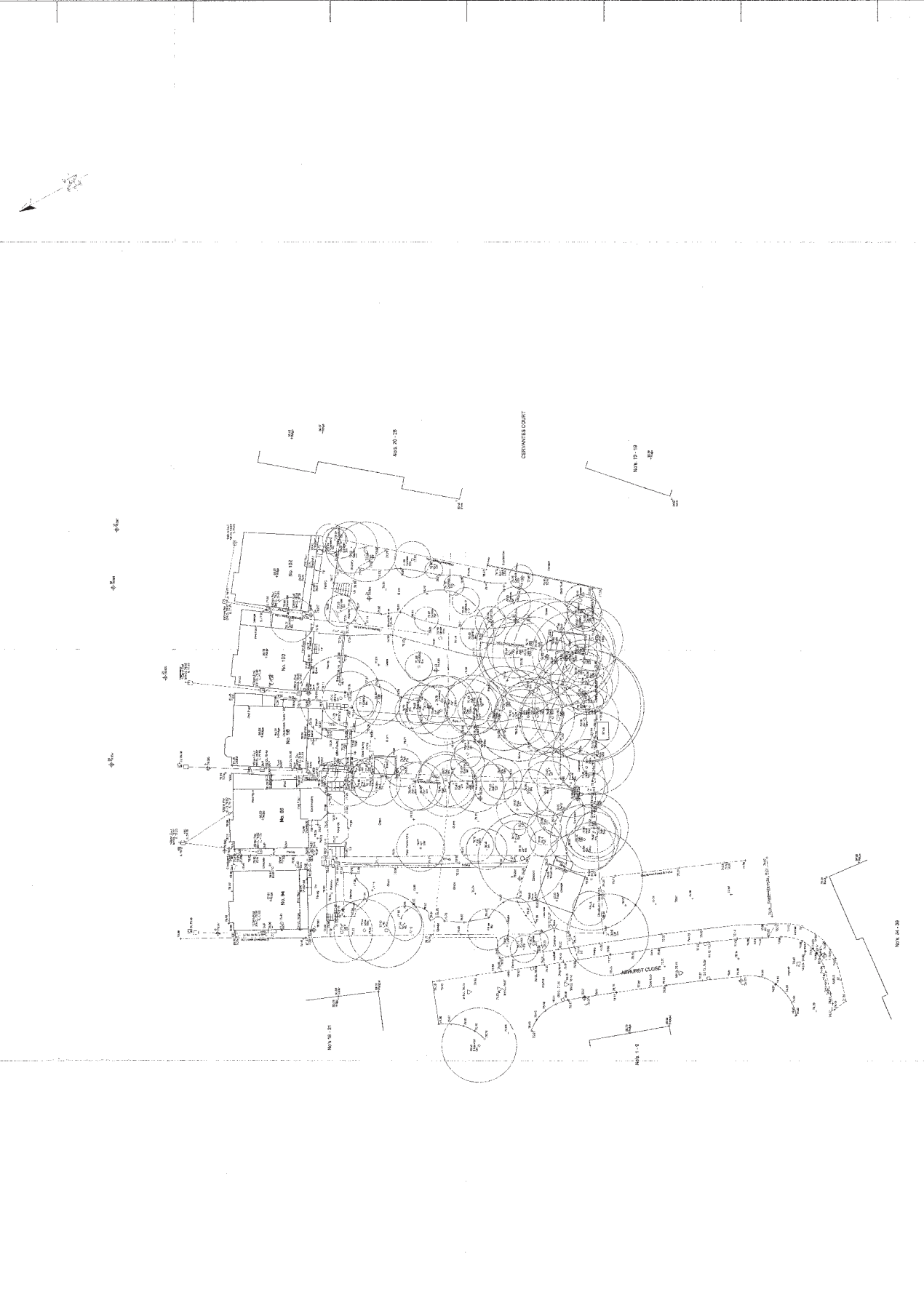
ALBARGH DEVELOPMENTS LIMITED

**DESIGNER**

ALBARGH DEVELOPMENTS LIMITED

**DATE**

15/11/10







NOTES AND SCHEDULES

100 NOT SCALE THIS DRAWING. USE OF THIS DRAWING WITHOUT THE APPROVAL OF THE ARCHITECT IS PROHIBITED. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF CHESHAM DEVELOPMENTS LIMITED AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF CHESHAM DEVELOPMENTS LIMITED.

28/05/12  
28/05/12

First Floor - Reg. Notice added to Bedroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

CHESHAM DEVELOPMENTS  
ARCHITECTS &  
INTERIORS  
LIMITED  
1, 1, 1, 1, 1, 1  
PLA House 4 Norfolk Court Norfolk Road  
Rushmore Wokingham RG5 3TLA  
Tel: 01344 338333  
E: info@chesham.com W: www.chesham.com

Alburgh Developments Limited  
4 PLA House  
Norfolk Road  
Rushmore  
Wokingham  
RG5 3TLA

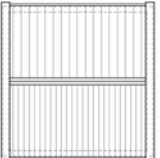
Title  
Land Rear of 94 and 96  
Green Lane Northwood  
(Land off Ashurst Close)

Scale 1:100  
Date January 2011

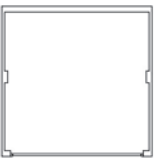
Drawn MM  
Checked

CAD FILE - m:\Drawings\0701\0701-102.dwg

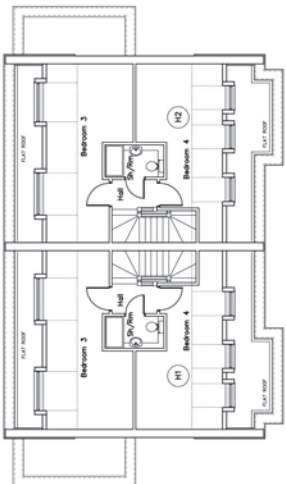
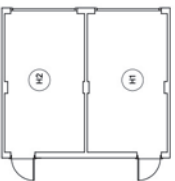
Job No. 0701  
Sheet No. 102 B



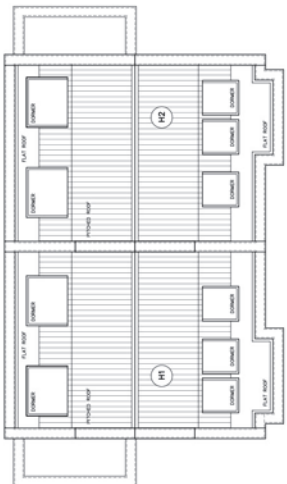
DOUBLE GARAGE  
FOR 94 GREEN LANE



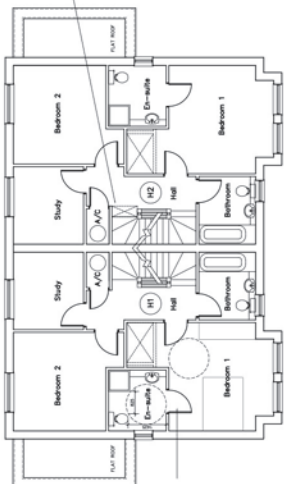
SINGLE GARAGES  
FOR PROPOSED NEW DWELLINGS



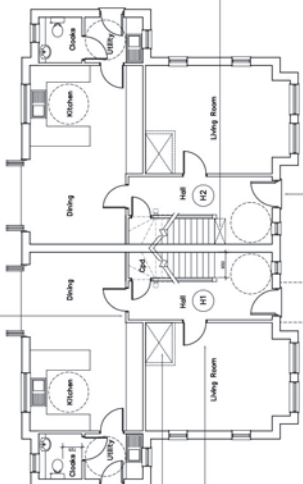
PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

1.17.18.001.1 (Standard No. 3)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.

1.17.18.001.2 (Standard No. 4)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.

1.17.18.001.3 (Standard No. 5)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.

1.17.18.001.4 (Standard No. 6)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.

1.17.18.001.5 (Standard No. 7)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.

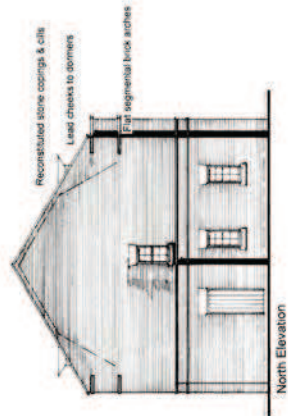
1.17.18.001.6 (Standard No. 8)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.

1.17.18.001.7 (Standard No. 9)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.

1.17.18.001.8 (Standard No. 10)  
Floor to be finished with stone tiles  
to the top of the finish to 100mm  
above the finished floor level.



