



HILLINGDON  
LONDON



## North Planning Committee

**Date:** TUESDAY, 7 OCTOBER  
2014

**Time:** 7.00 PM

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

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

### To Councillors on the Committee

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

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***Putting our residents first***

Lloyd White  
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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
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 previous meeting held on 16 September 2014
- 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	40 Copse Wood Way, Northwood - 48611/APP/2014/2209	Northwood	<b>Part two storey, part first floor rear extension to include creation of basement space for storage, single storey front and side extension to attached garage, involving demolition of existing rear conservatory and front porch.</b>  <b>Recommendation - Approval</b>	7 - 28  <b>122 - 131</b>

7	106 Copse Wood Way, Northwood - 8287/APP/2014/1934	Northwood	<p><b>Part two storey, part single storey side/rear extension, single storey front extension, first floor front extension including new dormer to front and raising of roof to allow conversion of roof space to include 2 rear dormers, 2 front rooflights and 3 side rooflights involving alterations to all elevations and demolition of conservatory and side extension.</b></p> <p><b>Recommendation - Approval</b></p>	<p>29 - 42</p> <p><b>132 - 139</b></p>
8	Joel Street Farm, Joel Street, Northwood - 8856/APP/2013/3802	Northwood Hills	<p><b>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).</b></p> <p><b>(Deferred from North Committee dated 27/08/2014)</b></p> <p><b>Recommendation - Delegated powers be given to the Head of Planning, Green Spaces and Culture</b></p>	<p>43 - 72</p> <p><b>140 - 153</b></p>

### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	1 Barrington Drive, Harefield - 62825/APP/2014/2576	Harefield	<p><b>Installation of boundary wall with railings and gate to front.</b></p> <p><b>Recommendation - Refusal</b></p>	<p>73 - 80</p> <p><b>154 - 157</b></p>

10	95 Hoylake Crescent, Ickenham - 15392/APP/2014/1584	Ickenham	<b>Part two storey/part single storey side/rear extension involving raising of roof height and single storey front extension involving alterations to front elevation.</b>  <b>Recommendation - Approval</b>	81 - 94  <b>158 - 167</b>
11	Park Farm House, Ducks Hill Road, Northwood - 272/APP/2014/2598	Northwood	<b>Proposed installation of window in ground floor rear elevation.</b>  <b>Recommendation - Approval</b>	95 - 102  <b>168 - 174</b>
12	21 Knoll Crescent, Northwood - 52149/APP/2014/2877	Northwood	<b>Single storey infill extension to front.</b>  <b>Recommendation - Refusal</b>	103 - 110  <b>175 - 178</b>

## **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.



**Minutes**

**NORTH PLANNING COMMITTEE**

**16 September 2014**

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

	<p><b>Committee Members Present:</b> Councillors John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Duncan Flynn, Henry Higgins, Jas Dhot, David Yarrow, Alan Chapman, Manjit Khatra and Brian Stead</p> <p><b>LBH Officers Present:</b> James Rodger - Head of Planning, Environment &amp; Green Spaces, Adrien Waite - Major Applications Team Manager, Manmohan Ranger - Highways Engineer, Nicole Cameron - Legal Adviser, Gill Oswell - Democratic Services Officer</p>
54.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Eddie Lavery, Ray Graham and Janet Duncan with Councillors Alan Chapman, Brian Stead and Manjit Khatra substituting.</p>
55.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations made.</p>
56.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 17 JULY, 6 AUGUST AND 27 AUGUST 2014</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 17 July, 6 &amp; 27 August 2014 were agreed as a correct record.</p>
57.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>No matters had been notified in advance or urgent.</p>
58.	<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 marked Part 1 would be considered in public and items marked Part 2 would be considered in private.</p>
59.	<p><b>LAND REAR OF 94-96, GREEN LANE, NORTHWOOD 66134/APP/2014/2228</b> (<i>Agenda Item 6</i>)</p> <p><b>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)</b></p>

Officers introduced the report setting out details of the application and amendments contained on the addendum sheet. Officers advised the Committee that the application was identical to that considered on appeal by a Planning Inspector. The only reason that the application was dismissed by the Planning Inspector was in relation to the impact the development would have on the education facilities in the locality.

In accordance with the constitution a representative of the petitioners objecting to the proposal addressed the meeting. The agent/applicant was present at the meeting.

The petitioner made the following points:-

- There had been a number of applications submitted on this site over the years.
- All previous applications had been refused by the Council and dismissed on appeal.
- The latest appeal was only dismissed in relation to financial matters.
- Residents felt justified in requesting that the application again be refused in spite of the financial implication this may bring.
- If the views of the Council and residents do not prevail what is the point of Preservation Orders and Areas of Special Local Character.
- The tree report undertaken by residents had been disregarded by the Planning Inspector.
- There were existing parking pressures in the area and concern over access for emergency vehicles. This was exacerbated by school traffic at the junction of Ashurst Close/Hallowell Road and Hallowell Road/Green Lane.
- Ashurst Close was narrow and with parking along one side of the road it was effectively one way street.

A Member asked whether a Community Infrastructure Levy (CIL) could be attached to this permission.

Officers explained that the comments made by the Planning Inspectorate who considered the appeal felt that the proposal was acceptable except for the materially harmful effect the proposal would have on the Education facilities in the locality. As the Council had adopted its own CIL, there was no longer a separate requirement for educational contributions on residential developments such as this.

In answer to an issue raised as to how refuse vehicles would access the site officers advised that it would be no different to what currently occurs and was an issue that the Inspector considered acceptable.

In answer to an issue raised in relation to the parking, officers advised that there was a condition on the addendum sheet requiring the parking to be allocated and designated. The parking was the maximum permitted.

The Committee asked whether a condition had been attached to require the installation of wheel washers on site during construction. Officers suggested that this be added as an informative. This was agreed by the Committee.

The recommendation for approval with an additional informative added was moved, seconded and on being put to the vote was agreed.

**Resolved - That the application be Approved, subject to the conditions set out in the officer's report and the addendum circulated at the meeting and an informative added in relation to a request for wheel washers being provided on site.**



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

Officers introduced the report setting out details of the application and amendments contained on the addendum sheet.

In accordance with the constitution a representative of the petitioners objecting to the proposal and the agent addressed the meeting.

The petitioner made the following points:-

- The site lies within an area of Special Local Character and was densely populated.
- The proposal was bulkier and higher than the existing building and would therefore be out of character with the surrounding area.
- There would be a loss of outlook to homes in Hallowell Road
- The proposal backs on to the London Underground rail line.
- The current building does not affect daylight/sunlight where as it was felt the proposed 2 storey dwelling would.
- Emergency vehicles/construction traffic would be unable to enter the site due to the narrow access to the site
- There would be an impact on the surrounding roads during construction.
- Residents were concerned if damage was caused to their properties during construction.
- A retaining wall was needed for the gardens adjoining the site.
- Would tree roots be protected during construction?
- 116 - 124 Hallowell Road had a combined occupancy of 140 years and Hillingdon should put residents first and refuse the application.

The agent made the following points:-

- The previous use could be recommenced at any time.
- The application was for a modest 3 bedroom family home.
- Parking provision had been provided on site so there would be no impact on surrounding roads.
- The proposal was not over development as it was low scale.
- Access for Emergency/refuse would be the same as currently exists.
- There were a number of shared common boundaries and this would be no different to what currently exists.
- The proposed house had been designed to be north/south facing, to reduce its impact on neighbouring occupiers.
- The issue raised in relation to noise and pollution had been covered in the report.
- There was currently partial overshadowing to adjoining gardens but the proposal would not increase this significantly.
- Delivery Companies could be advised of the narrow access enabling smaller vehicles to be used.
- First response vehicles would be able to access the site.
- A hydrant was to be located at the corner of the site and if a sprinkler system was thought necessary this could also be installed.

The Committee raised concerns in relation to the close proximity of the proposed dwelling to the railway line and impact the foundations may have on the railway embankment.

Officers were unable to give clarification of the distance from the railway line but advised that there had been no objections received from London Underground Limited subject to appropriate conditions and informatives.

In answer to a concern raised in relation to the sound insulation, officers advised that Condition 8 required a scheme to be submitted so this was something there would be control over. Also condition 3 could be amended to include the requirement for final details of windows being used to be submitted.

A member asked whether a condition needed to be added on the boundary enclosure at the rear. Officers advised that there were 3 conditions that covered the issue of means of enclosure and felt that this was sufficient.

In answer to an issue in relation to a condition in regards to contamination officers suggested that a condition should be added to cover this.

The recommendation for approval with condition 3 amended and an additional condition added in relation to land contamination was moved, seconded and on being put to the vote there were 4 in favour, 3 against and 1 abstention.

**Resolved - That the application be Approved, subject to the conditions set out in the officer's report, addendum sheet circulated at the meeting Condition 3 amended to require final details of windows and an additional condition in regards to land contamination.**

61. **169 JOEL STREET, NORTHWOOD 22642/APP/2014/2278** (*Agenda Item 8*)

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

Officers introduced the report setting out the main details of the report and the amendments contained on the addendum sheet circulated at the meeting.

The Committee asked whether there were any other sites with a similar boundary treatment and whether the wall would be acceptable without the railings.

Officers advised the Committee that the issue in relation to this application was that if the wall was less than 1 metre in height the Council would have no control. It was only that the wall, railings and gates were over 1 metre high that permission was required. The proposed expanse of wall, railings and gates was in this case felt to be incongruous and would have an impact on the street scene.

In answer to an issue raised in relation to the 2 dropped kerbs officers advised that where a dropped kerb was no longer in use it had to be re-instated as a footpath by the applicant.

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

	<b>Resolved - That the application be refused for the reasons set out in the officers report.</b>
62.	<p><b>6 PINNER ROAD, NORTHWOOD 6511/APP/2014/2437 (Agenda Item 9)</b></p> <p><b>Single storey detached outbuilding to rear for use as a cinema room (Part Retrospective).</b></p> <p>Officers introduced the report setting the main issues 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 - That the application was approved, subject to the conditions and informatives set out in the officer's report.</b></p>
63.	<p><b>ENFORCEMENT REPORT (Agenda Item 10)</b></p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</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>
	The meeting, which commenced at 7.00 pm, closed at 8.10 pm.

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

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

**Address** 40 COPSE WOOD WAY NORTHWOOD

**Development:** Part two storey, part first floor rear extension to include creation of basement space for storage, single storey front and side extension to attached garage, involving demolition of existing rear conservatory and front porch

**LBH Ref Nos:** 48611/APP/2014/2209

**Drawing Nos:** PL02.01.03B  
PL02.01.04D  
PL02.01.02D  
PL01.01.02  
PL02.01.06C  
PL02.01.07C  
PL02.01.05E  
PL02.01.08

**Date Plans Received:** 23/06/2014                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 02/07/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a large detached property on the northern side of Copse Wood Way approximately 100m west of the junction with The Covert. The property has a large front garden with driveway and parking area and a very large rear garden mainly laid to lawn with mature trees and shrubs. The property has a relatively dense vegetation on its boundaries for most of its length.

Construction work has already commenced on site and foundations are laid in part and demolition of part of the rear of the property has been undertaken.

The wider area comprises similar large houses on large spacious plots. The designs of the neighbouring houses vary in style, bulk, height and scale. Copse Wood Way slopes steeply downwards towards the east from the application site. Therefore No. 38 is lower than No. 40 and No. 42 is higher.

The site is located within the developed area and also an Area of Special Local Character (ASLC) as identified in the Hillingdon Local Plan Part 2 (Saved Policies).

There is a level change where by the site slopes from the front (road side) to the rear. Additionally the site slopes downward from 42 Copse Wood Way to 38 Copse Wood Way.

#### 1.2 Proposed Scheme

The proposed development comprises a part two storey, part first floor rear extension to include creation of basement space for storage, single storey front and side extension to attached garage, involving demolition of existing rear conservatory and front porch.

The single storey rear extensions measures 7.5m deep (as measured from the rearmost set back part of the existing house), 4.2m wide and 3.2m high off ground floor level there is a further fall of 1.4m to garden level. Their would be a roof cantilevered over the patio.

The side extension measures 3.5m long, 0.6m wide and 3.2m high (max)

The two storey rear extension measures 3m deep, 3.9m wide and 7.4m high (max). There is a balcony and patio area in front of the two storey extension measuring 1.24m deep and 3.5m wide.

The front extension measures 4.3m deep, 9.4m wide and 7.7m high (max) this matches the ridge of the original house and eaves level is the same.

The basement now is only intended as a storage area and does not extend below the foundations of the house. The proposal involves the demolition of the rear conservatory and part of the existing side extension and porch. This area is now to be a garden store, only able to be accessed externally.

Materials are to match the existing property.

#### PLANNING OFFICER COMMENT

The development is partly underway (some of the trenches for footing, and in some cases some foundations and piles have been laid). This means that the actual position of the extensions can be seen in relation to the fence between 40 and 42 Copse Wood Way.

Observations of the footing location on site indicate the single storey rear extension would be within 0.5m from the fence between 40 and 42 Copse Wood Way (officers estimate at its closest extent the rear extension would be approximately 0.3m from the boundary).

Officers have evaluated Land Registry plans and consider that the applicant's Red Line Plan is correct (the application is valid) and concurs with Land Registry documentation.

### 1.3 Relevant Planning History

48611/93/1795                      40 Copse Wood Way Northwood  
Erection of a two-storey side and rear extension and single-storey side extension

**Decision Date:** 19-01-1994              Approved                      **Appeal:**

48611/APP/2002/1434              40 Copse Wood Way Northwood  
ERECTION OF A TWO STOREY REAR EXTENSION

**Decision Date:** 12-08-2002              Refused                      **Appeal:**

48611/APP/2005/1854              40 Copse Wood Way Northwood  
ERECTION OF SINGLE STOREY FRONT AND SIDE, PART SINGLE, PART TWO STOREY REAR EXTENSIONS, INCLUDING CREATION OF BASEMENT ACCOMMODATION AND REAR BALCONY (INVOLVING ENLARGEMENT OF EXISTING INTEGRAL GARAGE AND DEMOLITION OF EXISTING FRONT PORCH AND REAR CONSERVATORY)

**Decision Date:** 19-08-2005              Approved                      **Appeal:**

48611/APP/2010/901              40 Copse Wood Way Northwood

Details in compliance with condition 8 (tree protection) of planning permission ref:

48611/APP/2005/1854 dated 19/08/2005 (Erection of single storey front and side, part single, part two storey rear extensions, including creation of basement accommodation and rear balcony, involving enlargement of existing integral garage and demolition of existing front porch and rear conservatory)

**Decision Date:** 14-06-2010      Approved      **Appeal:**  
48611/APP/2014/335      40 Copse Wood Way Northwood

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

**Decision Date:** 26-03-2014      Refused      **Appeal:**  
48611/B/94/1104      40 Copse Wood Way Northwood

Erection of a single-storey conservatory; Variation of planning permission ref. 48611/93/ 1795 dated 19/01/94

**Decision Date:** 18-08-1994      Approved      **Appeal:**  
48611/C/94/1612      40 Copse Wood Way Northwood

Retention of existing single-storey side extension

**Decision Date:** 01-02-1995      Approved      **Appeal:**

#### **Comment on Planning History**

There has been a long planning history of approvals and refusals for extensions since 1993 as detailed on the list of previous applications.