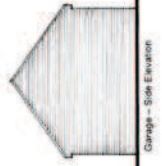
West Elevation



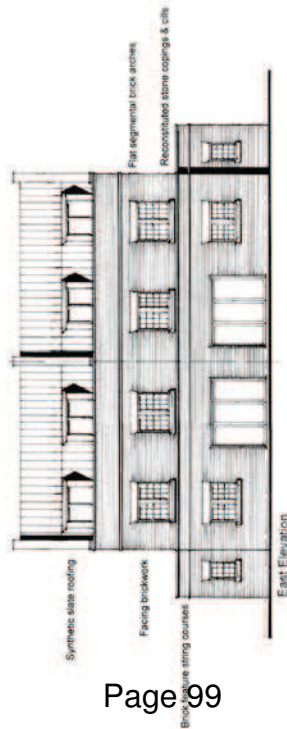
North Elevation



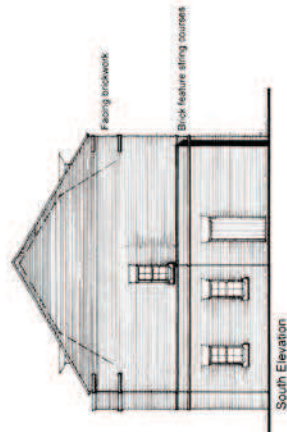
Garage - South Elevation



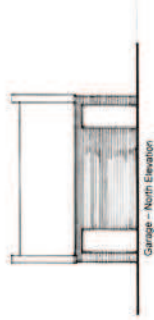
Garage - Side Elevation



East Elevation



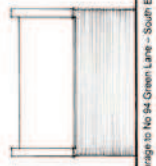
South Elevation



Garage - North Elevation



Garage to No 94 Green Lane - North Elevation




Garage to No 94 Green Lane - South Elevation

1. Approved: 20th September 2010. Mr. Andrew, Consultant to 103C/112
2. Approved: 20th September 2010. Mr. Andrew, Consultant to 103C/112
3. Approved: 20th September 2010. Mr. Andrew, Consultant to 103C/112
4. Approved: 20th September 2010. Mr. Andrew, Consultant to 103C/112

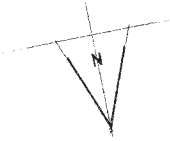


Street Scene. Scale 1:200

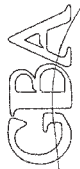
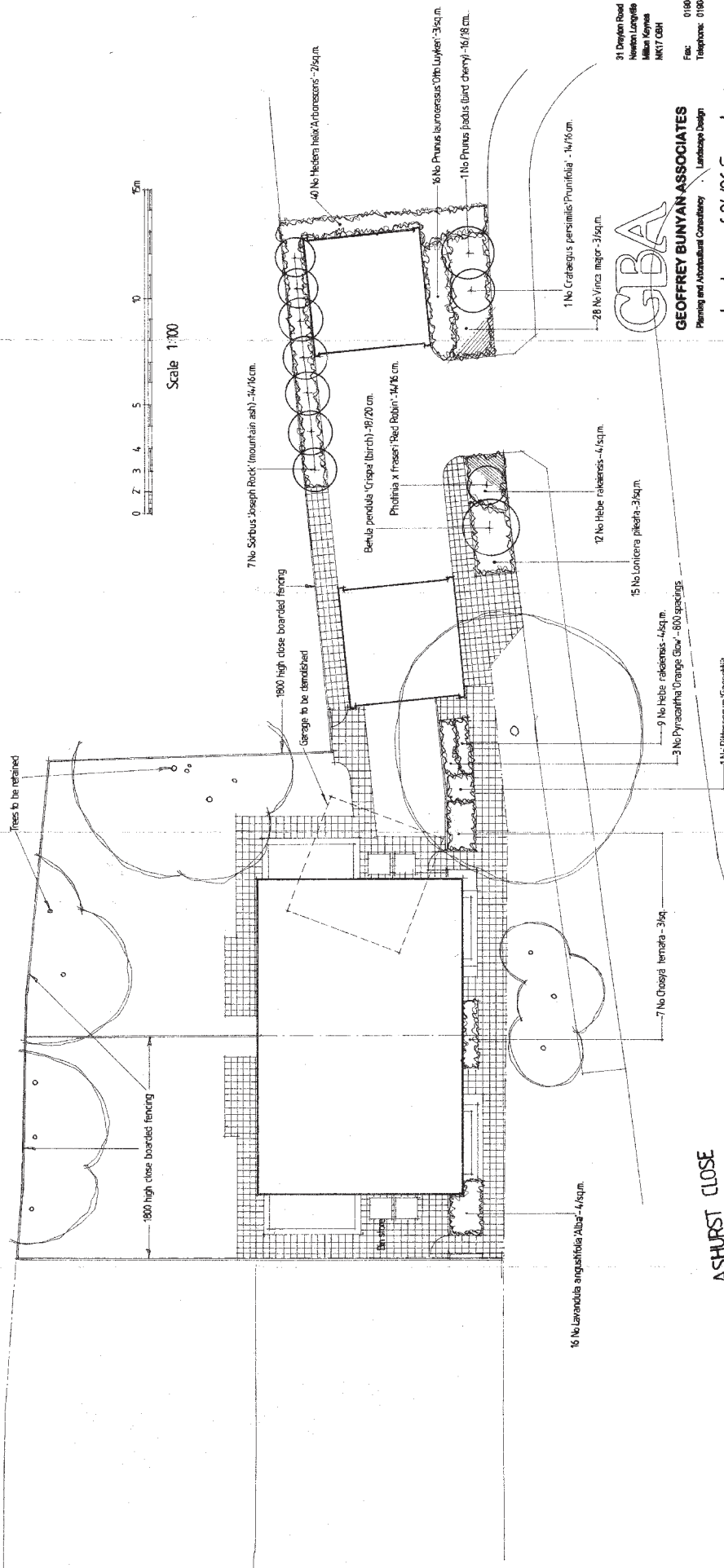

  
 P/A House 4 North, Court North Road  
 Northwood, Middlesex HA8 7JL  
 T: 01823 719505 F: 01823 712235  
 E: info@chessad.com W: www.chessad.com

**Alburgh Developments Limited**  
 P/A House  
 4 Northwood Court  
 Northwood Road  
 Northwood, Middlesex  
 HA8 7JL

|  |              |
|--|--------------|
| The Land Rear of 94 and 96 Green Lane Northwood (Land off Ashurst Close) |              |
| Date:  | January 2011 |
| Drawn:   | MM           |
| Scale:   | 1:100        |
| Drawn No:  | 0701         |
| Sheet No:  | 103 C        |



Scale 1:100



**GEOFFREY BUNYAN ASSOCIATES**  
Planning and Architectural Consultancy  
Landscape Design

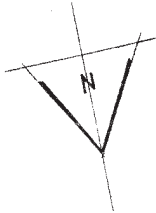
Land rear of 94/96 Green Lane  
Northwood - Middlesex HA6 7AJ  
Landscaping Proposals

31 Dreyton Road  
Hepton Langthorne  
Ilkley, West Yorkshire  
LS17 6BH  
Tel: 01937 546882  
Fax: 01937 546883

Doc. No. GBA 0212 - 02

Date: March 2012

ASHURST CLOSE



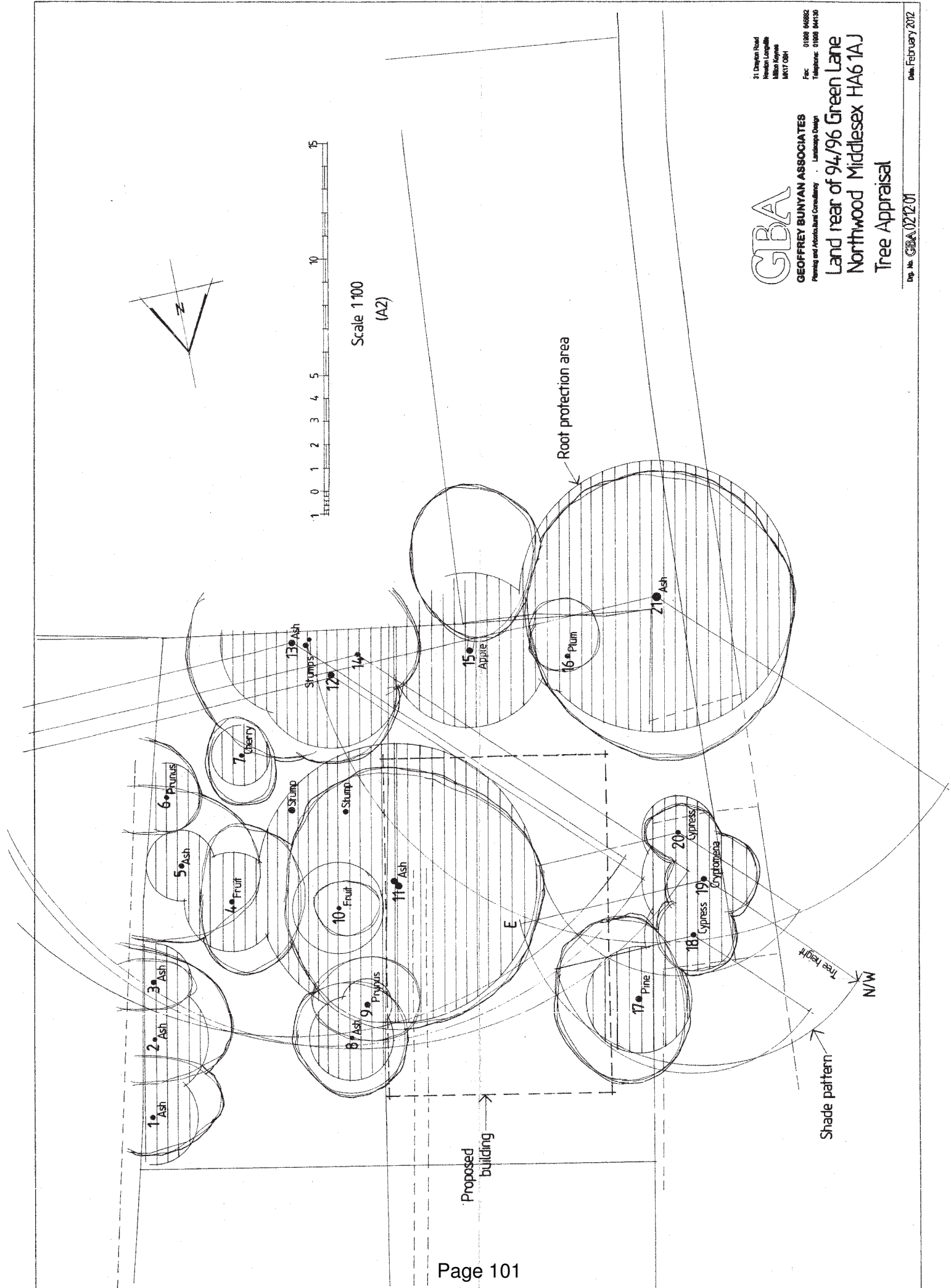
Scale 1:100  
(A2)

Proposed building

Root protection area

Shade pattern

Tree height  
N/W



GEOFFREY BUNYAN ASSOCIATES  
Planning and Architectural Consultancy · Landscape Design

Land rear of 94/96 Green Lane  
Northwood Middlesex HA6 1AJ


Tree Appraisal

31 Dragon Road  
Newton Longville  
Milton Keynes  
MK11 0BH

Fax: 01908 646902  
Telephone: 01908 641130



**Notes**

 Site boundary

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Site Address

**Land Rear Of 94-96 Green Lane  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**66134/APP/2014/2228**

Scale

**1:1,250**

Planning Committee

**North Page 102**

Date

**September 2014**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 116A HALLOWELL ROAD NORTHWOOD

**Development:** Part two storey, part single storey 3-bed, detached dwelling house with associated parking and amenity space involving demolition of existing B1 building

**LBH Ref Nos:** 45407/APP/2014/982

**Date Plans Received:** 19/03/2014

**Date(s) of Amendment(s):** 23/04/2014

**Date Application Valid:** 02/04/2014

18/07/2014

19/03/2014

# H. M. LAND REGISTRY

NATIONAL GRID PLAN  
GREATER LONDON

TQ 0990

SECTION D

Scale 1/1250



Old Reference X I T

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## TITLE No. NGL 41 0971

This official copy is issued, and shows the state of this title plan, on 23 October 2012 at 15:34:39.

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries.

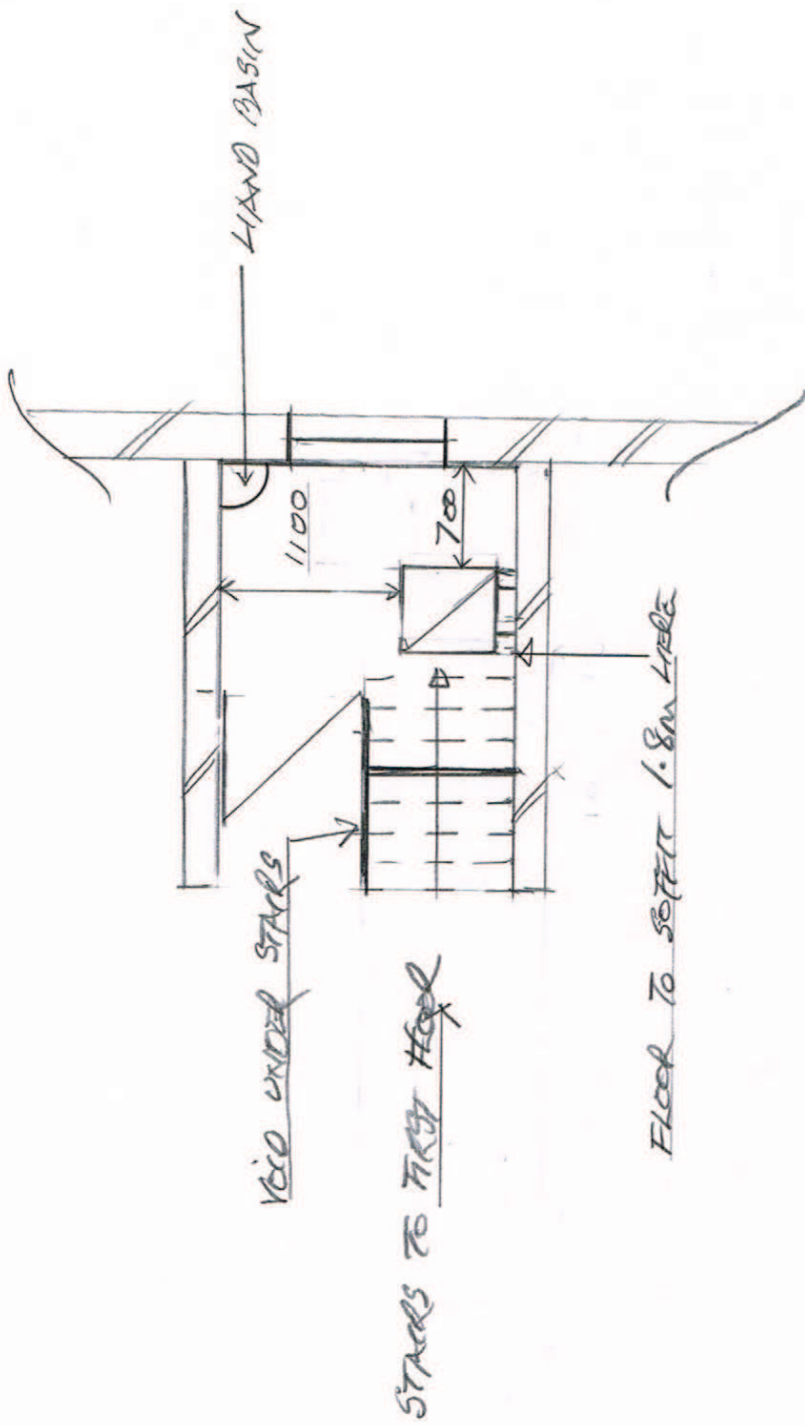
This title is dealt with by Land Registry, Wales Office.

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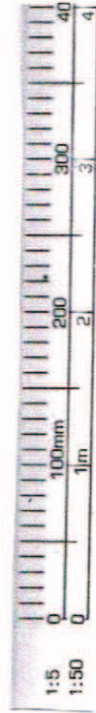
|   |                                   |   |  |
|---|-----------------------------------|---|--|
| <b>Lomont Planning Associates</b><br>PO Box 339, Watford,<br>Hertfordshire,<br>WD19 4XB | Drawing No:<br>11/06/2014/11/2014 | Client:<br><b>Peter Alvino</b><br>116A Hollowell Road<br>Northwood<br>HA6 1DU | <b>Proposal:</b><br>Construction of 1No. New Build<br>4 Bedroom Family Dwelling with<br>Associated Landscaping/Parking<br>& Retention of Buildings |
|   | Scale:<br>1:200                   |   |  |
|   | Issue Date:<br>24/05/2014         |   |  |