However, of particular relevance is the grant of planning permission for the erection of a single storey front and side, part single, part two storey rear extensions including creation of basement accommodation and rear balcony (involving enlargement of existing integral garage and demolition of existing front porch and rear conservatory), reference 48611/APP/2005/1854, approved in 2005. This scheme is near identical to the current scheme.

The applicant maintains that they have implemented this scheme and this is what they are building now. They provided some evidence (invoices) to show the development was implemented within the life of the permission. However to ensure there would be no doubt over this they lodged the current application to ensure they are acting on a live consent.

## **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**

17 letters were sent to local residents and the Northwood Residents Association on 3 July 2014 and a site notice was posted on 10 July 2014.

The Northwood Residents' Association object to this application on the following grounds:

the development would unduly detract from the amenities of the occupiers of both adjoining properties contrary to Policy BE21; the development would include the creation of a basement - no geotechnical or hydrological surveys have been provided so it is not possible to determine whether the development would comply with Policies OE7 and OE8."

A representative of the Northwood Residents Association also advised that the organisation is opposed to all development in the area.

Two further letters of objection have been received raising objections as follows:

1. The submitted architectural plans totally misrepresent the boundary between No 40 and No 42. This gives the impression that the proposed extension is 1.5m from the boundary whereas it will be flush with the boundary in its two storey part and the back garden single storey extension, due to the slope in the boundary line is also at the boundary. As a site visit will show, the footings, which have been piled and excavated already and without regard to the lack of planning consent, come up to the boundary .
2. The architects drawings are totally incorrect with regard to the boundary (40/42) in the southwest and northwest elevation as well as the location plan and floor plans. In short, the drawings completely misrepresent the actual development. The situation if depicted correctly on architectural plans would clearly be contrary to BE21 from the Hillingdon Unitary Development Plan.
3. The Hillingdon Design and Accessibility Statement 2008, paragraph 5.4, clearly states that "- a gap of at least 1.5m will be necessary to maintain a visual separation harmonious with the character of the area (e.g. Copsewood and Gatehill Estate in Northwood and The Drive in Ickenham )". The plans submitted completely flout this .
4. Both no 40 and 38 have had serious subsidence. I am aware that No 38 required a massive underpinning and rebuilding of a large part of the house. There is also subsidence in No 40 which has not yet been addressed and as there is a steep slope between No 40 and 38 any development especially involving a basement would need a competent structural engineer involved. I am aware that piling and excavations are continuing without the latter and there is no builder in charge, but unskilled workers are being used without professional supervision. Building Control has not been involved prior to the excavations and piling which seems to be a DIY project.
5. The depth of the rear extension proposed also is well in excess of the current regulations and there is no party wall agreement on either side .
6. I strongly contest any approval of such plans for the above reasons and feel there should be an injunction imposed on further unapproved work.
7. Similar scheme refused in June 2002 as contrary to BE21, due to being overly dominant and harmful to the amenity of neighbours.
8. Amended scheme approved in 2005 and renewed in 2010 both have expired, approval related to personal circumstances.
9. There was a refusal of an 8m single storey rear extension in 2014.
10. Work has commenced, piling has taken place and mounds of materials are piled up.
11. Loss of Value.
12. Large extensions will exacerbate subsidence problems.
13. Extension is too large.
14. Loss of sunlight and outlook.
15. The development will cause subsidence.
16. Workmanship is poor.
17. The site is a mess.
18. What is being built does not resemble previously approved plans.



19. Plans show the boundary in the wrong location.

In addition a petition with 31 signatures has been submitted by the occupier of No.42 raising the following objections:

1. Two storey design will lead to loss of amenity to No. 38 due to overlooking, loss of light. No overshadowing diagrams in plans. Balcony is particularly contentious.
2. Basement is contentious due to slope in land and deep excavation.
3. Boundary treatment not 1.5 m and does not conform to requirements for ASLC.
4. Work has commenced and trenches dug.
5. Large patios planned for the garden area.
6. Lack of measurements on plans to show dimensions and distances to neighbouring properties.
7. 45 degree rule should be applied to single storey extension.
8. Overlooking of No. 42 from single storey extension.
9. Detrimental impact on No. 38 and No.42 contrary to BE5, BE15, BE19, BE20 AND BE21 of Hillingdon Local Plan Part 2 and HDAS: Residential Extensions.

PLANNING OFFICER COMMENT: The majority of the points raised are addressed in the planning assessment section. Officers have checked Land Registry details and there is no information to suggest that the red line plan is incorrect. It is important to note that boundary issues are a Civil matters that fall outside the scope of planning control.

A revised plan was received showing the altered basement arrangement. The applicant's agent advised that the altered plan was produced because Building Control advised that this was an increased complication in relation to foundations required to build the basement room. The basement was therefore omitted and the depth of foundation will only be as required to give adequate support to the ground/first floor extension. The void below the ground floor will only be accessible from the garden and used for garden storage.

Re-consultation on the amended plans showing the basement changed to a store was undertaken in August 2014.

The original ground floor plan indicated that the single storey rear extension near to 42 Cope Wood Way would be set approximately 1.7m from the boundary with 42 Cope Wood Way. Observations on site made it clear this was erroneous, and the agent was requested to correct the drawings.

Corrected drawings were received and re-consultation on the amended plans was undertaken (for 21 days) on 9 September.

This report was prepared for the committee on 26 September and reflects all comments made up until that date. Any further comments received through to the end of the consultation period will be reported via the addendum.

Comments made in relation to the revised plans and scheme generally are reflected below:

- Boundaries are not shown correctly.

Planning Officer comment: Taking account of observations made on site, the revised

plans are considered to be accurate.

- The scheme is invalid.

Planning Officer comment: The Council's Legal and Planning Officers have checked the red line site plan against Land Registry information and consider the correct certificates have been served and the scheme is valid.

- The single storey rear extension is too close to the boundary with 42 Copse Wood Way and therefore not compliant with policy BE22.

Planning Officer comment: Policy BE22 relates to 2 storey extensions. The single storey rear extension accords with relevant HDAS guidance.

- The scheme will result in overlooking from the balcony and raised patio.

Planning Officer comment: A condition is recommended to ensure the balcony design includes a side privacy screen. Overlooking from the raised patio has been considered in the assessment. Given the angle of view and distance, it is considered that the scheme is acceptable.

- The scheme will result in overshadowing.

Planning Officer comment: Analysis of overshadowing has been undertaken and it is considered that the scheme is acceptable.

- The scheme will result in unacceptable drainage impacts.

Planning Officer comment: The Council's Flooding and Drainage specialist has considered the scheme and raises no objection.

- The scheme will result in a loss of light to neighbours and be overly large and overbearing.

Planning Officer comment: These issues are dealt with in the main body of the report. In essence it is not considered that the scheme would result in any unacceptable loss of light, or be overly intrusive/overbearing when viewed from neighbouring properties.

- No party wall act agreement was reached with neighbours.

Planning Officer comment: The concern is a Civil matter, and not a material planning consideration. It is worth noting that officers have requested that the applicant address this issue.

- Construction works have occurred before permission has been granted and enforcement action should be taken to stop the works.

Planning Officer comment: At this stage it is very difficult to see how enforcement action can be escalated given the stage that works are at. Clearly the approach to enforcement at this site will be influenced by the outcome of the planning application.

- Quality of workmanship is poor.

Planning Officer comment: While this is not a material planning consideration, the Council's Building Control staff have raised no concern over works at the site.

- The applicant keeps changing plans which is onerous for neighbours.

Planning Officer comment: The concern is noted, however changes to plans have not been excessive and were made to address inaccuracies.

- Neighbours have not been consulted on the current or historical schemes.

Planning Officer comment: Checks of the notification process and comments received as a result demonstrate that the consultation process has been correctly undertaken.

- Trees and landscaping will be adversely impacted. The present tree report is dated 2010 and cannot be relevant today as you saw from the state of the site with mounds of rubble.

Planning Officer comment: The Council's Tree officer has attended the site and considered the proposal and raises no objection subject to conditions.

- It would not comply with the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (2008), which makes special mention of the Copse Wood Estate. It does not comply with Policies BE5, BE15, BE19, BE20 and BE21.

Planning Officer comment: This is covered in the main body of the report.

- No overshadowing diagram submitted by No 40. The two storey extension will have a considerable adverse impact on the adjoining dwelling of No 38 due to the land drop of 2.3m and the fact the sun is to the Southwest of No 38 resulting in a significant loss light , outlook, and amenity.

Planning Officer comment: This is covered in the main body of the report.

- The plans of 2005 are no longer relevant. They are lapsed and extinct and the 2008 HDAS document has been produced since.

Planning Officer comment: Planning history is a material consideration, as is new policy guidance documents. The assessment has properly balanced and weighted these matters.

- Development is opposed in this area.

Planning Officer comment: The general opposition to development is noted, however this is not consistent with the National Planning Policy Framework, which states that:

- Local planning authorities should approach decision-taking in a positive way;
- Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

- In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The Local Planning Authority has approached the assessment in a balanced and appropriate way consistent with Government guidance.

· The garden store/void is likely to be turned into a basement, there should not be any excavation whatsoever in this area due to the 2.3m drop in elevation down to No 38.

Planning Officer comment: The scheme does propose to have the garden store extending below the foundations of the house.

· The scheme will result in subsidence.

Planning Officer comment: This matter is one dealt with under Building Regulations (not a planning matter).

· Officers have not visited to see the site.

Planning Officer comment: Staff from the planning, planning enforcement, building control and Tree/Green Spaces teams have attended the site on several occasions.

· Works underway on site resemble in no way the 2005 permission.

Planning Officer comment: Observations made on site indicate that the works do largely resemble footings which would relate to the 2005 permission.

· No front elevation of the proposed scheme is shown, and the proposal will overhang neighbouring properties.

Planning Officer comment: The front elevation is shown. Following checks on site and of land registry information is is not considered that there would be any encroachment.

A Ward Councillor objects to the application.

Internal Consultees:

The Council's Conservation Officer was consulted on the proposal and has raised no objection.

The Council's Flood water Management Officer has reviewed the proposal and raises no objection.

Tree officer:

Tree Preservation Order (TPO)/Conservation Area: This area is covered by TPO 399.

There is a mature Oak to the front of the site (street tree) and a couple of protected Oaks to the side of the front garden (in the front garden of No. 38). These trees significantly contribute to the arboreal/wooded character of the area and should be afforded protection during development. The submitted tree report outlines an adequate level of tree

protection.

There is scope to strengthen the green screening (shown as G1 and G4 on the tree report) between the houses and gardens of No's 38 & 40. This matter can be dealt with by condition.

Much of the front lawn will be retained and therefore the scheme does conform with policy in this regard, however it is not clear what materials will be used in the construction of the proposed driveway - this should be permeable and conform to SUDS requirements. This matter can be dealt with by condition.

Recommendations: A landscaping plan should be provided to show the strengthening of the green screen borders (as described above) and details should be provided about the materials to be used in the car parking area (should be permeable).

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES9 (1, 2c, 2e) and RES10.

#### **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.
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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house and the visual amenities of the surrounding area (including the impact on trees and the Area of Special Local Character) and in respect of the impact on the residential amenities of the adjoining occupiers. The standard of accommodation to be provided also needs to be considered as does the adequacy of parking provision and private amenity space.

### CHARACTER AND APPEARANCE

The proposed single storey rear extension would extend approximately 2.75m beyond the rear of 42 Copse Wood Way, and given that this is a detached property, it is considered that the rear projection is acceptable. It is a material consideration that a near identical previous planning approval was judged against the same planning policies, and it was considered that an identical sized single storey rear extension was acceptable. Concerns have been raised by objectors to the lack of set back of the rear single storey extension from the boundary of 42 Copse Wood Way. However the extension is single storey (policy BE22 does not apply to single storey extensions) and is set back in accordance with HDAS requirements.

In light of the extensions built to the rear of 42 Copse Wood Way and the slope of the land as well as the previous decision, the depth of the extension is considered acceptable with regard to impact upon the subject property and the wider character of the area. The height of the extension is in compliance with paragraph 3.7 of the HDAS guidance.

The proposed two storey rear extension is a comparable extension to that approved in 2005 and the roof height matches the original house at ridge level and eaves and the current proposal is therefore considered acceptable in light of the previous permission.

The proposed side extension involves the partial demolition of an existing structure and its replacement with a new structure of greater depth. This is considered to be a small addition and not harmful to the character of the property or the wider area and is in compliance with guidance in Chapter 4 of the HDAS: Residential Extensions guidance.

The front extension involves the removal of the porch and is considered to provide a balanced appearance to the front elevation which would be subordinate to the main house. It would comply with guidance in chapter 8 of the HDAS guidance.

The small 'garden store'/basement area again is comparable to the previously approved scheme and is not considered harmful to the character of the property or the area.

The proposed first floor rear extension comprises a small extension to the central part of the property and creates a central gable section which is considered to be in keeping with the property and therefore complies with guidance in chapter 6 of HDAS: Residential Extensions. Likewise the proposed first floor terrace areas are considered to be not harmful to the character and appearance of the property.

Therefore, when considering the proposal as a whole, the proposed extensions and

alterations would not detract from the visual amenities of the surrounding area and would not be harmful to the character and appearance of the property. The proposal would be in compliance with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### IMPACT ON AMENITIES OF NEIGHBOURS

The proposed two storey rear extension would project by approximately 1m beyond the rear depth of No.42. It is considered that such a depth would not result in an overdominant and intrusive form of development and would not breach the 45 degree line from the nearest habitable room window of the adjoining properties. The proposed increase in overshadowing during the morning hours is considered to be minimal and likely to be contained within the rear garden of No.42. No new windows are proposed facing No.42 and this can be secured by a planning condition.

Whilst the single storey extension extends close to the neighbouring site at 42 Copse Wood Way, given the height of the extension (compliant with guidance) and the slope in the land, it is not considered that the proposed extension would be harmful to the amenity of the adjoining occupiers.

It is important to note that at 42 Copse Wood Way there was an approval issued in 2006 for various extensions (4130/APP/2005/3373). At that stage there was already permission for extensions to No 40 Copse Wood Way and the plans associated with the various extensions to 42 Copse Wood Way (ref: 4130/APP/2005/3373) recognise and show the extent of the approved neighbouring development at 40 Copse Wood Way.

Bearing in mind that it is a single storey extension element which would be closest to the boundary with 42 Copse Wood Way, and that its height conforms with relevant guidance, and that the adjoining property at 42 Copse Wood Way has also been extended to the rear, it is not considered that proposed scheme would have an unacceptable impact upon the amenity of the adjoining occupiers that could be sustained as a reason of refusal.

It should be noted that the Council's 45 degree rule relates to two storey extensions. In relation to the single storey extension there is no requirement to consider a 45 degree line from the nearest habitable room. The front and side extensions are considered to have little impact upon the occupiers of No.42. Furthermore, the 2005 permission considered the impact on amenity under the same planning policies and it was considered acceptable.