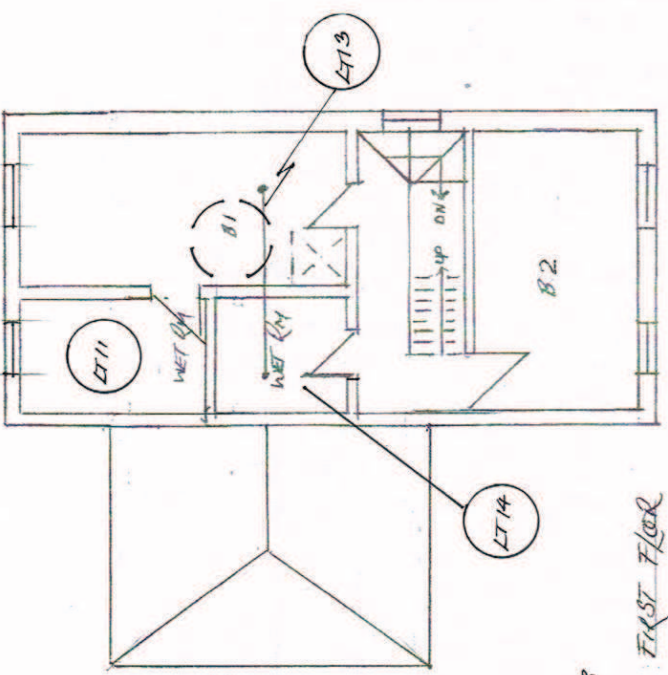
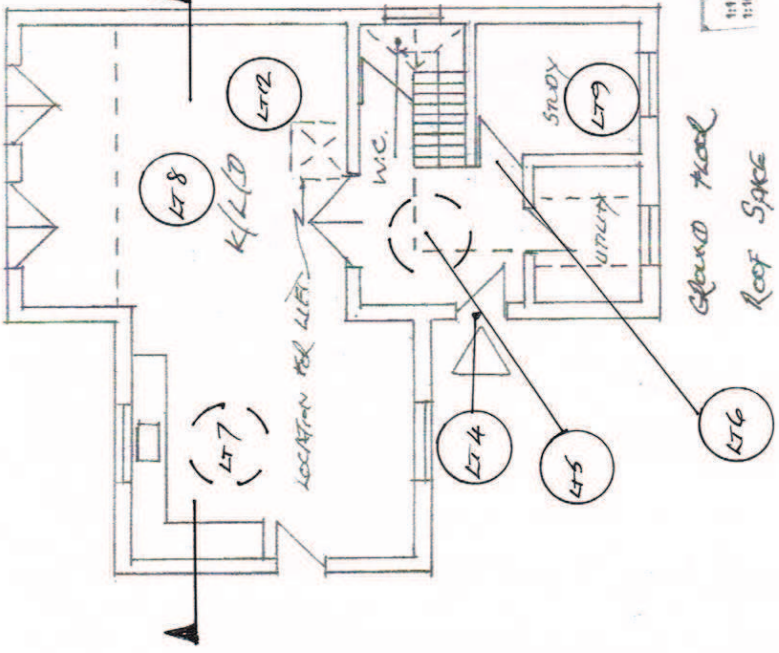




DETAIL of GF WC 116A HALLOWELL ROAD WORTHWOOD

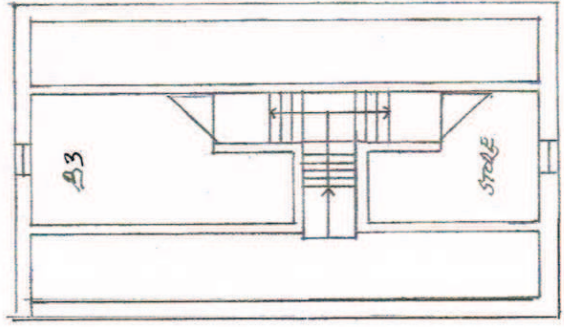
PLAN 12408 AUGUST 2014 SCALE 1/50



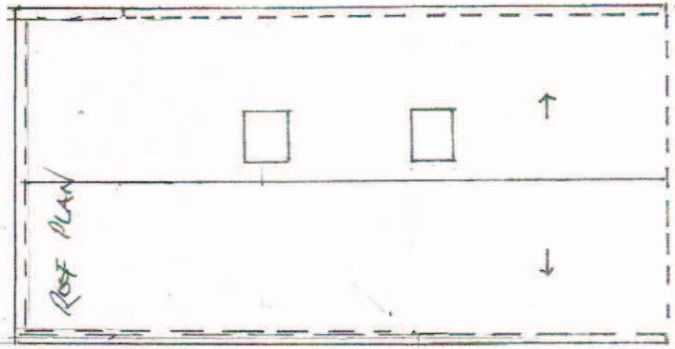


- LT1 - PARKING - SEE PLAN 13/C10
- LT2 SPACE MAY ENLARGE TO 3.6M
- LT3 SEE SUBMITTED DETAIL - LEVEL T-4 HOLD
- LT4 DOOR SUGGESTED BY 'L' SHAPED OFFHIRE.
- LT5 MINOR ACCESS TO STAIRS / LIFT
- LT6 DOORS MIN. 800MM
- LT7 SEE TURNING CURVES ON PLAN
- LT8 LIVING SPACE AT GF LEVEL
- LT9 STUDY MAY BE BEDROOM
- LT10 SEE DETAIL - DLG 12408
- LT11 W/BATH/C.C. MAY BECOME HALLWAYS

FIRST FLOOR



Grand Hall  
Roof Space

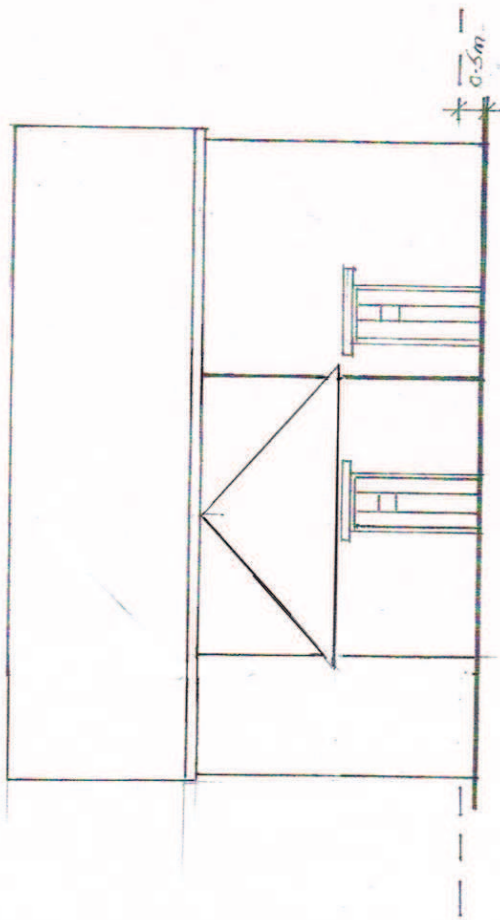


- LT12 BATH MAY TAKE SPARKLER + ROOF FOR LIFT
- LT13 CEILING TRUCK B1 TO ADJ WET ROOM
- LT14 LIFT ROOM MIN 2.1 x 2.4 = 5m<sup>2</sup>
- LT15 HEIGHT OF W/SILLS - SEE 12406B
- LT16 STAIRCASES / SKEETS 460 - 6200 NUM ABOVE F.F.L.

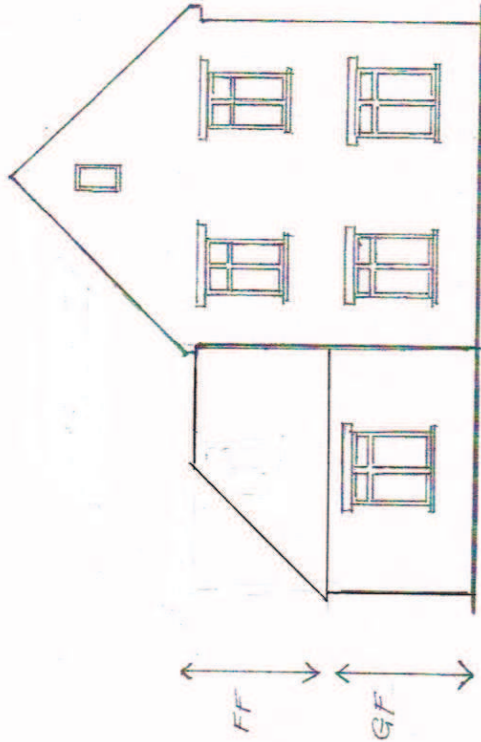
(FOR LT-HOMES PLAN TO BE READ WITH NOTES)

116A HOLLOWELL ROAD PROPOSED DETACHED HOUSE PLAN 12405C JULY 2014 SCALE 1/100

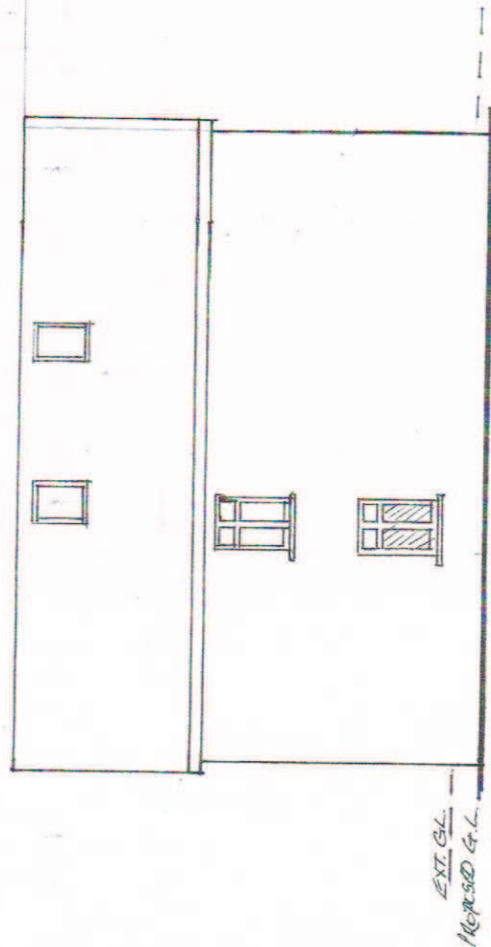
NE ELEVATION



NW ELEVATION

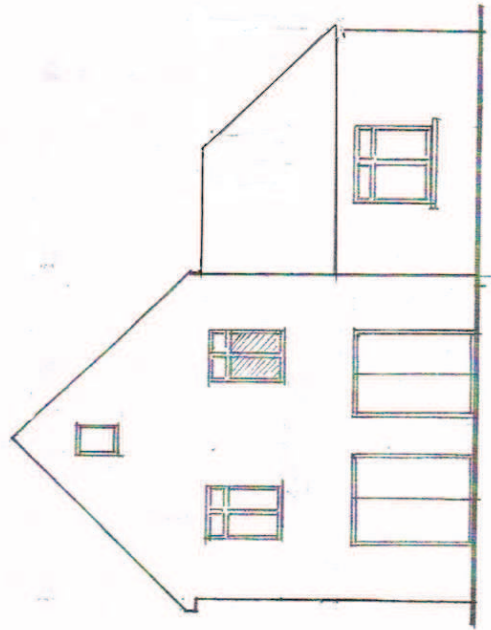


SW ELEVATION



EXISTING GLAZING

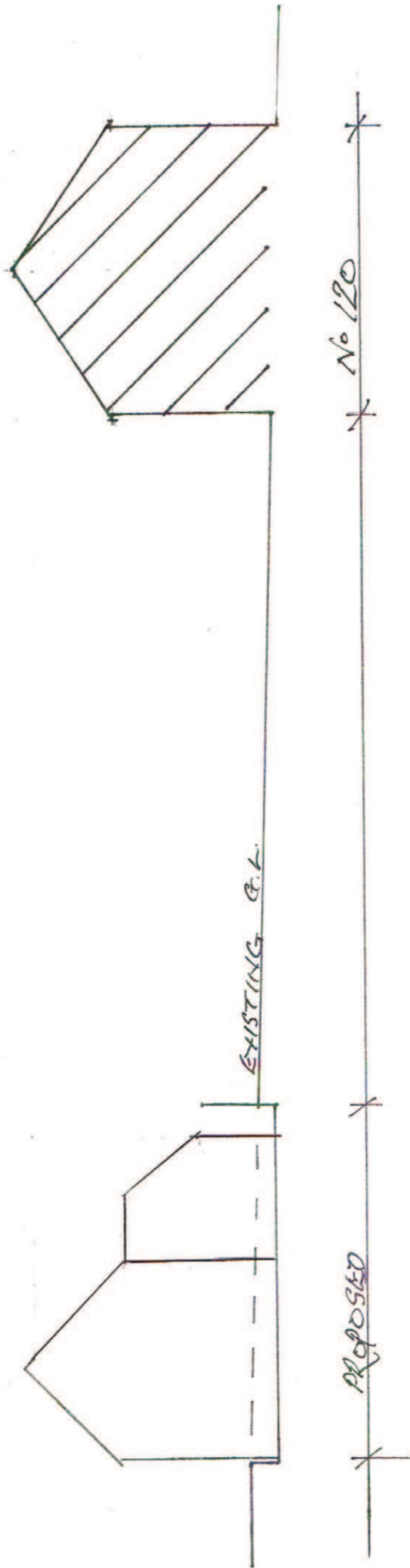
SE ELEVATION

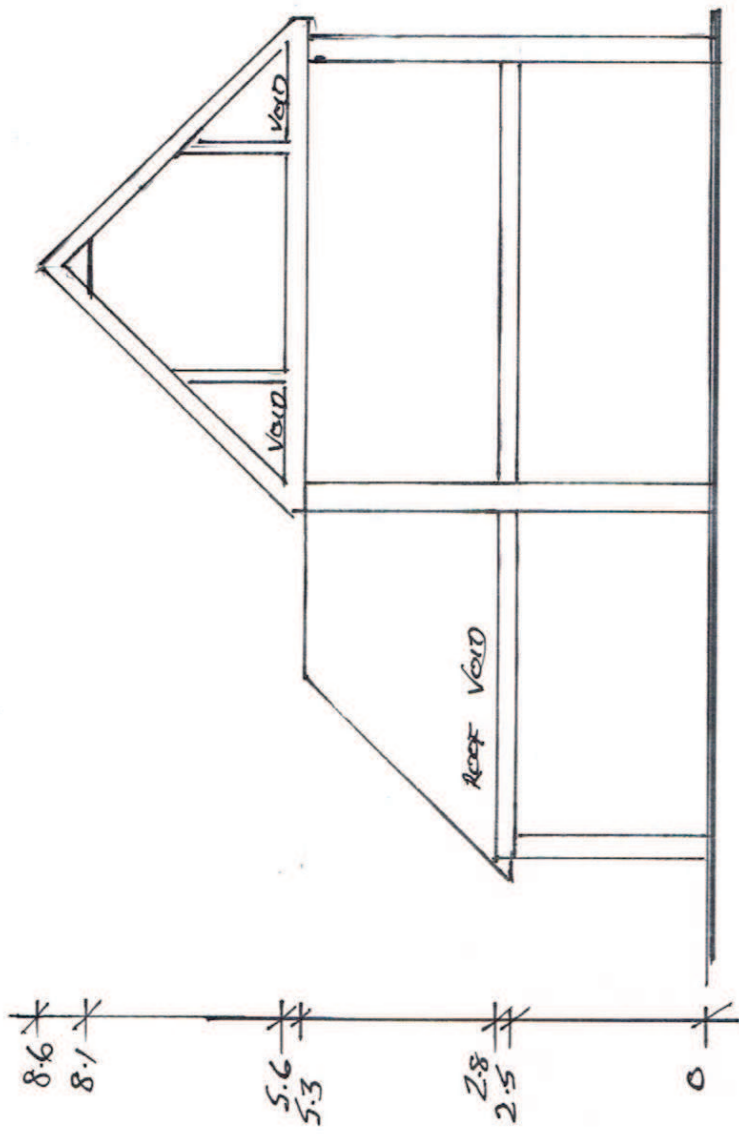


116A HALLOWELL ROAD PROPOSED DETACHED HOUSE PLAN 12406B JULY 2014 SCALE 1/100

116A HALLOWELL ROAD PROPOSED DETACHED HOUSE PLAN (2407B JULY 2014)

SECTION





SECTION A-A

116 A HALLOWELL ROAD PROPOSED DETACHED HOUSE PLAN 12410 ACG 2014



**Arbol EuroConsulting**

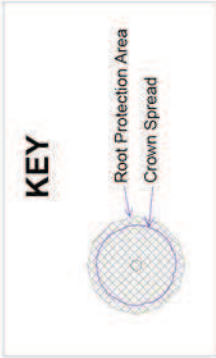
48 Risingholme Road, Harrow, HA3 7ER  
Tel: 0208 863 8151 MoB: 0788426671