The proposed 2 storey extension would extend beyond the rear of No.38. However, it would be set well back from the side of this dwelling and the single storey extension is set a further distance away. It is therefore considered that the separation distance is sufficient to avoid any harmful impact upon the amenity of the adjoining occupiers. It is proposed that should permission be granted conditions be imposed to secure obscure glazing on first floor side windows and to retain the existing boundary treatment.

#### Vertical Sky Component:

To understand impacts on daylight, the Council utilised the criteria set out in the Building Research Establishment (BRE) guidelines and Council's HDAS: Residential Extensions. In this case, there would be no structures proposed in front of facing main living room windows and as such no impact in terms of the vertical sky component.

#### Over Shadowing:

In terms of overshadowing, the BRE standards require that assessment focus on the windows to main living rooms, in circumstances where the windows face within 90 degrees of due south. The proposal does not have an impact on windows to main living areas which face within 90 degrees of due south. The proposal accords with BRE standards.

However, given the intense concern raised by nearby occupiers in relation to overshadowing, the Council prepared shadow diagrams to check impacts. The shadow analysis confirms that 42 Copse Wood Way would not be impacted. This is simply because of the orientation of the sites in relation to one another and in relation to due South.

In relation to 38 Copse Wood Way, it is important to reiterate that the facade facing the road would have facing windows within 90 degrees of due South. However these windows would be unaffected by the proposal.

The rear elevation includes windows to a conservatory and main living areas, however these windows do not face within 90 degrees of due south (they face north west). The reason that the BRE do not require windows which face in northerly direction to be assessed, is that northerly facing windows get little direct sunlight. This is evident when the shadow analysis was undertaken. For much of the day the dwelling at 38 Copse Wood Way casts a shadow over the rear windows. The proposed development may lead to some additional overshadowing during the afternoon, however, this increase is not considered significant, or to contravene BRE guidelines.

#### Garden Store:

The proposed garden store and ground level balcony due to their position are considered not to be harmful to the amenity of the adjoining occupiers at No.38. Furthermore, the 2005 permission considered the impact on amenity under the same planning policies and it was considered acceptable. Therefore, it is not considered that the proposed scheme will have an unacceptable impact upon the amenity of the adjoining occupiers that could sustain a reason of refusal.

As such, the application proposal would be in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012) and Section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions, as well as the London Plan (2011) Policy 7.6.

#### OTHER MATTERS

The windows and doors in the proposed development are considered to provide adequate light and outlook for the future occupiers of the enlarged house. Therefore, the proposed scheme complies with Policy BE20 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Over 500 sqm of private amenity space would be retained, which is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan Part 2 - Save Policies (November 2012).



The application has been accompanied by a Tree Report which has been assessed by the Council's Tree Officer. The report is the same as submitted on the previous approval which was considered acceptable and given the comparable scheme it is considered that the proposed development would not be harmful from a tree or landscape point of view. It therefore complies with Policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies.

The Council's Sustainable Drainage & Flooding Officer has also reviewed the scheme and raised no objections to the proposals.

There is parking to the front of the building for at least 3 cars which is considered acceptable for the enlarged property. Therefore, the proposed development complies with Policy AM14 of the Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012).

## CONCLUSION

For the reasons stated above, the application is recommended for approval.

## 6. RECOMMENDATION

### APPROVAL subject to the following:

#### 1 HO1 Time Limit

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

#### REASON

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

#### 2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL02.01.03B, PL02.01.04D, PL02.01.02D, PL01.01.02, PL02.01.06C, PL02.01.07C, PL02.01.05E and PL02.01.08.

#### 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 HO4 Materials

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

#### REASON

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

#### 4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 38 or 42 Copse Wood Way.

#### 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** HO6 Obscure Glazing

The first floor windows facing 38 Copse Wood Way 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).

#### **6** RES8 Tree Protection

No further 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** NONSC Screen

Within 1 month of the date of this permission details of a privacy screen to be erected at

the northwestern end of the ground floor balcony (labelled as 15 on plan PL02.01.05E) shall be submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details, and the privacy screen retained for the life of the development.

#### REASON

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

#### **8** RES9 Landscaping

Within 1 month of the date of this consent a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping (in particular along boundaries with adjoining properties).
  - 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.c Means of enclosure/boundary treatments
  - 2.e Hard Surfacing Materials (to include pervious paving of the driveway/parking areas)
3. Landscape Maintenance Schedule for a minimum period of 5 years.

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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **9** 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.

### **10** NONSC Non Standard Condition

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 38 and 42 Copse Wood Way for the full length of the development hereby approved and shall be permanently retained for so long as the development remains in existence.

#### Reason

To safeguard the amenity of the adjoining occupiers and comply with Policy BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012)

### **11** RES15 Sustainable Water Management (changed from SUDS)

No further development approved by this permission shall be undertaken 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.

## 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.

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

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

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

### Standard Informatives

- 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:

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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

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

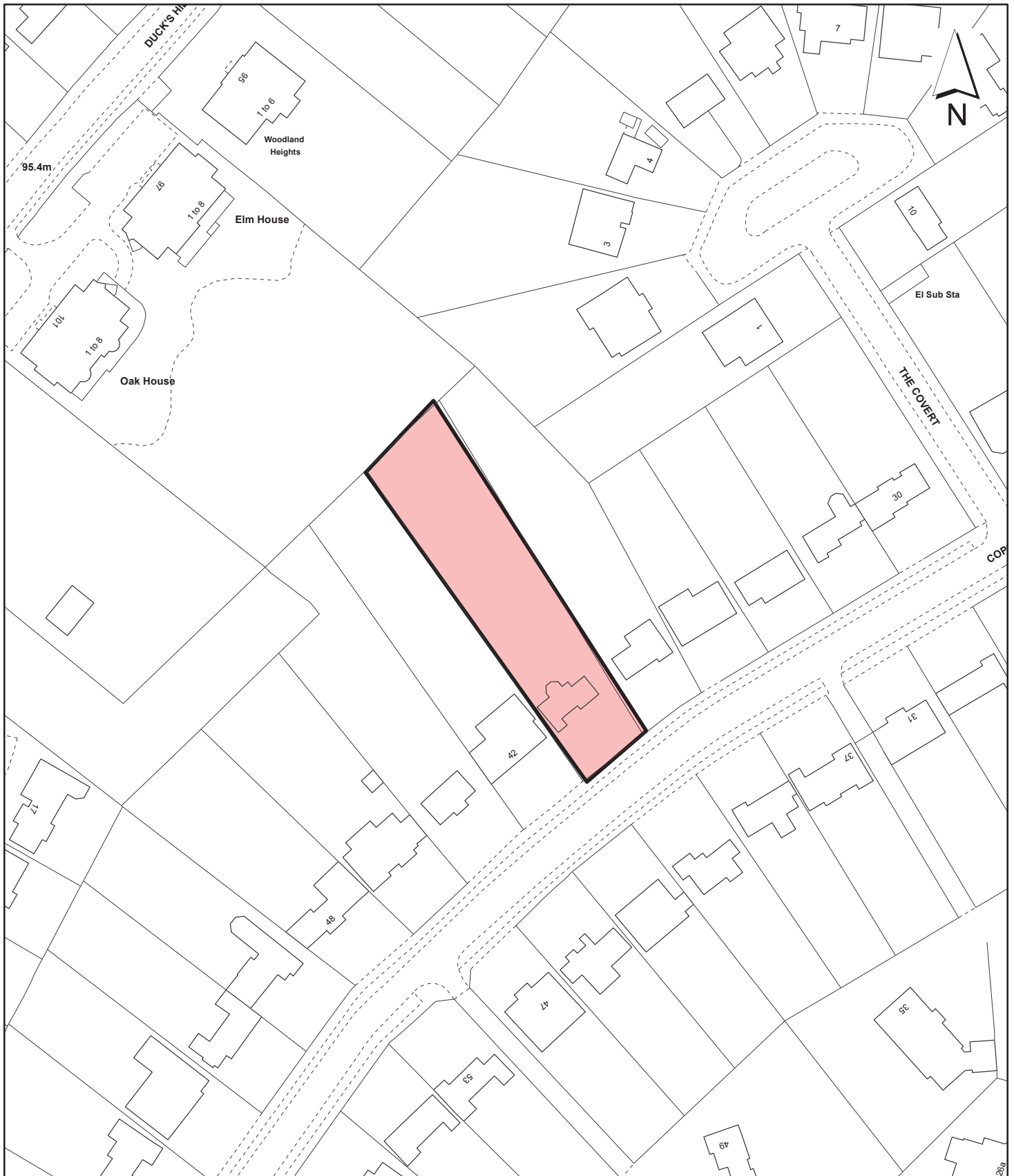
prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 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:** Charlotte Bath

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**40 Cope Wood Way  
 Northwood**

Planning Application Ref:  
**48611/APP/2014/2209**

Planning Committee  
**North Page 27**

Scale  
**1:1,250**

Date  
**October 2014**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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



**HILLINGDON**  
 LONDON

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

**Address** 106 COPSE WOOD WAY NORTHWOOD

**Development:** Part two storey, part single storey side/rear extension, single storey front extension, first floor front extension including new dormer to front and raising of roof to allow conversion of roof space to include 2 rear dormers, 2 front rooflights and 3 side rooflights involving alterations to all elevations and demolition of conservatory and side extension

**LBH Ref Nos:** 8287/APP/2014/1934

**Drawing Nos:** 55/P/4 REV B  
55/P/4 REV B  
55/P/5  
55/P/1  
55/P/3  
55/P/2

**Date Plans Received:** 05/06/2014      **Date(s) of Amendment(s):** 05/06/0014  
**Date Application Valid:** 10/06/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a large detached four bedroom property on the south side of Copse Wood Way just beyond the junction with Nicholas Way. The wider area comprises similar large houses on large spacious plots. The designs of the neighbouring houses vary in style, bulk, height and scale. Copse Wood Way slopes gently downwards to towards the east from the application site.

No. 106 Copse Wood Way features an integral double garage, front gable and projecting roof with dormer window and a landscaped front garden with an in-out driveway. The rear elevation contains five dormer windows and a conservatory addition. The large rear garden is mainly laid to lawn with some mature trees and shrubs along its boundaries. To the rear is Copse Wood.

The site is located within the Developed Area of the Borough and also forms part of the Copsewood Estate Area of Special Local Character (ASLC) as identified in the Hillingdon Local Plan.

#### 1.2 Proposed Scheme

The proposal, which would involve alterations to all of the existing elevations, including removal of the existing chimney, rear dormers and demolition of the conservatory and side extension comprise the following:

1. A part two storey, part single storey side/rear extension to form the enlarged dining room, family room and breakfast/kitchen (g/floor) and new bedroom (f/floor). The proposed part two storey part of the rear extension would measure 4m deep by 5.7m wide

and 8.2m high. The two separate single storey elements at opposite ends would measure 2m and 5.3m deep, 5.1m and 4.9m wide respectively and 3.4m high.

2. A single storey front extension to the garage and porch that would measure between 1.5 and 1.8m deep by 10.8m in overall width and finished under the existing sloped roof.

3. A first floor front extension to create the new glazed landing and raising the height of the existing main roof by 0.87 metre to allow conversion of roof space to include two rear dormers (1.7m high x 2.1m wide) together with rooflights in the side and front elevation. The first floor extension would measure 2.2m deep, 8.4m high and 5.8m wide.

4. A part two storey part single storey (west) side and front extension, the first floor part of which would measure 8.05m deep and 1.5m wide; and the single storey part forming the dining room, 1.5m deep x 4.95m wide.

The new floor layout created would provide a drawing room, new entrance hall and staircase, dining room, family room, kitchen/breakfast room and utility room at ground floor; a master bedroom and three other en-suite bedrooms plus front glazed landing at first floor and two bedrooms (thus six in total) and a bathroom within the roof.

The external materials to be used would comprise of brick (ground floor) to match the existing, render and tile hanging at first floor, plain concrete roof tiles (as existing) and white upvc windows and doors to replace the existing timber painted ones.

### 1.3 Relevant Planning History

8287/B/91/0503 106 Copse Wood Way Northwood

Erection of a two-storey side and rear extension and front porch

**Decision Date:** 12-11-1991 **Approved** **Appeal:**

8287/E/92/0423 106 Copse Wood Way Northwood

Erection of a rear conservatory

**Decision Date:** 03-04-1992 **Approved** **Appeal:**

8287/F/98/1692 106 Copse Wood Way Northwood

Construction of a subterranean extension to provide a recreation room, study and sanitary accommodation

**Decision Date:** 02-03-1999 **Approved** **Appeal:**

8287/TRE/2013/145 106 Copse Wood Way Northwood

To fell one Hornbeam (south-eastern most stem), and to carry out tree surgery, including a reduction of the lateral branches on the north-western side of the crown by 1-2m only, to one Oak, in Area A1 on TPO 397

**Decision Date:** 05-11-2013 **Approved** **Appeal:**

#### Comment on Planning History

Planning permission was granted for a porch (1991), a conservatory (1992) and a two storey side/rear extension (1992). A subsequent permission granted for a basement recreation room and study in 1999 was not built.

## 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**

5 neighbouring occupiers were consulted on 12.6.2014 and a site notice was displayed from 23.6.2014. There has been one response and one further representation received with the following comments (summarised):

Impact on surrounding area/street scene:

- porch and garage extensions extend beyond the existing building line (which is approx 1m beyond the original building line);
- front building line compromised/brought forward.

Scale/design:

- height of the extension exceeds the height of the existing building;
- second floor extension proposed shows dormer windows with flat roofs;
- rear extension (4m) from the existing rear of the building, which is already extended approx 4m from the original building.

Impact on neighbouring amenities:

- overlooking (of No. 104) from new side windows.

In addition a petition of 25 signatures (dated 15.7.2014) has been received from the occupier of No. 102 Copse Wood Way objecting to the proposals on the following grounds:

- fails to harmonise with neighbouring properties due to increase in height and forward extension (Policy BE13);
- out of scale with the neighbouring properties/fails to respect the symmetry of the original buildings and changes character of area (Policies BE5, BE19);
- increased height adjacent to properties would reduce daylight/sunlight (Policy BE20);
- and
- bulk of extension and proximity to neighbouring properties changes character of Copse Wood Way/affects privacy (Policies BE21, BE24, OE21).

Northwood Residents Association - objection on the following grounds:

- would not harmonise with the design features and architectural style predominant in the area (Policy BE5);
- appearance would fail to harmonise with the existing street scene (Policy BE13)
- would not complement or improve the amenity and character of the area (Policy BE19).

Urban Design/Conservation Officer - no objection, considers design to be compatible with the Copse Wood Estate and 800mm distance of two storey wall to boundary (with No. 104) acceptable.

Trees/Landscape Officer - considers acceptable subject to conditions (RES8 and 10). Makes the following comments (summarised):

- The site is covered by a Tree Preservation Order No. 397 and there are several protected trees within and around the site that will require protection. The following details are required - tree survey; tree constraints plan; existing and proposed levels; an arboicultural method statement to show how incursion into Root protection areas (RA's) is addressed; and details of how tree protection measures are assessed and supervised

during construction.

#### **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:

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.  
AM14 New development and car parking standards.  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008  
CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)  
LPP 3.5 (2011) Quality and design of housing developments

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and on residential amenity of the occupiers of adjoining properties. The amenities of the future occupiers, the parking provision and private amenity space plus landscaping are all taken into account.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

The site is located within the Copsewood Estate and within such areas, Policy BE5 requires that new development should harmonise with the materials, design features, style and building heights predominant in the area. Extensions should respect the symmetry of the original buildings.

In addition, Policy BE22 sets out that extensions of two or more storeys in the Copse Wood Estate should be set back a minimum of 1.5 metres from the side boundary of the property for the full height of the building.

To the front of the property an extension at first floor level to the central portion is proposed. This creates a new gabled addition which matches in height and pitch the existing front gable. The proposal to marginally widen the application property at one end and bring forward the front elevation, but in so doing replicating the existing gable front feature, dormer window and hipped roof angles, when combined with a small raise in the overall roof height, would not appear as an unduly dominant feature in the street.

Furthermore, whilst the existing east flank is within one metre of the boundary with No. 104, the first floor of the extended property on the opposite flank, by infilling half way would retain a gap of 1.6 metres inside the side boundary with No. 104 Copse Wood Way. This should not result in a development of cramped appearance and as such the proposals are in accordance with Policy BE22.

In respect of the wider local impact, the Council's Urban Design and Conservation Officer has confirmed that the proposed additions, including those most visible to the front would be an acceptable change in the appearance of the application property and in the context of the whole estate generally. As such this aspect of the scheme is not considered likely to be harmful to the character and appearance of the property and the wider street scene apparent within the Area of Special Local Character.

In conclusion, it is considered that the proposal should not harm the visual amenity or alter the general character of the surrounding residential area. In this regard therefore, the proposal would comply with the objectives of Local Plan Policies BE5, BE13 and BE19.

Local Plan Policy BE15 considers whether the proposal would harmonise with the scale, form, composition and proportions of the original building. The Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains guidance on the design, form and scale of proposed extensions including dimensions.

The primary aim of HDAS is that they should appear subordinate to the original dwelling. Two storey and first floor rear extensions should not exceed 4.0 metres in depth and have matching roof lines and form but appear subordinate to the original with a set down of 0.5 metre. Two storey side extensions may be set flush with the front of the dwelling and have a width of no more than two-thirds of the original house. In the Copse Wood Estate, these should however be set in by a minimum of 1.5 metres from the side boundary of the property for their full height. First floor front extensions should not extend across the entire frontage.

Similarly, single storey extensions to detached properties should not normally exceed 4.0

metres in depth with the overall roof height and form should match that of the existing building. The height of any single storey extensions should not exceed 3.4 metres with a sloped roof whilst those to the side should be no more than two-thirds the width of the original house.

The proposal would achieve most of the aims sought by the criteria set down in HDAS criteria, although the raised roof height would not appear subordinate in this regard and the family, breakfast room/kitchen extension would exceed the maximum depth normally permitted. On the other hand, the proposed two storey rear extension would create a central gable section which would be more in keeping with the existing front elevation.

The property occupies a generous plot size (35m x 18m) and the Council's Urban Design/Conservation Officer has commented that the proposed additions, when considered together as alterations of the existing building would be an acceptable change in the appearance of the application property in the context of its surroundings.

In conclusion therefore, the scale and proportion of the proposed extensions and alterations would not detract significantly from the visual amenities of the surrounding area or be harmful to the character and appearance of the existing dwelling to the extent that the application could be refused. In this regard the proposal would be in compliance with Policies BE5, BE13, BE15 and BE19 of the Local Plan.

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

The separation distance across the planted boundary between No. 104 and 106, and the alignment of the application property with No. 108 which is closer, would ensure that the relationship between the proposed side and rear extensions and the nearest habitable room windows of these properties would be acceptable and that these occupiers would continue to have an adequate quality of daylight. In particular, there are no primary window openings within the side wall of No. 104 whilst an angle of 45 degrees taken from the ground floor window of No. 108 would not be exceeded by a 45 degree horizontal angle.

The shallow depth of the proposed additions to the front would have a negligible effect on the outlook of the neighbouring dwellings. The increase in the rearward two storey bulk of the dwelling would be set well inside the property boundaries and flanked by two single storey wing additions although it would be visible it would not be overly dominant or have a serious impact on the outlook from adjacent properties.

The impact on neighbour amenities is thus considered to be acceptable and the proposal therefore accords with the relevant Local Plan policies BE20, BE21 and BE24 in these respects.

The amenities of future occupants are also considered under Local Plan Policies BE23 (amenity space) and BE38 (landscaping).

In excess 550 square metres of private amenity space would be retained and which is considered to be more than adequate for the enlarged six bedroom property and would



comply with HDAS and Policy BE23 of the Local Plan.

The existing trees on the boundary and within the site are protected and details of their protection have been indicated. The Council's Trees/Landscape Officer has raised no objection to the proposal but nonetheless recommends that additional information be provided in order to ensure that the building works do not threaten or damage these landscape features by means of a condition on any approval. Accordingly, the proposals would comply with Policy BE38 of the Local Plan which seeks to retain such natural features during the development.

There is no change proposed to the front of the property in respect of parking provision, which would include the double garage and can accommodate several other vehicles within the driveway as necessary. Therefore, the proposed development complies with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

For the reasons stated above, the application is recommended for approval.

## **6. RECOMMENDATION**

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

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 55/P/3, 55/P/4B and 55/P/5.

#### **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 HO4 Materials**

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

#### **REASON**

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

#### **4 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 104 or 108 Copse Wood Way.

#### 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** HO6 Obscure Glazing

The bedroom rooflight(s) and en-suite bathroom window(s) facing Nos. 104 and 108 Copse Wood Way 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).

#### **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** 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 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.

#### INFORMATIVES

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

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

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

- 2 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 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:

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.
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CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

- 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.
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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.

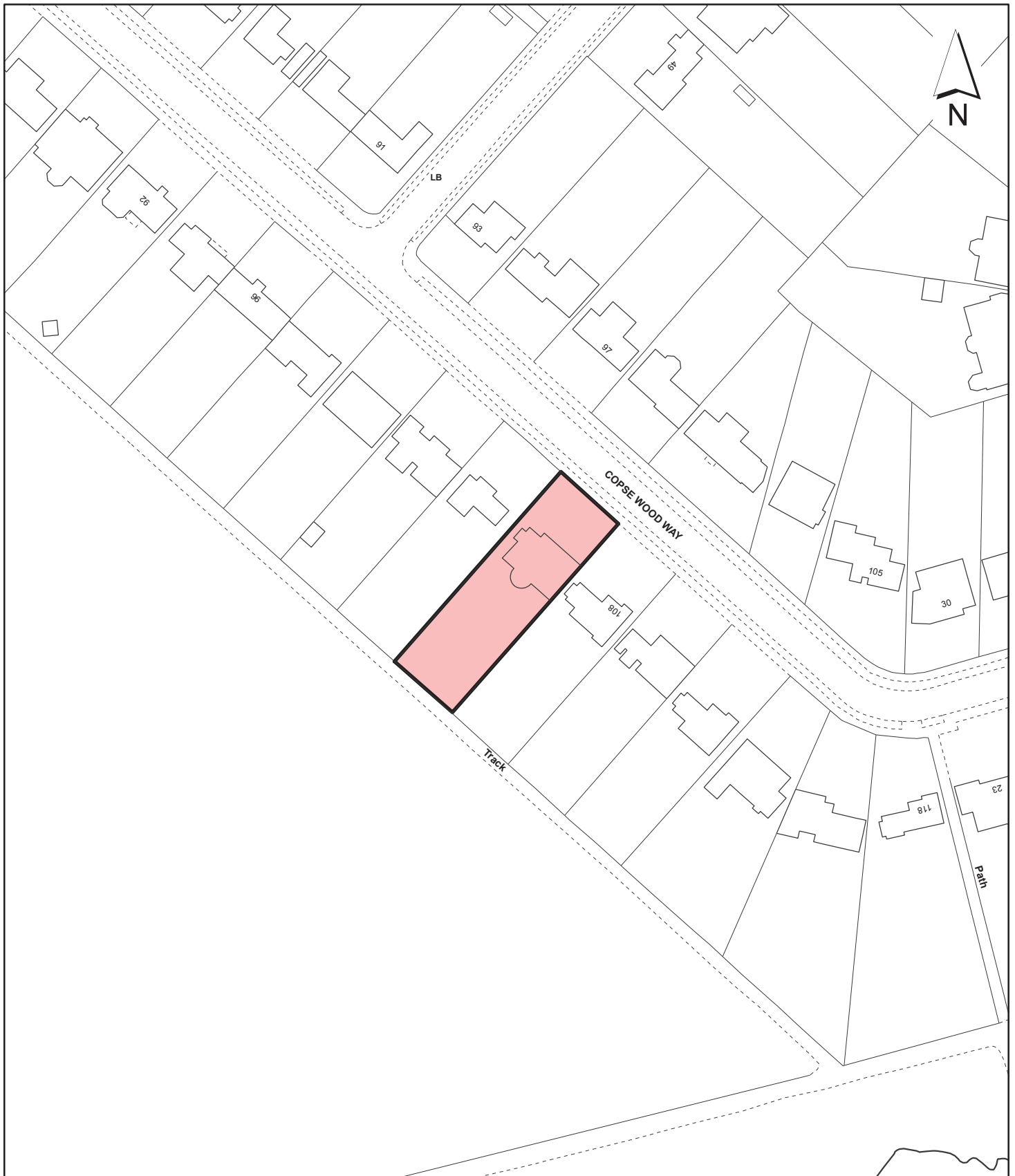
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result 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 (CO2) 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:** Daniel Murkin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**106 Copse Wood Way  
 Northwood**

Planning Application Ref:  
**8287/APP/2014/1934**

Planning Committee  
**North Page 41**

Scale  
**1:1,250**

Date  
**October 2014**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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



**HILLINGDON**  
 LONDON

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

**Address** JOEL STREET FARM JOEL STREET NORTHWOOD

**Development:** 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).

**LBH Ref Nos:** 8856/APP/2013/3802

**Drawing Nos:** Ecological Appraisal  
Framework Travel Plan  
Agent's letter dated 16/9/14  
Planning Report, incorporating Design and Access Statement  
1:1250 Location Plan  
JSF/003/4 Rev. C  
Agent's covering email dated 24/1/14  
JSF/003/9 Rev. D  
Agent's covering email dated 28/4/14  
JSF/003/11  
JSF/003/8 Rev. E  
JSF/003/10 Rev. E  
Transport Statement (Amended)  
JSF/003/6 Rev. E  
JSF/003/1 Rev. B  
JSF/003/3 Rev. A  
JSF/003/2 Rev. A  
JSF/003/5 Rev. A  
JSF/003/7 Rev. E  
Agent's email dated 20/1/14  
Certificate of Serving Notice on Joel Street Farm

<b>Date Plans Received:</b>	20/12/2013	<b>Date(s) of Amendment(s):</b>	24/01/2014
<b>Date Application Valid:</b>	20/12/2013		20/12/2013
			28/04/2014
			16/09/2014
			20/01/2014

### DEFERRED ON 27th September 2014 FOR SITE VISIT .

The application was deferred from the North Planning Committee on the 27th August 2014 in order to enable a Members Site Visit. A site visit has been arranged and will have been undertaken prior to the meeting of the North Planning Committee on the 7th October 2014.

Revised existing plans have been received, which more accurately show and describe the existing uses on site. Revised Proposed Plans have also been received, which show the rear door to Polar Graphics that exits onto the nursery grounds to be used as a fire exit door at the request of the Highway Engineer.

The agent's covering letter dated 16/9/14 also advises that the proposed nursery would operate the following sessions, which are the same as the Haydon Hall Nursery site which was surveyed for the submitted Transport Statement:-

Proposed Session Times:

Breakfast Club: From 08:30 until lessons start

18 Months to 3 yr olds:

Morning Session 09:30 - 12:15

Afternoon Session 12:45 - 14:45

3 to 5 yr olds:

Morning Session 09:15 - 12:30

Afternoon Session 13:00 - 15:00

After School Club: From end of class until 17:30

The agent states that:-

'It is expected that arrival times in the morning will be spread between 08.30am and the start of the morning sessions. Similarly, pick up times will be spread between the end of the afternoon session and the end of the after school club.'

A Framework Travel Plan has also been submitted.

**1. SUMMARY**

This application seeks permission to replace a dilapidated Dutch barn which comprises part of a range of locally listed former farm buildings within the Green Belt with a single storey building to provide a Class D1 children's nursery. This scheme is a resubmission of a previous scheme which was refused permission on 10/8/12 (App. No. 8856/APP/2012/767).

The scheme is considered to be acceptable in terms of Green Belt policy and its openness. The proposals have also formed the subject of various discussion with officers which have resulted in revisions being made to the scheme is now supported by the Council's Conservation/Urban Design Officer.

The scheme would not result in the loss of residential amenity to surrounding occupiers and the Council's Highway Engineer advises that the proposed parking and access arrangements are acceptable.

The scheme is recommended for approval.

**2. RECOMMENDATION**

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

**A) That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:**

**1. Highways: A S278/S38 Agreement will need to be secured for the widening of the northern access and a Travel Plan (including staggered drop-offs and car park management).**

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

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 S106 legal agreement has not been finalised before the 31st September 2014, or any other period deemed appropriate that delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The applicant has failed to ensure that the necessary highway works would be undertaken to an appropriate standard and the scheme makes an appropriate commitment to reduce reliance on the private car through use of a Travel Plan. The scheme therefore conflicts with Policy AM2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

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 under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be attached:-

**1 COM3 Time Limit**

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

**REASON**

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JSF/003/9 Rev. D received 24/1/14 and JSF/003/6 Rev. E, JSF/003/7 Rev. E, JSF/003/8 Rev. E, JSF/003/10 Rev. E and JSF/003/11 received 28/4/14 and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, to include metal rainwater goods and guttering, painted timber windows, external doors and conservation type roof lights, vents and flues 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 NONSC Construction Methodology Plan**

Prior to the commencement of works on site, a construction methodology plan to include details to that would safeguard the side boundary wall adjacent to the rear garden of No. 151 Joel Street, to include appropriate mitigation measures in the event of accidental damage to the wall shall be submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out in strict accordance with the approved details.

**REASON**

To ensure that locally listed buildings and walls are safeguarded on site, in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Cycle Storage, to include covered and secure provision for 5 bicycles
  - 2.b Means of enclosure/boundary treatments (which shall not be pallisade fencing)
  - 2.c Hard Surfacing Materials
  - 2.d External Lighting
  - 2.e Other structures (such as play equipment and furniture)
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Schedule for Implementation
  
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

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

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

**6 COM22 Operating Hours**

The premises shall not be used except between:-  
07:30 and 18:30, Mondays - Fridays  
09:00 and 16:00, Saturdays  
and at no time on Sundays, Public or Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 NONSC Restriction of Pupil Numbers**

The nursery hereby permitted shall be limited to a maximum of 45 children at any one time.

**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).

**8 RES24 Secured by Design**

The building 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.