116A Hallowell Road, Northwood  
**TREE CONSTRAINTS PLAN**

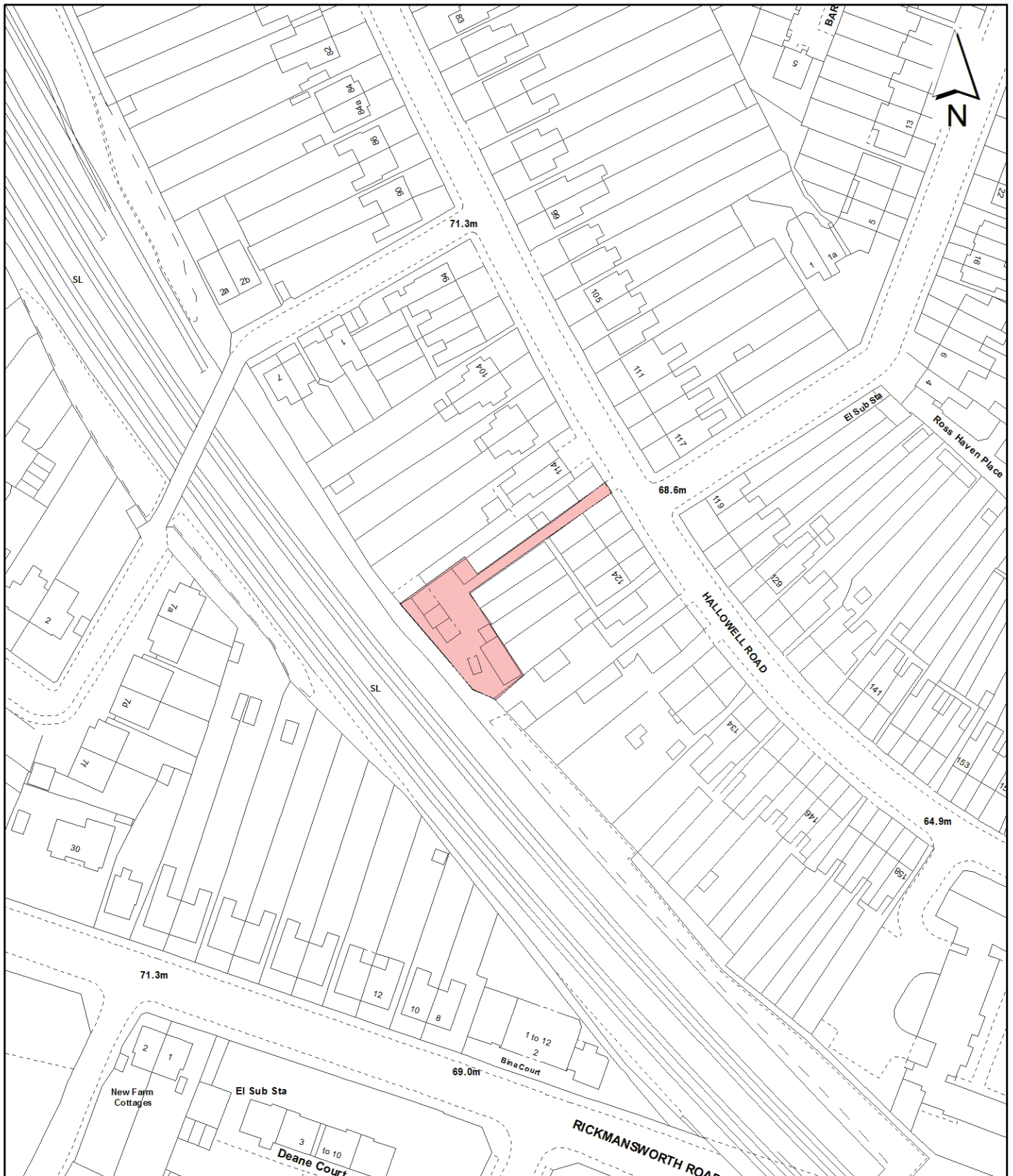
SCALE: 1:200 @ A3  
DATE: 5/16/2013

MAP FILENAME: 4130011\_1470

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 Site boundary

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Site Address

**116A Hallowell Road  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:  
**45407/APP/2014/982**

Scale  
**1:1,250**

Planning Committee  
**North Page 113**

Date  
**September 2014**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 169 JOEL STREET EASTCOTE PINNER

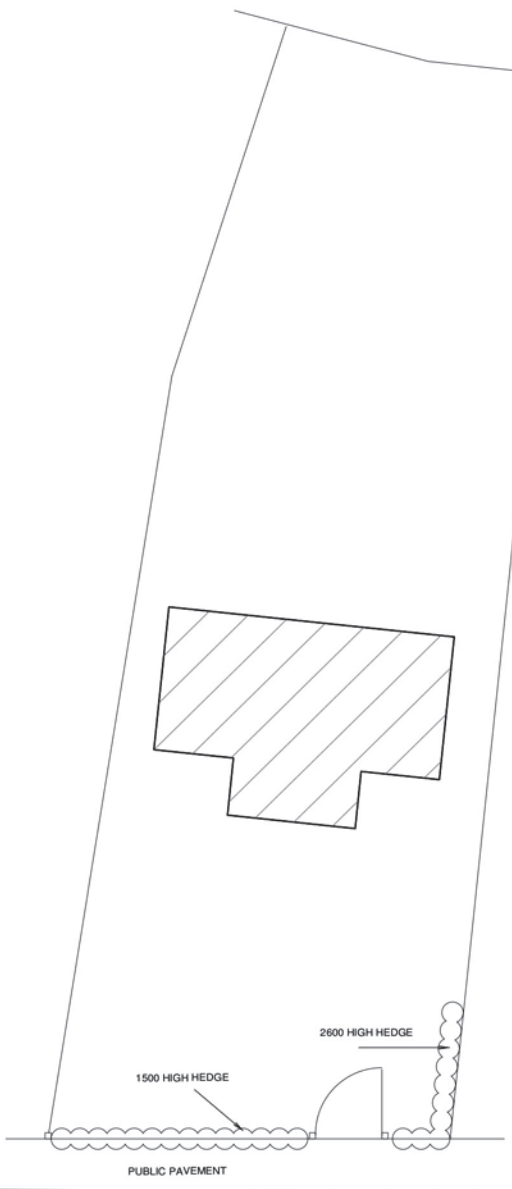
**Development:** Boundary wall with iron railings to front, including electronic iron gates and pedestrian gate and involving soft landscaping (Part Retrospective)

**LBH Ref Nos:** 22642/APP/2014/2278

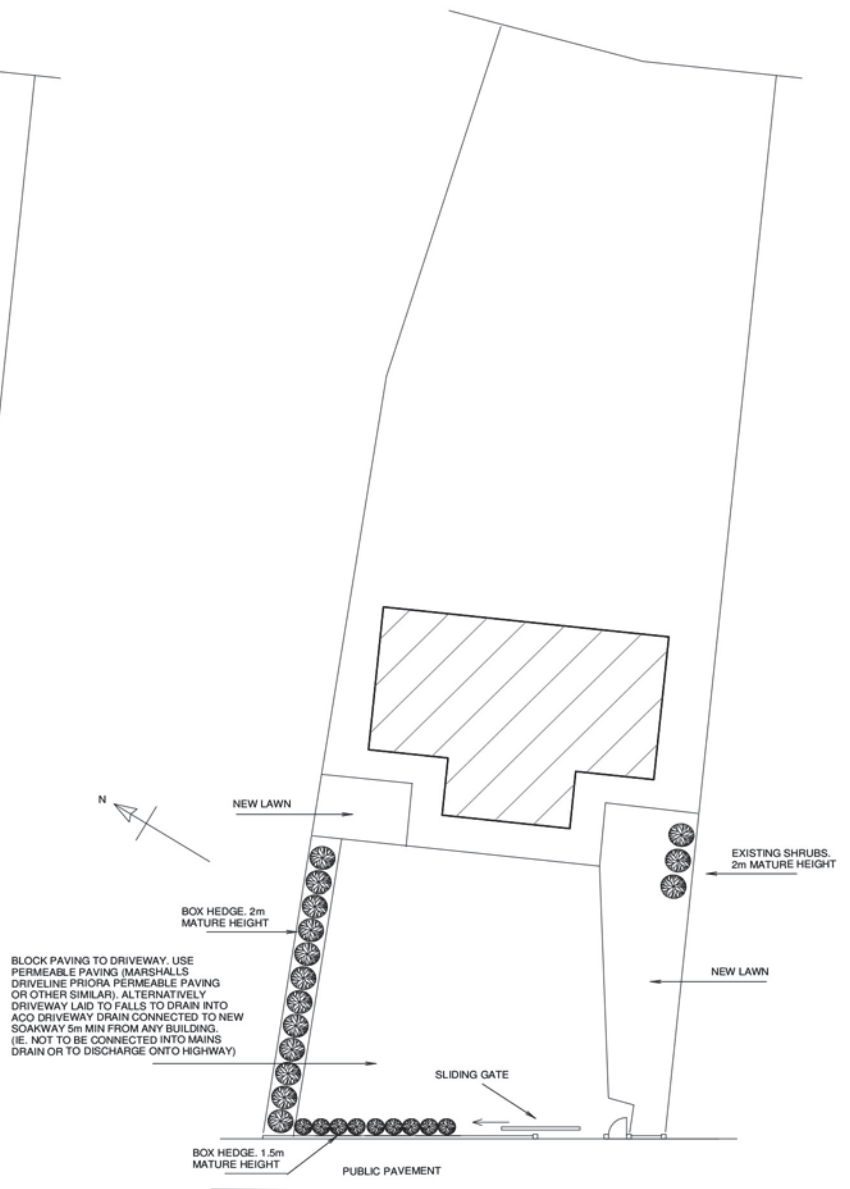
**Date Plans Received:** 27/06/2014

**Date(s) of Amendment(s):**

**Date Application Valid:** 02/07/2014



**PRE EXISTING SITE PLAN**



**PROPOSED SITE PLAN**

20,000 m @ 1:200

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169 JOEL STREET NORTHWOOD MIDDX  
BOUNDARY WALL

SCALE 1:200 @ A2  
JUN 2014

JAMES RUSH ASSOCIATES LTD

38 WINDMILL DRIVE CROXLEY GREEN RICKMANSWORTH  
HERTFORDSHIRE WD3 3FD TEL 01923 775 761  
EMAIL: jameswrush@hotmail.com

DRAWING No. 1212.6 REV A

# Site Map 1:1250

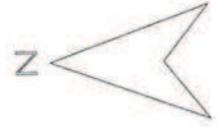
MAPPING FOR PLANNING  
AND BUILDING CONTROL  
APPLICATIONS

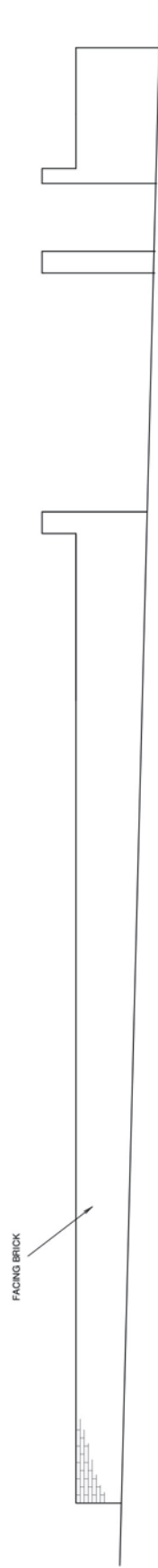
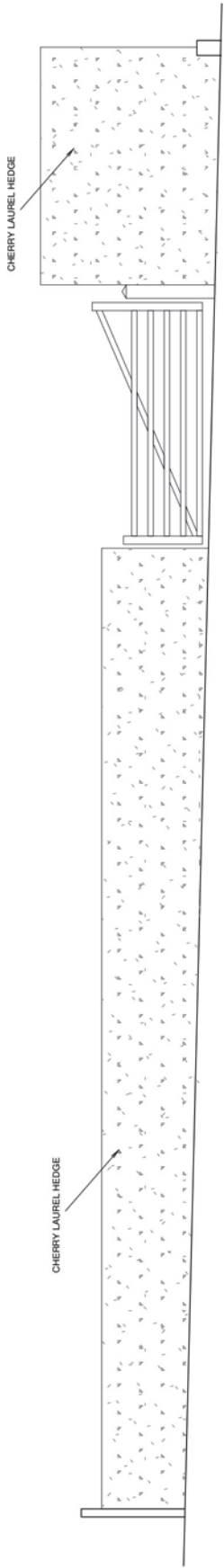
NOT TO BE REPRODUCED