**9 NONSC Scheme of Ecological Enhancement**

The development hereby permitted shall not be commenced until a scheme of ecological enhancement of the site, based upon the recommendations of the submitted Ecological Appraisal have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

**REASON**

To ensure the development enhances opportunities for wildlife as set out in the Ecological Appraisal in accordance with Policy 7.19 of the London Plan (July 2011).

**10 COM28 Visibility Splays - Pedestrian**

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both

directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

#### REASON

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

#### **11 NONSC Sustainable Water Management**

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- iii. incorporate water saving measures and equipment.
- 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

#### **INFORMATIVES**

##### **1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **2 153 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.

NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.18	(2011) Education Facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.9	(2011) Heritage-led regeneration
LPP 7.16	(2011) Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R12	Use of premises to provide child care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

### **3            I2            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.

### **4            I3            Building Regulations - Demolition and Building Works**

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

### **5            I6            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.

### **6            I13            Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).



## **7 115 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.

## **8 123 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.

## **9**

As regards Condition 5, point 2.c, the applicant is advised that the external material details already submitted are not considered to be acceptable and alternatives should be sought to discharge the condition. You are also strongly advised to use a landscape architect in order to discharge this condition.

### **3. CONSIDERATIONS**

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

The 0.21ha rectangular application site comprises former Victorian farm buildings located on the eastern side of Joel Street, some 71m to the north of its junction with Middleton Drive.

The main range of former two storey farm buildings are 'L'-shaped, with the gable end of the main wing abutting the road frontage and its spine sited perpendicular to the road, before returning towards its southern boundary, which creates two separate farmyard areas with separate accesses onto Joel Street. A single storey wing set back from the frontage is sited on its northern elevation and a Dutch barn with a corrugated iron barrel vaulted roof has been added at the rear, running along the boundary with the adjacent former farmhouse, although the building is rather dilapidated now. A small detached

modern flat roof stable building has also been added on the northern side of the main building, with a small paddock area immediately adjacent to the northern site boundary. The former farm buildings have been converted into a number of uses including a veterinary clinic, cattery and Class B2 offices. The former farmyards are used to provide informal parking, for up to 22 cars.

The application site is bounded to the north by open agricultural fields, to the east by open somewhat dilapidated barns, beyond which the open fields wrap around the site to the east and south/east, immediately to the south by the original farmhouse (No. 151 Joel Street) and more modern residential properties beyond and to the west on the opposite side of Joel Street by residential development fronting Joel Street behind which is Haydon School and its playing fields.

The farm buildings, together with the adjoining Joel Street Farmhouse are locally listed and with the adjacent open fields, form part of the Metropolitan Green Belt. The site has a PTAL score of 2.

### **3.2 Proposed Scheme**

The proposal involves the demolition of the existing attached Dutch barn at the rear of the site and erection of a replacement 'T'-shaped attached building to be used as a Class D1 (nursery), demolition of existing detached stables, alterations to existing buildings and associated parking and landscaping.

Since a similar development proposal was refused permission on 10/8/12 (App. No. 8856/APP/2012/767 refers), a revised scheme has formed the subject of a pre-application enquiry resulting in the submission of the current proposal which has undergone various revisions following officer advice.

The proposed 'T'-shaped nursery building would occupy a similar footprint adjoining the side boundary with the former Joel Street Farmhouse (No. 151 Joel Street) to that of the to be demolished Dutch barn. The main building would be 15.6m long and 10.3m wide, with a gable roof with a ridge height of 4.3m. The side wing would be 12.9m long and 6.9m wide with a gable roof with a ridge height of 3.7m. Both elements of the building would have an eaves height of 2.5m, matching that of the existing Dutch barn and incorporate a total of 8 rooflights. The scheme has been revised and the main building would now be set back 500mm from the boundary with No. 151 Joel Street to enable the existing boundary wall to be retained. A nursery playground would be provided at the side of the nursery wing along the rear boundary of the site.

The existing stables on the northern side of the site, together with part of the length of a farmyard wall would be demolished to make way for the new site layout. A total of 28 car parking spaces would be provided on site, 13 spaces serving the nursery, 14 spaces split between the existing veterinary practice, cattery and B1 uses on site, with the remaining space serving the adjoining former Joel Street Farmhouse. The spaces would mainly be within the existing concreted former farmyards and the proposal would essentially formalise existing informal arrangements. The only exception to this would be the spaces provided between the northern access and the paddock area which would utilise the footprint currently occupied by the stables building and involve the loss of the 2m wide southernmost strip from the paddock area. 18 of the 28 spaces would be provided within the northern part of the site, of which 13 would serve the proposed nursery to include the 10 spaces provided adjacent to the paddock area and 3 spaces, including 2 disabled spaces towards the rear of the site within an existing gravelled overflow car parking area. The rest of the proposed parking spaces would essentially remain as existing, with the 5

remaining spaces in the northern former farmyard located against the main former farm building being visitor spaces for the veterinary use. The car parking within the southern former farmyard would be formalised to provide a total of 10 car parking spaces, one of which sited adjacent to the pedestrian access to the former farmhouse would be for the adjoining residential occupier, replicating the existing arrangement, with 3 spaces serving the graphics office, 2 spaces the cattery and the remaining 4 spaces for veterinary staff.

A bicycle stand for 4 bicycles is proposed at the rear of the single storey projecting wing from the main building and walkways across the courtyards would be marked by contrasting surface treatment.

The existing brick wall along the Joel Street frontage of the site would be partly demolished and partly extended to accommodate the re-positioned (some 1.1m to the north) and slightly widened (to 4.8m) entrance into the northern former farmyard to allow two-way movement. The wall would help to screen a bin store which would be sited behind the wall, immediately adjacent to the north of the northern access. A 2m high brick wall would be provided along the rear boundary of the site to enclose the nursery playground and a post and rail fencing with hedgerow planting would be provided along the northern side boundary.

The nursery would have a maximum roll of 45 children and would employ 10 members of staff. Opening hours would be from 8:00am - 6:00pm Monday to Friday, 9:00am - 4:00pm Saturday and not at all on Sundays and Bank Holidays.

The application is supported by the following documents:-

Planning Report, incorporating Design and Access Statement:

This provides an introduction and a brief summary. The site and its planning history is described and relevant planning policy is assessed. The proposed development, together with those factors that have influenced the design of the scheme are described and the details of previous discussions with officers and the advice given is listed. The proposals are then assessed against planning policy and the report concludes by stating that the proposal is acceptable in principle in this Green Belt location, and that its design and layout, together with access, parking and landscaping impacts comply with relevant policy.

Transport Statement:

This provides an introduction to the study and describes the site and the proposed development. Existing parking arrangements are described and a comparative site, Haydon Hall within the grounds of Eastcote Cricket Club is assessed. The report concludes that 13 spaces would be adequate to accommodate both staff and visitors associated with the nursery and any isolated peaks could easily be accommodated within the site without restricting access.

Ecological Appraisal:

This presents the results of an Extended Phase 1 Habitat Survey, including a site survey and a concurrent Bat Scoping Survey undertaken on the 16th September 2013. The report advises that the only habitats to be lost due to the redevelopment of the site are a small section of species-poor improved grassland forming the easternmost section of the paddocks along the northern site boundary and the stable block and Dutch barn. These

habitats are extremely poor in ecological terms and the buildings proposed for demolition have negligible potential to support roosting bats. The report concludes by recommending limited mitigation works and of possible ecological enhancements for the site such as a native hedgerow along the northern boundary and the use of bird and bat boxes/ bat bricks.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There have been various applications submitted for the change of use and extension/alteration of this group of former farm buildings over the years.

The most recent and relevant application to the current scheme is an application for a similar proposal which was refused on 10/8/12 (App. No. 8856/APP/2012/767) to change the use of the stables to a cattery (Sui Generis), involving the removal of existing roof, raising of existing walls and installation of new roof; a two storey extension to the rear of the existing building to be used as a nursery (Use Class D1), involving demolition of the existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and covered area, alterations to parking, and installation of vehicular crossover to front. The reasons for refusal were due to:-

1. the transportation and parking impacts of the development were not considered to have been accurately assessed;
2. the parking facility, particularly adjacent to the cattery was not considered to be appropriate to enable safe and efficient public access to the site;
3. the proposal, particularly the replacement barn, due to its excessive height and bulk would not be subservient to the main building and together with the excessive amount of hardstanding would have resulted in overdevelopment of the site, detrimental to the area and locally listed building;
4. the proposal, by virtue of the excessive height and bulk of the proposed replacement barn and the excessive site coverage of hard surfaces (including a prominent waste storage area) would result in inappropriate development which compromised the openness of the Green Belt whereas no very special circumstances had been demonstrated and
5. it had not been demonstrated that the landscape mitigation measures for the replacement of the existing paddocks with hardstanding were either deliverable or sustainable, and therefore would be detrimental to the openness of the Green Belt.

## **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.HE1 | (2012) Heritage  |
| PT1.BE1 | (2012) Built Environment                                   |
| PT1.EM1 | (2012) Climate Change Adaptation and Mitigation            |
| PT1.EM2 | (2012) Green Belt, Metropolitan Open Land and Green Chains |

- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF7 NPPF - Requiring good design
- NPPF9 NPPF - Protecting Green Belt land
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- NPPF12 NPPF - Conserving & enhancing the historic environment
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.18 (2011) Education Facilities
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.5 (2011) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2011) Cycling
- LPP 6.13 (2011) Parking
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.8 (2011) Heritage assets and archaeology
- LPP 7.9 (2011) Heritage-led regeneration
- LPP 7.16 (2011) Green Belt
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- BE8 Planning applications for alteration or extension of listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R12	Use of premises to provide child care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

## 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 this application, a site notice has been displayed on site on 14/1/14. 3 individual responses have been received, together with a petition with 35 signatories objecting to the proposals.

The petition states:-

"We the undersigned wish to object to the planning application on the grounds of environmental issues."

The individuals' responses raise the following points:-

(i) As with previous application we do not agree to the demolition of the existing party wall, which forms part of the original walled garden of the farmhouse which is locally listed.

(ii) Object to more traffic on Joel Street which is already very busy and it can take a while to exit our driveway. With nursery, parking may take place outside my house and block the driveway when nursery parking becomes full, causing more congestion and take even longer to get out in the

mornings,

(iii) The noise levels outside would also be increased and as we live opposite this could affect us.

A ward councillor has also requested that this application be considered at committee.

#### NORTHWOOD HILLS RESIDENTS' ASSOCIATION:

Our comments refer mainly to the impact of the proposals on the immediate neighbourhood.  
(References/quotations refer to the Design & Access Statement.)

#### On-site parking:

Current parking provision for the site is as follows:

Vets staff - 8

Vets customers - 6

Polar Graphics - 3

Cattery - 2

151 Joel Street - 1

#### Proposed parking provision:

Vets staff & customers combined - 9

Polar Graphics - 3

Cattery - 2

151 Joel Street - 1

Nursery staff & customers - 13

With a proposed nursery staff of 10, this leaves 3 parking places for the 45 parents bringing and collecting children. No provision has been made for any auxiliary workers or visitors (eg. prospective parents).

All of this, especially the loss of parking spaces for the staff and customers of the vets, will inevitably entail on-street parking at busy times, which does not at present happen.

There is also currently one office space advertised as unlet. There seems no provision for parking for this.

It should also be noted that 4 of the additional parking places are on an area that is marked as currently being a "gravelled overflow car park". This is, in fact, a grassed area similar to the two paddocks adjacent, although a small amount of gravel has been spread at the far end where the ground is lowest and muddy. This area should be retained as a green space in the same way as the two adjacent paddocks. (This can be seen in the photographs on page 4, where the area in question is clearly seen as grassed (photograph bottom left) while additional car parking is on the hard surfaced area which is proposed to become the nursery and associated walkway (photograph top right).

#### Traffic:

It was emphasised in the application that the proposed site is well served by public transport, being a short distance from Northwood Hills Metropolitan Line Station, and having a 282 bus stop outside. In practice, parents taking children to nursery school so rarely use public transport that this element must surely be discounted. The vast majority, if not all, will use car.

"It is predicted that drop off and pick up time will be the busiest time of the day." That is, around 8.00 in the morning and between 5.00 & 6.00 in the evening for weekdays; 9.00 and 4.00 on Saturday.

This anticipates that at those times, 45 parents will be bringing their children onto the site, parking

while they see the children safely into the building, or collect them - which always takes a little longer - then depart.

The vets opening hours are: weekdays 8.30 - 7.00 (actual surgery times being: 9.00-11.30, 3.00-4.00, 5.00-7.00) and Saturday 9.00 - 12.00

Additionally, during term time weekdays, Haydon and Northwood Schools have the bulk of their pupils and staff arriving between 8.00 - 9.00 and leaving 3.00 - 4.00

As Joel Street is a busy road at all times, and extremely busy during exactly those hours when it has been admitted that the proposed nursery will be at its busiest, why has no traffic survey been included in the proposal? Perhaps one should be done, in order to fully understand the impact of the extra traffic movement from 10 staff and 45 parents twice a day.

No mention has been made of any delivery vehicles, eg for food and other necessary supplies.

Other considerations:

The open barn to the rear of the site, which abuts directly on to the proposed play area, is used for the storage of hay for a neighbouring stables, which rent the adjacent fields. It has been the scene of two major fires in the past few years, in 2006 and 2013.

Para.7.1.9: The proposals "would provide employment in the area." This presumes the unlikely scenario of a pool of qualified, but unemployed nursery staff living in the local area; although there would presumably be cleaning, catering and other ancillary staff - unspecified in the application - which may come from the local area.

The nursery would also bring "social benefits to the local community in compliance with the NPPF and Local Plan Policy E2." As there are already several nursery schools in the immediate area, with another in Joel Street due to open before this proposal, perhaps evidence should have been provided of the likely need for nursery provision in Northwood Hills?

There is no indication of the proposed internal layout of the nursery, with regard to classroom space, office space, toilets, cooking, storage, etc. Presumably, this would need to be provided in detail in order to satisfy planning and health & safety regulations.

Conclusions:

Although it is recognised that the applicant has sought to address many of the criticisms made of the previous application, this is still an over-development of a comparatively small site and little thought or research have been taken over the impact on the immediate neighbourhood, especially regarding traffic. We feel that this application is on a scale that is untenable in terms of the numbers of children & staff involved and the amount of traffic & parking it would generate.

Officer comment:

As discussed in the report, the Council's Highway Engineer advises that a Transport Statement (TS) has now been submitted in support of the proposals based upon a parking accumulation survey undertaken at a similar nursery site on Joel Street. This demonstrates that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.

The Highway Engineer also advises that in terms of the likely trip generation, based on the traffic surveys provided within the TS, it is considered that this would not have a material impact along the adjacent highway network. Visibility splays will be secured via a condition.



As regards the 'gravelled overflow parking area' being a grassed area, this is a small part of the site that will be screened by boundary planting. Any adverse visual impact could be mitigated by use of appropriate good quality surfacing materials.

As regards fire risk posed by the adjacent barn, the building would need to satisfy relevant fire regulations under the Building Regulations. More detailed floor plans have been submitted which are considered satisfactory for planning purposes. Other relevant comments raised by the Northwood Hill's Residents' Association have been dealt with in the officer's report.

#### EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL, INCORPORATING NORTHWOOD HILLS

Joel Street Farm is a locally listed complex set within the Green Belt, Northwood Hills. This is second application for this development the previous 8856/APP/2012/767 was refused. Whilst it is apparent that discussions have taken place with Council Officers regarding the size, bulk and style of the proposed building, there are many other areas that have not been addressed.

#### Traffic.

- A traffic assessment has been included with this application. However there are many charts and tables none of which actually apply to this site. Joel Street is a local distributor road, yet there is no survey of the volume of traffic using this road. Commonsense should prevail here and if there are 45 children at the nursery, then there are going to 45 incoming trips and 45 outgoing trips twice a day. 11.25 parking spaces will not be sufficient at peak hours. The survey freely admits that walking, public transport and cycling will only account for a very small number of trips. 10 staff will add another 20 trips making 200 overall.
- This local distributor road carries a very high volume of traffic all day, greater at rush hours, just when the nursery is being used. Right turns into and out of the site will a) block the flow of traffic heading into the town centre from the direction of Eastcote and b) traffic will back up within the site thereby blocking the entrance. Should the LPA be minded to approve this application the right turns into and out of the site should be prohibited.
- Visibility will be curtailed with the installation of 5 large Euro bins adjacent to the entrance, causing a danger to pedestrians and motorists.
- Traffic assessment 8.1 states that there has been a particular pattern of collisions in the vicinity of the site. No further information is given. These occurrences should be investigated before determination is made.
- A survey of the total number of trips including the arrival of staff and visitors for the users of all businesses on the site should be submitted. The nursery cannot be taken in isolation.
- A survey of the number of deliveries for all users of the site has not been given, nor an allowance made for parking during such deliveries.

#### Parking.

- There is a discrepancy between the current and previous application concerning the present layout of the site. The previous application shows three grassed areas not two. This is corroborated by the Ecology report submitted with the current application.
- The area classed as a graveled over flow car park is in fact a grass area, with a small amount of gravel at one edge.
- These three paddocks form part of the green belt and should not be turned into a parking lot. This use as a car park does not comply with the very special circumstances required for the destruction of green belt.
- Previous application, Officers report, Landscape considerations and Highways Officer, it is stated that a road width of 6 meters is required to access parking bays. This requirement is not achieved in the area between the Polar Graphics building and the proposed car parking area.
- The current allocation of parking spaces is not given within the application. The veterinary practice will lose staff spaces, and 4 spaces is not enough for patients during surgery hours.

- Disabled parking bays have not been included. To include disabled parking bays will reduce the number of parking spaces available.

#### Landscaping.

- In the previous report the landscape officer was not convinced that the landscaping plan would work. There is nothing in this current application to change that view.
- The Ecology Report advises that any demolition of the buildings should not take place during March to August when the barn could be a nesting site for several species of birds. This should be conditioned should the LPA be minded to approve this application.
- Another recommendation is that bird boxes should be installed, also, bat bricks within the construction of the new build.

#### Floor Layout.

- The internal floor layout for the day nursery has not been submitted.
- The Health and Safety team had many reservations regarding the layout in the previous application [see officer's report].
- A full internal layout should be submitted before any determination is made.
- Suggestions were made during the pre application talks of lowering the floor in the day nursery to provide head room for a mezzanine level. This is not mentioned within the application. Is lowering of the floor part of this application or not?
- Details of the layout of the cattery are also omitted. The Health & Safety Team did not consider that the layout was satisfactory nor were there suitable facilities for the pursuance of this business in the previous application. Details should be submitted.

#### Other matters.

- The siting of 5 large Euro bins for refuse collection directly on the highway adjacent to the entrance will be detrimental to the semi rural character of the area. These bins should be screened or collection of refuse take place within the grounds.
- Energy saving and efficiency has not been addressed within the application. What form of renewable energy will the day nursery employ?
- The proposed play area with a rubber matting base will cover part of the green belt grass area.
- Currently there is an office area vacant, no parking space allowance has been made for this office.

Although an attempt has been made to make this proposal suitable, many aspects have not been addressed. The size of the day nursery cannot be accommodated within the area allowed, without being detrimental to the Green belt and the character of the surrounding area. This proposal represents an over development of the site.

We ask that the application be refused.

#### OFFICER COMMENT:

The application site lies outside the Eastcote Village Conservation Area and indeed any other conservation area. However, as regards the various issues raised, the following comments are provided:-

#### Traffic

As discussed in the report, the Council's Highway Engineer advises that a Transport Statement (TS) has now been submitted in support of the proposals based upon a parking accumulation survey undertaken at a similar site on Joel Street. This demonstrates that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.

The Highway Engineer also advises that in terms of the likely trip generation, based on the traffic surveys provided within the TS, it is considered that this would not have a material impact along the adjacent highway network. Visibility splays will be secured via a condition.

#### Parking

As discussed in the report, 13 spaces would be provided to serve the nursery and the northern access would be re-positioned slightly and widened to 4.8m to allow two-way vehicular movement.

The Council's Highway Engineer advises that a Transport Statement (TS) has now been submitted in support of the proposals and this demonstrates that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.

#### Landscaping

Landscaping is controlled via a condition, which will ensure a suitable and acceptable landscaping scheme is secured for the site. An Ecological Enhancement scheme is also to be secured via a condition.

#### Floor Layout

The specific details of the internal layout are not a material planning consideration. No mezzanine is proposed.

#### Other matters

A refuse storage area will be secured as part of the landscaping condition. Sustainability has been assessed by the Council's Sustainability Officer, who considered that the requirements would be too onerous for such an application. Covering grass with matting is not considered to impact on the Green Belt in this context. Parking has been assessed and is considered acceptable on the site.

An additional response has been received from the Eastcote Village Conservation Area Advisory Panel which was circulated to Members at the previous North Planning committee meeting on the 27th August. The key issue raised in this letter

#### **Internal Consultees**

##### URBAN DESIGN/CONSERVATION OFFICER:

Background: The site includes a range of good quality Victorian Locally Listed farm buildings, with an "L" shaped footprint. They are positioned adjacent to the original farm house and include an enclosed cattle yard and a number of early boundary walls. Together these form a very attractive group. The buildings are clearly visible in views from the surrounding open Green Belt area and from Joel Street.

Comments: The submitted drawings have been subject to discussion with the Design Team, there are no objections to the proposals in principle, subject to:

- The rear boundary (garden) wall with the farm house being retained, building the rear wall of the new building behind this had been discussed previously
- The external flooring materials, whilst of an appropriate type are of varied colours, which they would make the forecourt area appear very busy. This will need to be simplified, it would be a good idea to condition this and the landscape proposals so that a detailed scheme can be drawn up by a landscape architect.

- Palisade fencing would have a very industrial appearance and would not be appropriate in this semi rural/GB location; again this could be conditioned for further consideration together with the boundary treatments to the play area and paddocks, plus new gates to Joel Street.
- Details of the bin enclosure will be required.
- We would need to see samples of the bricks and roofing materials for the new buildings.
- The new gutters should ideally be metal.
- Design detail of the windows, external doors and roof lights should be submitted, the latter should be of painted timber, the roof lights should be a conservation type.
- Details of additional vents and flues should also be subject to condition.

RECOMMENDATION: No objection subject to the above.

#### TREE AND LANDSCAPE OFFICER:

##### Landscape Context:

The site is occupied by a complex of barns, stables and related farm buildings within a setting of hard courtyards and small grass paddocks, all within designated Green Belt land to the east of Joel Street.

There are no trees or other landscape features of merit on the site and there are no TPO's on, or close to, the site - which might constrain development.

##### Proposal:

The proposal is to demolish the existing Dutch barn and erect a replacement building to be used as a Class 1 (Nursery) and to demolish the existing detached stables, including alterations to existing buildings and associated parking and landscaping. This is a re-submission further to an application in 2012 (2012/767).

##### Landscape Considerations:

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

Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- No trees or other landscape features of merit will be affected by the development.
- This proposal has been amended to retain the grass paddock in the north-east corner of the site, which form a sympathetic boundary with the open fields and designated Green Belt.
- Plans indicate that the northern boundary will be defined by palisade fencing. This product is visually inappropriate and should be avoided in this location.
- A line of birch trees at 2 metre centres has also been specified. This spacing is extremely close for tree planting. Furthermore the width of land available for tree planting will only be adequate if the tree roots can extend into available topsoil within the field to the north. A native field hedge with occasional hedgerow trees would be more suitable in this location. This view is supported by the recommendations found in the Ecological Appraisal (section 6.0) by Belos Ecology.
- Another very narrow strip of planting, annotated 'flower beds' is indicated between the car park and the paddock. This is unlikely to prove satisfactory and (if space permits?) another hedge would be more suitable and robust in this location.
- The main car park too extensive and should be visually enhanced with tree planting, which is likely to require the loss of at least one parking space.
- The waste storage (Eurobins) and collection point is in a prominent position, close to the highway and public view. They should be well screened / discreetly detailed to ensure that they do not become an eyesore in such a prominent position.
- Details of all storage, boundary treatments and surfacing treatments should be reviewed.
- Recommendations in the Ecological Appraisal (section 6.0), include the use of native hedgerow

species (of local provenance), the installation of at least two bird nest boxes and bat boxes or bricks within the site.

- The site has been the subject of pre-application discussion regarding the building. However, further informed design and detailing needs to be applied to the external spaces and boundary treatments. The use of a landscape architect is recommended.

- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

**Recommendations:**

No objection in principle. However, the external works would benefit from the advice of, and detailing by, a landscape architect to satisfy conditions COM9 (parts 1,2,4,5 and 6).

**HIGHWAY ENGINEER:**

The development is for the demolition of an existing barn and detached stables and the construction of a new building that will be used as a nursery for up to 45 children and 10 members of staff. The proposed nursery will operate alongside an existing Cattery, Veterinary Clinic and Graphics Company, which are located within the site, but segregated from the proposed nursery.

As part of the proposals, 13 car parking spaces will be provided for the use of staff and for the dropping off/picking up of children associated with the nursery. The existing car parking provision serving the Cattery, Veterinary Clinic and Graphics Company will be retained.

Access to the proposed nursery and 5 car parking spaces associated with the Veterinary Clinic will be provided via an existing vehicle crossover located along Joel Street to the north of the site, which will be increased in width to 4.8m to allow for two-way traffic. Access to the remaining uses will be provided via an existing vehicle crossover to the south.

When undertaking assessment of the development it is noted that a Transport Statement (TS) has been submitted in support of the proposals. The TS considers the provision of car parking for the proposed nursery based on a parking accumulation survey undertaken at a similar site. This has demonstrated that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.

In terms of the likely trip generation, based on the traffic surveys provided within the TS, it is considered that this would not have a material impact along the adjacent highway network.

Therefore, provided that the details below are imposed under a suitably worded planning condition or S106 agreement, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan, 2012 (Part 2) and an objection is not raised in relation to the highway aspect of the proposals.

**Conditions/S106**

A Travel Plan is required to be submitted to and approved in writing by the LPA before occupation of the nursery and thereafter, maintained and retained for the lifetime of the development. The Travel Plan shall identify initiatives to encourage sustainable modes of travel to and from the site by pupils and staff, including by public transport, walking and car sharing. In addition, a car parking management strategy shall be included within the document.

5 No cycle parking spaces are required to be provided within the site, secured and under cover.

The vehicular access to the site 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.

The applicant is advised to contact the Council's Highways Team in respect of widening the existing vehicle crossover adjacent to the site.

Additional comment:-

I have reviewed the amended TA and note that the only difference between this and the earlier version (received by email on the 21 July 2014) is the inclusion of accident data.

When considering the data, I note that this is not up to date or issued by an accepted provider. However, I have received additional data from TfL, which confirms that there is no established accident patterns along Joel Street adjacent to the site, which would raise concern in relation to the development.

ACCESS OFFICER:

No objection, amended plans have been provided which demonstrate an acceptable level of accessibility.

SUSTAINABILITY OFFICER:

No objections.

FLOOD AND WATER MANAGEMENT OFFICER:

No objections, subject to the following condition:-

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- iii. incorporate water saving measures and equipment.
- 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 that surface water run off is control led to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework (NPPF) at paragraph 2 states that "Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise".

As regards Green Belts, the NPPF at paragraph 79 advises that they are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

At paragraph 89, the NPPF goes on to define inappropriate development, advising that the construction of new buildings should be regarded as inappropriate, and then lists the various exceptions to this which include the "replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

At paragraph 90, the NPPF indicates that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These include among others 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

London Plan policy 7.16 (July 2011) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

Policies in the adopted Hillingdon Local Plan (November 2012) generally reflect national and regional guidance, in particular, policies OL1 and OL4 which assess new buildings in the Green Belt. Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

This scheme proposes a children's nursery within a replacement building. On the previous application (App. No. 8856/APP/2012/767), it was held that the proposed nursery use would not be harmful to the openness of the Green Belt or be prejudicial to the site's Green Belt status, but it was the proposed physical elements of the scheme, such as the significantly taller and bulkier replacement building for the Dutch barn and the hardstanding of the paddock areas that were considered detrimental to the openness of the Green Belt which justified a reason for refusal on Green Belt grounds.

As regards the current scheme, the internal floor area within the proposed nursery building would total 226sqm, which compares to the 160sqm internal floor area of the existing Dutch barn. Once the internal floor area of the stable building proposed for demolition is also taken into account (58sqm) the proposal would only result in a nominal 8sqm of additional floor space on site.

As regards the height and bulk of the replacement building, its eaves and ridge height would be very similar to the eaves and overall height of the existing Dutch barn. Furthermore, it would only be the projecting wing of the building which would be sited outside of the footprint of the Dutch barn within an enclosed former farmyard where the building would be screened by the main range of former farm buildings to the front and the barns abutting the site at the rear. This compares to the stables which would be demolished and are in a more exposed position, located to the north of the main former farmyard buildings. This scheme also retains the vast majority of the paddock areas on the northern side of the site and a new hedgerow would be planted along the site's northern boundary.

Therefore, although the scheme technically represents inappropriate development if aspects of the NPPF are read in isolation, however have regard to the intentions of paragraphs 89 and 90 together it is considered that the development is appropriate, particularly as any harm to the Green Belt would be negligible. The applicant argues that if the LPA do consider that very special circumstances need to be demonstrated to justify this scheme, the removal of the dilapidated barn and the stables would improve the appearance of the site and together with employment generation and provision of a day nursery, would outweigh any harm. Given the very limited impact of the scheme, it is considered that in this instance, the scheme is acceptable in Green Belt terms.

It is therefore considered that this revised scheme overcomes reason 4 of the previous refused application (App. No. 8856/APP/2012/767 refers) and would be acceptable in terms of the NPPF, Policy 7.16 of the London Plan and Policies OL1, OL2 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to non-residential development.

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

The proposals would not be likely to affect any archaeological remains and the application site is not located within or on the fringes of a conservation area or an area of special local character.

The application site comprises a range of good quality Victorian farm buildings, together with the adjoining original Joel Street Farmhouse which are locally listed. The site also contains a number of early boundary walls and together the buildings and walls form a very attractive group.