London Borough of Hillingdon  
Building Control Services  
Civic Centre  
High Street  
Uxbridge  
Middx UB8 1UW  
Tel: 01895-250804/5/6/7/8

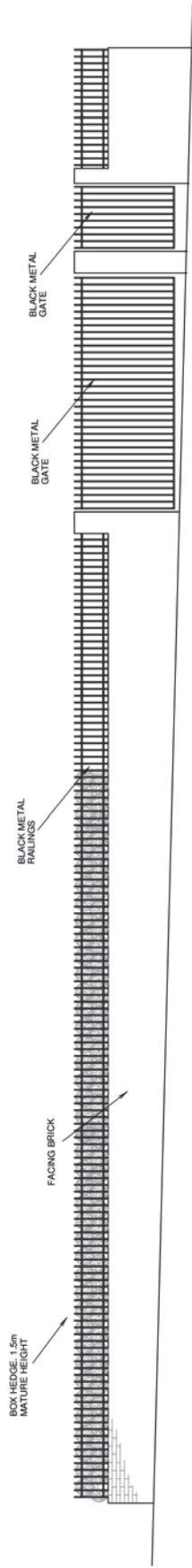
Search Conducted For:

169 JOEL STREET  
PINNER  
HA5 2PD

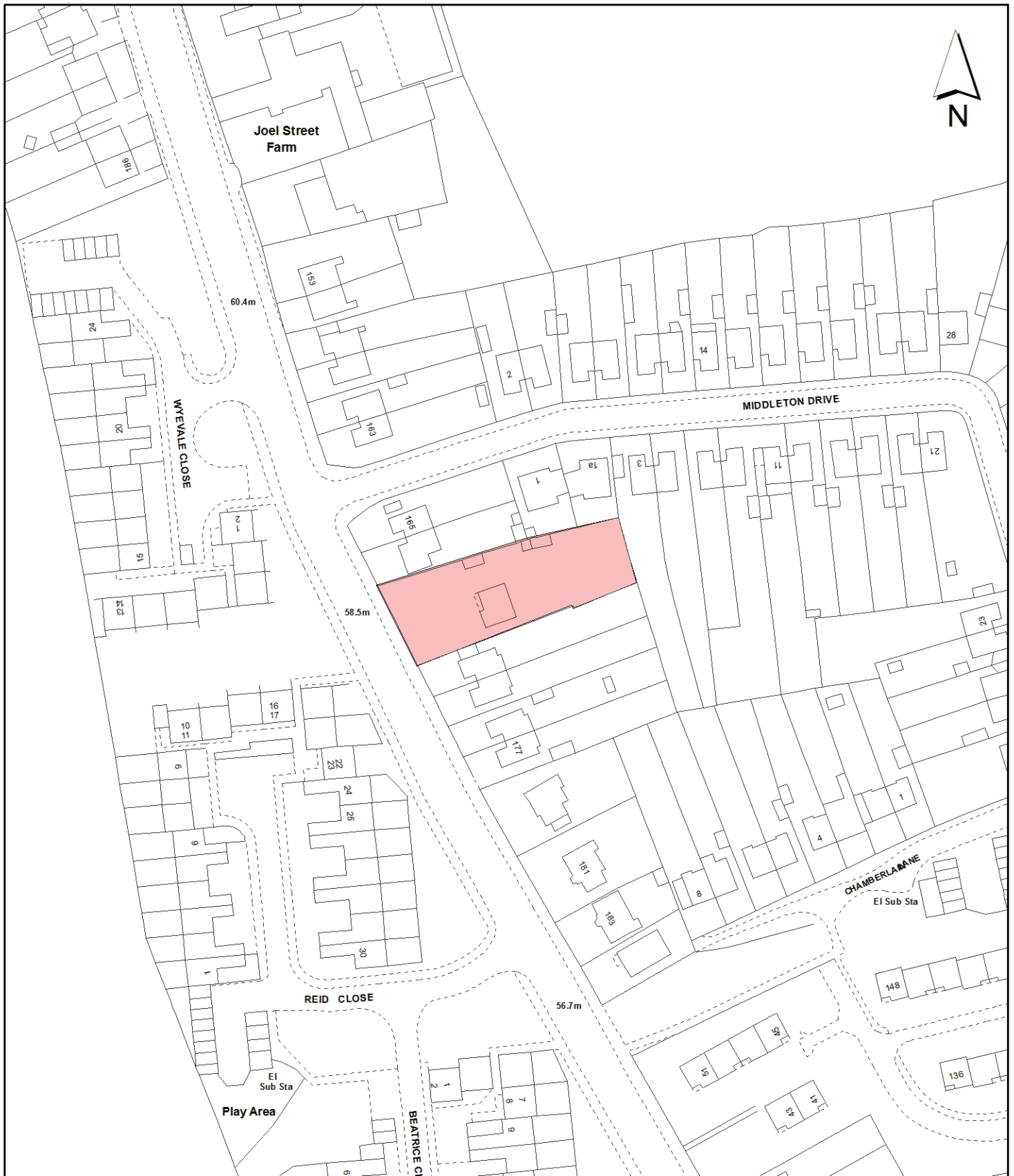





10,000 M @ 1:50



|  |  |
|--|--|
| <p>169 JOEL STREET NORTHWOOD MIDDX<br/>BOUNDARY WALL</p> | <p>SCALE 1:50 @ A2<br/>JUN 2014</p>  |
| <p>JAMES RUSH ASSOCIATES LTD</p>                         | <p>58 WINDMILL DRIVE CROCKLEY GREEN BICKHAMSWORTH<br/>HERTFORDSHIRE WOOD 3RD TEL 01623 775 761<br/>EMAIL: james.rush@hotmail.com</p> <p>DRAWING No. 1212.5</p> |



**Notes**

 Site boundary

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Site Address

**169 Joel Street  
 Eastcote  
 Pinner**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:  
**22642/APP/2014/2278**

Scale  
**1:1,250**

Planning Committee  
**North Page 118**

Date  
**September 2014**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 6 PINNER ROAD NORTHWOOD

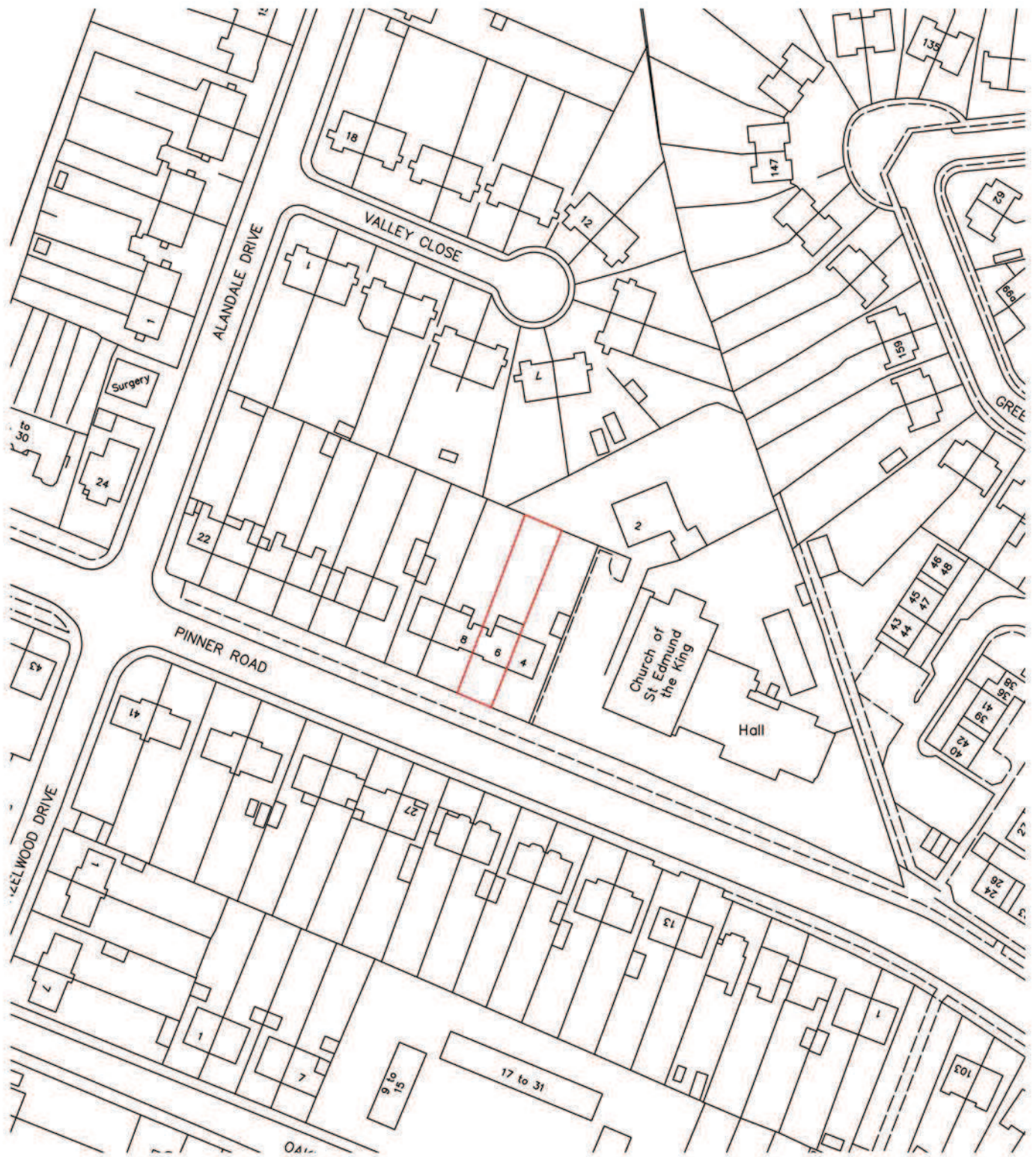
**Development:** Single storey detached outbuilding to rear for use as a cinema room (Part Retrospective)

**LBH Ref Nos:** 6511/APP/2014/2437

**Date Plans Received:** 10/07/2014

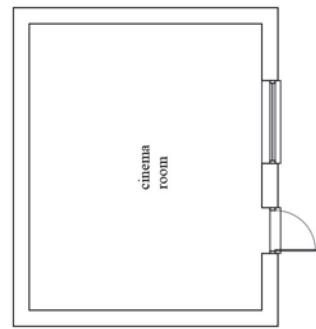
**Date(s) of Amendment(s):**

**Date Application Valid:** 10/07/2014

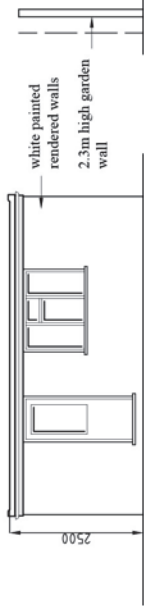


|  |   |
|--|---|
| <b>ABA</b> Chartered Surveyors<br>49 The Green, Southall UB2 4AR<br>email: aba@aujla.co.uk<br>Tel: 020 8574 3535 |   |
| scale 1:1250 @A4<br>date 25/10/13  | title<br><b>Location Plan.</b>                      |
| drg no<br>1273-os-01   | rev<br><br>site<br><b>6 Pinner Road, Northwood.</b> |





Floor plan



Front elevation  
(facing garden)



Side elevation

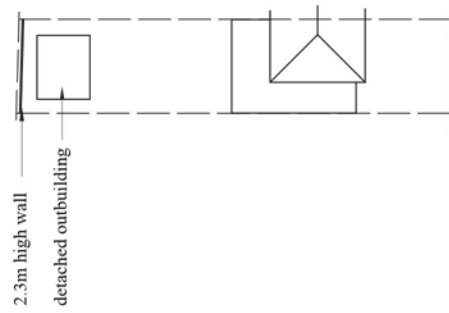


Rear elevation

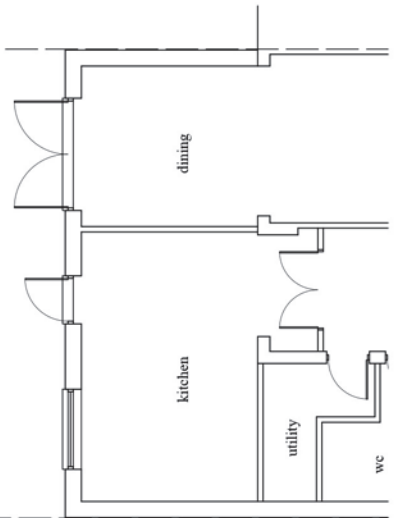
Detached outbuilding



Side elevation



Site plan  
1:500



Revisions:

ABA Chartered Surveyors  
49 The Green, Southall UB2 4AR

email:aba@aba.co.uk  
Tel: 020 8774 3535

scale 1:100 @A3

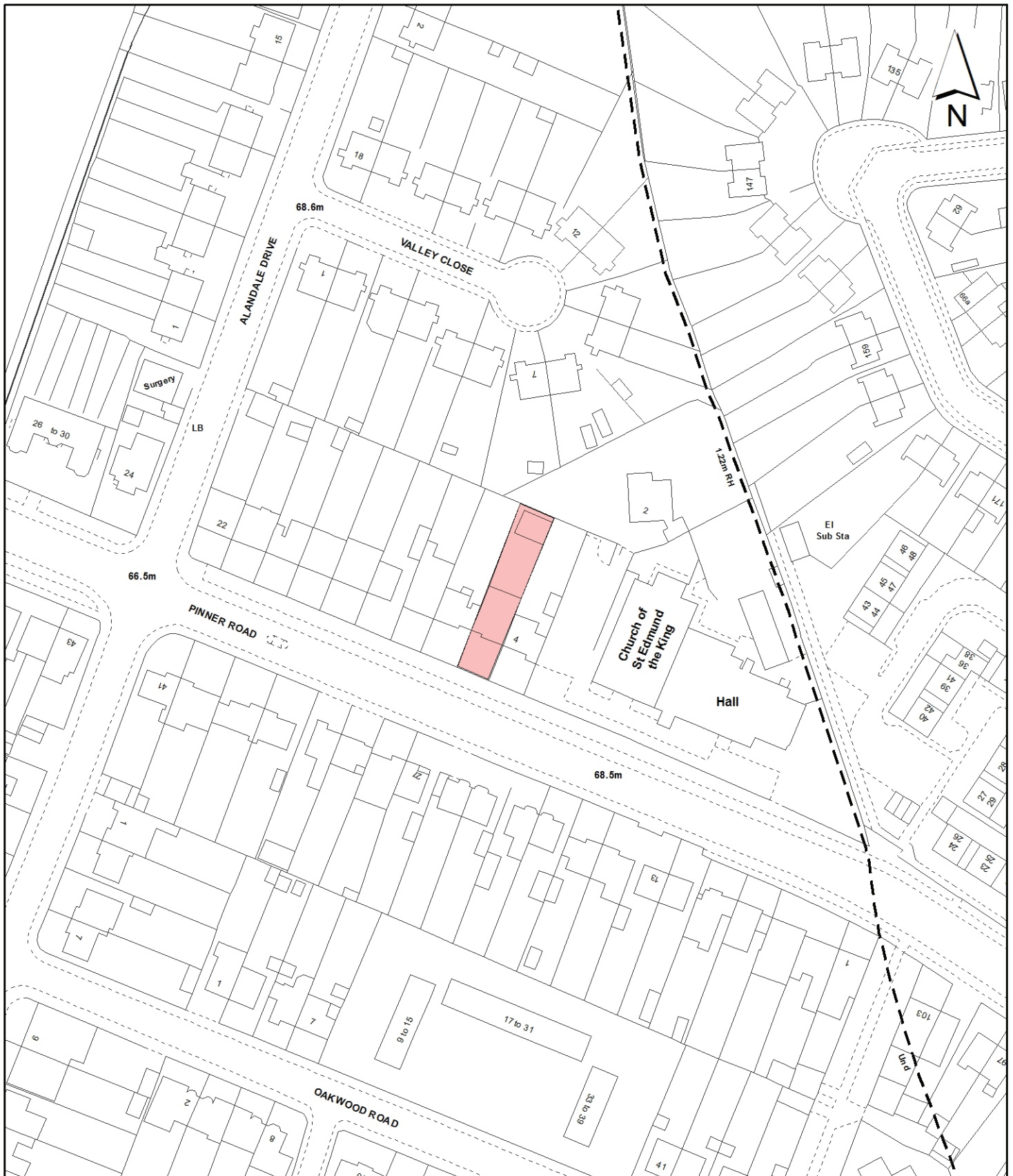
date 13/06/14

drwg no 1273-pl-02

title  
Detached garden room.

site

6 Pinner Road, Northwood.



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Telephone No.: Uxbridge 250111

Planning Application Ref:

**6511/APP/2014/2437**

Scale

**1:1,250**

Planning Committee

**North Page 122**

Date

**September 2014**



**HILLINGDON**  
LONDON