The existing Dutch barn is in a dilapidated condition and is mainly constructed from corrugated iron sheets, including its roof. The stable building is also a more modern addition and has a flat corrugated asbestos roof. These buildings have little architectural or historical merit and no objections are raised to their loss.

The proposed single storey nursery building would replace the existing attached Dutch barn at the rear of the main two storied former farmhouse buildings. The revised scheme has formed the subject of much discussion with officers which has led to various revisions being made. The nursery building has been set back by 500mm from the boundary wall



adjoining the adjacent farmhouse, allowing the wall to be retained and not be used to form part of the side wall of the nursery building which may have threatened its stability. The building would be of an acceptable design, replicating that of the locally listed farm buildings and its scale, with a ridge height below that of the eaves of the main farmhouse buildings would ensure that the addition would appear sufficiently subordinate. As such, the Council's Conservation/Urban Design Officer raises no objections to the scheme, subject to conditions.

The revised scheme is considered to have overcome reason 3 of the previous refused application (App. No. 8856/APP/2012/767) and would be acceptable in terms of the NPPF, and Policies BE8 and 9 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 impact upon the Green Belt has been considered in Section .

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

The proposed single storey nursery building would be screened from public views on Joel Street by the existing two storey former farm buildings on site. The building would also replace the existing dilapidated Dutch barn of a similar height. The proposed car parking would mainly utilise existing hardstanding of the former farmyards and the proposed bin store would be largely screened behind the existing/extended front boundary wall.

As such, the scheme would have no adverse impacts on the character and appearance of the area and would result in the tidying and enhancement of the site's appearance.

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

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The nearest residential property to the proposals is the former Joel Street Farmhouse immediately to the south of the site. The proposed nursery building would be sited adjacent to the side boundary of its rear garden. As the building would replace an existing structure of similar height and bulk, there would be no additional impacts upon the amenities of this property. The proposed building would be set back some 500mm from the boundary which represents an improvement on the existing relationship. The proposed nursery building also does not contain any side windows in the flank elevation facing No. 151's rear garden other than skylight windows in the roof from which overlooking could not occur.

The proposed nursery building would be sited some 55m from, and screened by, existing buildings on site from the properties on the opposite side of Joel Street.

It is therefore considered that the scheme would not result in any significant adverse impact upon the amenities of existing and proposed surrounding residential occupiers, in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Noise and traffic issues are considered in the relevant sections below.

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

Not applicable to this commercial development.

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

There are no adopted car parking standards for children's nurseries, each application is assessed on an individual basis using a transport assessment and travel plan.

The proposed children's nursery would operate alongside existing uses on site, namely a cattery, veterinary clinic and graphics company. The car parking arrangements for the existing uses on site would be unchanged, with 2 spaces serving the cattery, 3 spaces the offices and a total of 9 spaces serving the veterinary clinic, together with 1 retained space on site to serve the former adjoining farmhouse. Of these, it is only 5 of the spaces serving the veterinary clinic that would share the use of the northern access into the site, with the other spaces occupying the enclosed courtyard to the south with its own separate access onto Joel Street.

As part of the proposals, 13 spaces would be provided to serve the nursery and the northern access would be re-positioned slightly and widened to 4.8m to allow two-way vehicular movement.

The Council's Highway Engineer advises that a Transport Statement (TS) has been submitted in support of the proposals based upon a parking accumulation survey undertaken at a similar site on Joel Street. This demonstrates that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.

The Highway Engineer also advises that in terms of the likely trip generation, based on the traffic surveys provided within the TS, it is considered that this would not have a material impact along the adjacent highway network.

As regards cycle parking, in order to comply with Council standards, 1 space per 2 members of staff would be needed and details of cycle parking has been conditioned.

Therefore, provided that a travel plan is submitted which would be subject to a S106 Agreement, the Highway Engineer raises no objections to the scheme, subject to the recommended conditions. Therefore, this revised scheme has overcome reasons 1 and 2 of the previously refused scheme and no objections are raised on highway grounds and complies with Policies AM7(ii), AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

A Secure by Design condition is included in the officer's recommendation.

#### **7.12 Disabled access**

Policy 7.2 of the London Plan (July 2011) requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design. The Council's Supplementary Planning Document "Accessible Hillingdon" (May 2013) provides detailed design guidance on accessibility issues.

The Council's Access Officer advises that since the scheme has been revised to take into account his initial comments, the revised scheme is acceptable from an accessibility perspective.

The scheme complies with Policy 7.2 of the London Plan and the Council's Supplementary Planning Document "Accessible Hillingdon" (May 2013).

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

Not applicable to this application for commercial development.

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

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that there are no trees or other landscape features of merit on the site and there are no TPO's on, or close to, the site which might constrain its development.

The Council's Tree/Landscape Officer notes that since the previous refused scheme, the paddock area has largely been retained which provides a sympathetic boundary with the open fields and designated Green Belt, although concerns were raised regarding the industrial appearance of the initially proposed palisade fencing, type of boundary planting and a narrow strip of planting within the site and suggested revisions to the layout. The scheme has now been revised to include many of the Tree/Landscape Officer's suggestions, including post and rail fencing and a native hedgerow along the northern boundary.

The Council's Tree/Landscape Officer advises that the scheme is acceptable, subject to a condition seeking the submission of a landscaping scheme. This forms part of the officer recommendation. As such, it is considered that reason 5 of the previous application has been overcome.

Ecology

An Ecological Appraisal has been submitted which demonstrates that the site has no significant ecological interest and importantly, that it is of negligible significance for roosting bats. The report does recommend various ecological enhancements for the site, including the use of bird/bat boxes and bat bricks which has been conditioned. The Council's Sustainability Officer raises no objections to the scheme.

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

The scheme makes adequate provision, adjacent to the northern access to the site for waste and recycling.

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

The Council's Sustainability Officer advises that there is no requirement for an energy condition as it would be too onerous.

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

The Council's Flood and Water Management Officer raises no objections to the scheme, subject to the imposition of a recommended SUDS condition. This forms part of the officer recommendation.

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

The playground for the proposed nursery would be provided to the north of the nursery building which would help screen the impact of its use upon the adjoining residential occupiers to the south. On the previous application, the Council's Environmental Protection Officer did not raise any objections to the proposal, but did recommend an opening hours condition and a condition to control the times of vehicular movements to and from the site. The former forms part of the officer recommendation on this application which would largely control vehicle movements to and from the site.

The application site is not located within an Air Quality Management Area. Traffic

generated by the proposal would not have a material adverse impact on air quality.

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

As regards the comments raised by individual objectors, as regards point (i), notice has been served on the occupiers of No. 151 Joel Street as regards the boundary wall. The scheme however has since been amended, setting the nursery building back by some 500mm from the boundary, so that the boundary wall should not be affected by the proposals. A condition has been added, requiring that a construction method plan is submitted to ensure the boundary wall is retained and any damage is made good. The other comments raised by the objectors and petitioners have been dealt within the officer's report.

#### **7.20 Planning Obligations**

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A S106 Agreement would be needed to secure the following:-

1. Highways: A S278/S38 Agreement will need to be secured for the widening of the northern access and a Travel Plan.

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

There are no enforcement issues raised by this application.

#### **7.22 Other Issues**

There are no other planning issues raised by this application.

### **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 Probitary 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**

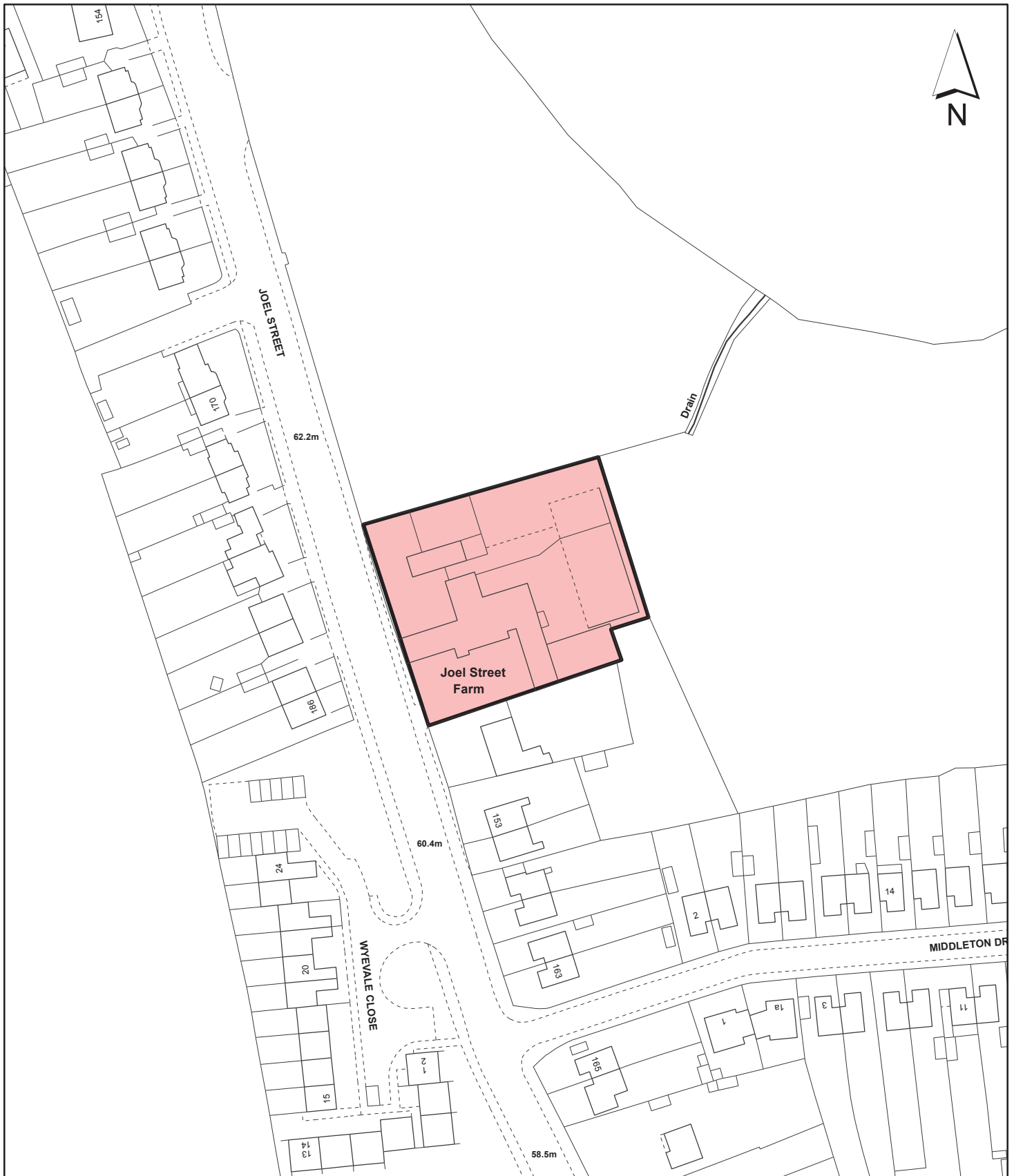
This scheme is a resubmission of a previously refused proposal for a similar development. It is considered that the revisions made overcome the previous reasons for refusal and the scheme is recommended for approval.

## **11. Reference Documents**

NPPF (March 2012)  
Planning Practice Guidance (March 2014)  
The London Plan (July 2011)  
Hillingdon Local Plan (November 2012)  
Consultation Responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Joel Street Farm  
 Joel Street  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**8856/APP/2013/3802**

Scale

**1:1,250**

Planning Committee

**North Page 72**

Date

**October 2014**



**HILLINGDON**  
 LONDON

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

**Address** 1 BARRINGTON DRIVE HAREFIELD  
**Development:** Installation of boundary wall with railings and gate to front  
**LBH Ref Nos:** 62825/APP/2014/2576  
**Drawing Nos:** 143/L01/P Rev. A  
143/L02/P Rev. A

**Date Plans Received:** 21/07/2014      **Date(s) of Amendment(s):**  
**Date Application Valid:** 31/07/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a large modern detached property situated on the western side of Barrington Drive. The property is on a corner plot and benefits from good sized gardens all around and an existing driveway providing parking for at least 2 cars. There is a mature established hedgerow along the side boundary to the south west. The land slopes down from east to west with the entrances of the properties on the eastern side of Barrington Drive at a raised level and access by steps. Opposite the site is a brick built retaining wall measuring just over 1m high and the entrance to the Drive is flanked with two brick pillars.

The street scene is residential in character and appearance comprising a mixture of detached and semi detached properties. There are no fences or walls enclosing the front gardens, although some have hedges, which are all maintained at a height of about 50 - 75cm.

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

This proposal is for the installation of boundary wall with railings and gate enclosing the whole of the front garden area.

#### 1.3 Relevant Planning History Comment on Planning History

62525/APP/2007/500 - Erection of a rear conservatory

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

Five adjoining occupants consulted. 25 responses received from adjoining neighbours raising the following points:

1. Looks quite nice
2. Out of character for the road which is open and unfenced.
3. Legal covenant on the properties for no fences, wall post, hedge or other structure on the boundary.
4. Not in keeping with any other property along the road
5. The height of the wall, the sharp bend and steep gradient as you approach from Park Lane will create an obstruction and be a safety hazard for motorist driving along the road and pedestrians crossing
6. The estate was designed to be open plan and should be preserved
7. This is the first house you see in the road, this will spoil the rural look and feel of our environment
8. Against the conservation of canalside landscaping of the locality
9. Plans misleading as don't show the height of the wall accurately or how imposing it would be at its left hand end
10. The gates could mean cars entering the drive would obstruct the highway when they wait for them to open
11. Not a crime problem in the area so no security reason to construct the wall and gates
12. Plans inaccurate as the garages between 1 and 3 are 90 degrees to the road not at angle
13. The drawing gives a height of 1575mm on the right side. Due to the fall of the land the left side would be 2750mm
14. The scale plan shows the gates set back 2m behind the boundary and the gate 2m wide making it difficult to manoeuvre cars within the walled area
15. We understand this is to provide a play area for children in an area currently used to park 4 cars this will be reduced to 1
16. Nos. 1 and 3 share a common drive in front of the garages and it is already difficult to reverse onto the road with a lamp post one side and the parked cars in the road. The garage for number 1 is already used for domestic purposes so his displaced car from the front of his house will need to park in front of the garage making it impossible for me to leave my drive.
17. The application shows the removal of all trees within the walled area contrary to Forestry Legislation
18. Application would set a precedent for others
19. Potential to increase crime as a perception of trying to protect something
20. Tress in the front garden are protected by a conservation clause and would be removed by this development

Conservation and Urban Design Officer:

The site lies just outside the Coppermill Lock Conservation Area. The property forms part of a planned estate. The front boundary treatments existing along the street comprise of low lying hedges. The proposed boundary wall with railings and a gate would be considered visually intrusive to the character of the street and adjacent conservation area, due to the prominent corner positioning of the property at the junction of Park Lane and Barrington Drive. The proposal will create an unnecessary precedent along a compact street scene.

CONCLUSION: Unacceptable



Trees/Landscape Officer:

There are two semi-mature trees (protected by conditional planning permission relating to the original development of the site) situated along the front boundary. The same species of tree has also been planted in many other front gardens of Barrington Drive and characterise the road. The proposed wall/railings will almost certainly require the removal of these two trees.

Recommendation: If you are minded to approve the application, then two semi-mature replacement trees (of the same as the existing) must be planted elsewhere in the front garden. These details should be shown on the plans. Please reconsult on receipt of the requested amended plans.

#### **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.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
BE4 New development within or on the fringes of conservation areas  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

#### **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 area (including the adjacent Conservation Area).

The proposal is to erect a wall with railings along the front and side boundary to 1 Barrington Drive. The land levels drop along Barrington Drive down towards the junction with Park Lane (north to south) when viewing the property from the road. The proposal maintains a constant height for the wall, meaning the height at the lowest point adjacent to the driveway between numbers 1 and 3 is 1.57m, rising to 2m (end pillar) towards the southern boundary of the site. The gate posts either side of the gates stand at 2.5m in height. Although the inclusion of the railings on top of the walls and between the pillars attempts to break up the facade and make the wall less imposing, they are only 40cm in height the full length of the wall, resulting in an imposing brick feature. This proposal far exceeds the dimensions given in the Supplementary Planning Document HDAS: Residential Extension.

The overall street scene is very open in character, softened by greenery provided by small hedges and a number of semi-mature trees planted in gardens along the road. Two of

these trees are in the garden of number 1 and are protected by condition of the original permission. The Tree and Landscape officer has advised that the proposal would almost certainly require the removal of these two trees and has recommended that should permission be granted, these trees will need to be replaced with trees of the same size/specimen as existing. However, to replace these trees behind a high wall would not help mitigate for the loss of these trees or the detrimental impact on the street scene.

It is considered that, given the open character of the street, the principle of walls/railings is unacceptable and the proposal fails to harmonise with the open aspect of the street scene and is detrimental to the character and appearance of the area including the adjacent Conservation Area. It, as such, fails to respect the requirements of Policies BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extension.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposal, by reason of the enclosure of the front garden area and the height and design of the wall and railings would be detrimental to the open plan character of the street scene the visual amenity, character and appearance of the wider area including the adjacent Coppermill Lock Conservation Area, contrary to Policies BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### **2 NON2 Non Standard reason for refusal**

The proposal will result in the loss of existing trees to the detriment of visual amenity, character and appearance of the street scene and the wider area including the adjacent Coppermill Lock Conservation Area, contrary to Policies BE4 and BE38 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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

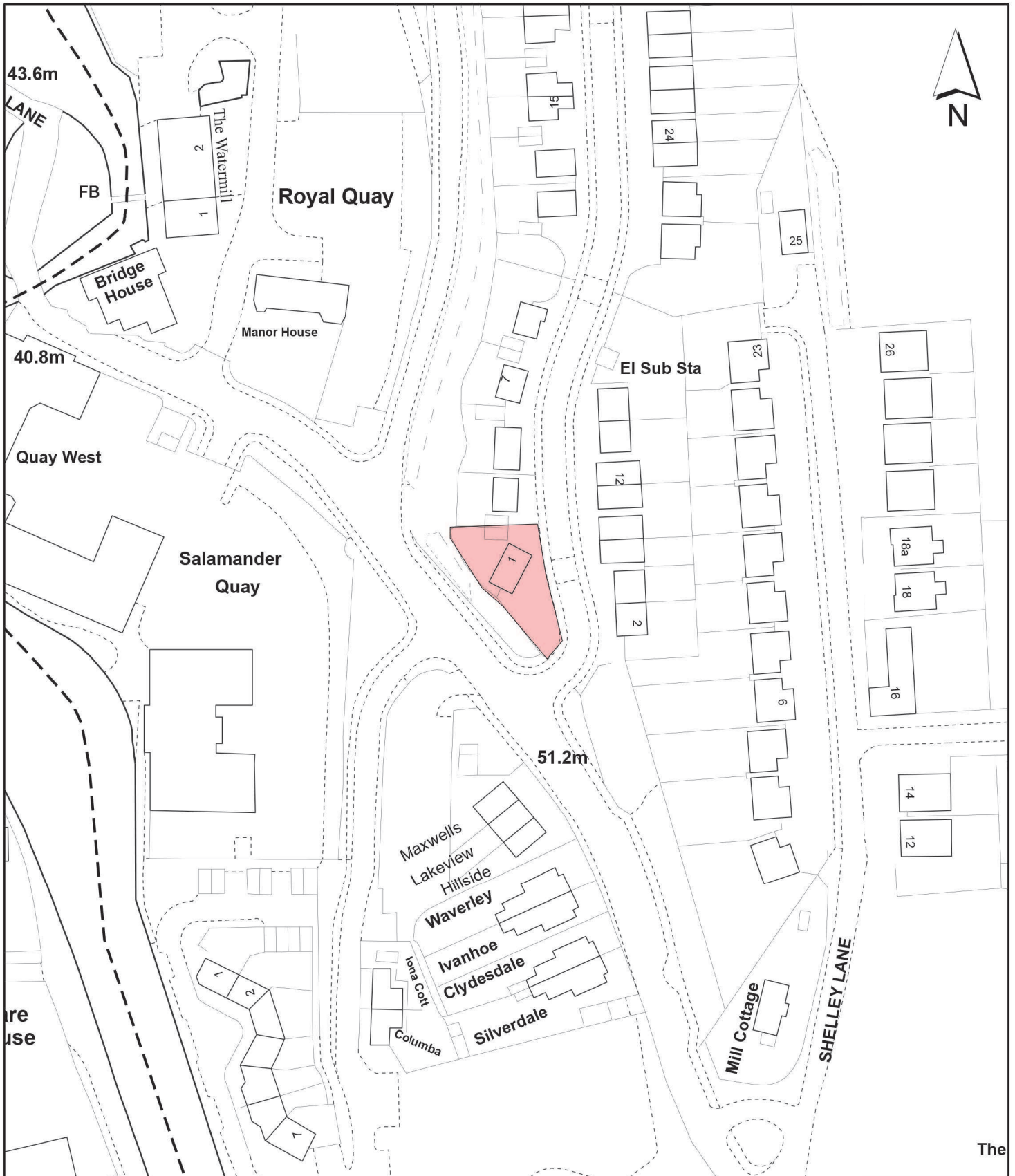
Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

guidance.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



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Site Address

**1 Barrington Drive  
 Harefield**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**62825/APP/2014/2576**

Scale

**1:1,250**

Planning Committee

**North Page 79**

Date

**October 2014**



**HILLINGDON**  
 LONDON

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

**Address** 95 HOYLAKE CRESCENT ICKENHAM

**Development:** Part two storey/part single storey side/rear extension involving raising of roof height and single storey front extension involving alterations to front elevation

**LBH Ref Nos:** 15392/APP/2014/1584

**Drawing Nos:** H&H/95 Hoylake/FPH/05 REV C  
H&H/95 Hoylake/FPH/06 REV C  
H&H/95 Hoylake/FPH/07 REV C  
H&H/95 Hoylake/FPH/09 REV C  
LOCATION PLAN  
H&H/95 Hoylake/FPH/02  
H&H/95 Hoylake/FPH/04  
H&H/95 Hoylake/FPH/08

**Date Plans Received:** 07/05/2014                      **Date(s) of Amendment(s):** 07/05/2014  
**Date Application Valid:** 21/05/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located off Swakeleys Road in Ickenham, in a residential street comprising a mixture of bungalows and two-storey detached properties.

On the east side are mainly bungalows with two storey dwellings opposite. On the same side of the road as the application site, five of the eight dwellings from Field Close are two storeys with Nos. 85, 87 and 95 Hoylake Crescent, all original bungalows now the exception, the most recently converted properties being those at No. 83 and the adjoining site, No. 93. It thus forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

No. 95 Hoylake Crescent is one of the original bay window fronted bungalows, with three bedrooms situated on the brow of the hill close to the junction with Bushey Road. The application site has boundaries to the side with properties in Bushey Road and at the foot of the rear garden with Field Close. The front garden is mostly landscaped and there is parking for two cars on the driveway to the side with a detached garage at the rear of the dwelling and a rear garden (of approx. 19.5m x 10m).

#### 1.2 Proposed Scheme

The proposal, as amended, is for a part two storey, part single storey side and rear extension involving raising of roof height and single storey front extension involving alterations to front elevation.

The additional accommodation would provide a study and living room with a new bay window and entrance door at the front, an enlarged lounge and kitchen at the rear plus a new hall and staircase at ground floor and relocate the bedrooms, four in total and a

bathroom to a new first floor.

The extension at ground floor would be 1.4 metres wide on the south-east flank from the front corner to beyond the rear wall of the existing bungalow by 3.7 metres and returned across its full width at the rear. This would be completed with a sloped roof, 3.5 metres high containing two rooflights facing the garden.

The new first floor would be carried up from the existing bungalow walls to the same dimensions (approx. 10.9m long x 7.3m wide), thus projecting beyond the front and rear roof slopes of the existing bungalow by about 3 metres at the height of the new eaves level (5m). There would be side facing bathroom and staircase windows and the ridge height of the dwelling would be raised from 5.5 metres to 8.2 metres under a new roof, hipped on all sides, replicating the angles of the existing bungalow.

The front element would have a total width of 4.1m being 1m deep, providing a bay window and a front porch entrance provided. The porch and new bay window would be completed with a hipped roof (3.5m high).

The extensions would be finished externally in materials to match the existing building, comprising of rendered brick, roof tiles and upvc window and door frames.

### 1.3 Relevant Planning History

15392/APP/2013/3724 95 Hoylake Crescent Ickenham

Raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with new gable end window, relocation of front entrance, removal of existing front bay window, provision of new front bay window and new window to side elevation

**Decision Date:** 05-02-2014 Refused **Appeal:**

15392/APP/2013/3731 95 Hoylake Crescent Ickenham

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.75 metres

**Decision Date:** 27-01-2014 PRN **Appeal:**

15392/APP/2013/3851 95 Hoylake Crescent Ickenham

Single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 05-02-2014 Approved **Appeal:**

185/APP/2011/1824 93 Hoylake Crescent Ickenham

Part two storey, part single storey side/rear extension involving raising of roof height, alterations to bay window roof to front with associated parking at front and demolition of existing detached garage to rear

**Decision Date:** 19-09-2011 Approved **Appeal:**

185/APP/2011/3 93 Hoylake Crescent Ickenham

Two storey rear extension, single storey side extension, first floor extension involving raising of roof height, alterations to single storey roof element, associated parking at front and demolition of existing detached garage to rear.



**Decision Date:** 25-05-2011

Approved

**Appeal:**

### **Comment on Planning History**

In January 2014 an application (under ref. 15392/APP/2013/3731) determined that prior approval was not required (as no objections were received from adjoining property owners) to erect an 8 metre deep flat roofed single storey rear extension. A subsequent application (under ref. 15392/APP/2013/3851) established that a proposed single storey extension fell within permitted development and was thus lawful.

The previous application (under ref. 15392/APP/2013/3724) which sought approval to raise the roof to allow for its conversion to habitable use, including insertion of a rear dormer, 2 front rooflights and conversion from hip to gable end, plus relocation of front entrance and provision of new front bay window and new window to side elevation was refused in February 2014 for the following reasons:

1. The proposed extensions and alterations, including the raising of the roof, by reason of their size, scale, bulk, design and massing would be overly dominant and incongruous to the form of the original property and would thus detract from the architectural composition, character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies, Policies BE13, BE15 and BE19 of Hillingdon Local Plan: Part Two -UDP Saved Policies and The Council's adopted Supplementary Planning Document HDAS: Residential Extensions;

2. The proposed dormer window, by reason of its size, scale, bulk and design would be overly dominant and incongruous to the form of the original and extended roof and would thus detract from the architectural composition, character and appearance of the property and the visual amenities of the wider area. The proposal is therefore contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies, Policies BE13, BE15 and BE19 of Hillingdon Local Plan: Part Two -UDP Saved Policies and The Council's adopted Supplementary Planning Document HDAS: Residential Extensions; and

3. The proposal would fail to provide an adequate area of usable amenity space for the extended property and would result in a cramped form of development that would be detrimental to the amenities of existing and future occupiers. The proposal is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The current proposals differ from that scheme primarily by seeking to introduce a new first floor with a hipped roof instead of a converted roofspace plus a side/rear extension at ground floor.

## **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**

9 neighbouring occupiers were consulted (23.5.2014) and following on receipt of amended

plans (on 21.8.2014). In addition a site notice was displayed from 29.5.2014.

There were four initial responses received and two further responses on the amended plans with the the following objections/concerns raised:

Impact on surrounding area

- would spoil the view and be an eyesore;
- extra storey/raised roof would be very dominant/incongruous to form of original property;
- would be the seventh bungalow to change to house in this area (including No. 93).

Impact on neighbour amenities

- loss of light to back garden, kitchen and living room (of No. 112);
- overbearing;
- overshadowing due to proximity/loss of the visual amenity and privacy.

Amended plans - further comments:

- additional storey would significantly reduce light to small back garden (of No. 112)/loss of light to living room, kitchen and garden (of No. 114).
- overlooking of gardens/loss of privacy (were not opposed to dormer windows in the roof of the bungalow)

Other Issues

- additional bedrooms could be provided by conversion of roof space (as on 15392/APP/2014/789 - withdrawn);
- previous scheme proposed extra rooms without raising the roof line by much;
- additional pressure on foul water drains (blockages occur already);
- inadequate usable amenity space for occupants;
- need to keep bungalows quoting the Policy Exchange report "Housing and Intergenerational Fairness" (22 April 2013) which debates the future of housing for older people:

The report says reform of the planning system to encourage developers to build more homes, including bungalows and self build homes attractive to older people looking to downsize, is the fairer way of reducing the generational divide.

One response was received in support with the following comments:

- suggest that building style and materials used (i.e. bricks, tiles, windows etc.) are in keeping with No. 93.

These comments have been addressed in the main section of the report below.

#### **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.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main issues with the proposal are the impact on the street scene and surrounding area; the design in terms of scale, proportion etc. and the potential impacts on the amenities of the neighbouring occupiers. Parking, amenity space provision and landscaping are also taken into account.

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

In addition, Policy BE22 sets out that extensions of two or more storeys should be set back a minimum of one metre from the side boundary of the property for the full height of the building and where there is already an existing single storey side extension within 1m of such a boundary, the first floor element should be set in a minimum of 1.5 metres.

No. 95 Hoylake Crescent is one of a line of original bungalows on this side of Hoylake

Crescent, and as with the noticeable changes that have been made recently (including those to Nos. 83, 93) the proposal would be prominent within the local street scene situated on the brow of the hill. The dwelling is also situated on the corner of Bushey Road, where the land falls away to the south and would thus have a visual impact on dwellings in that road in particular Nos. 112 and 114.

The first floor of the extended property would retain the existing 1.3 metres gap inside the side boundary with Nos. 112 and 114 Bushey Road, thus in compliance with Policy BE22.

With specific regard to form of the development, the conversion to a two storey dwelling would not be out of keeping with recent development in the vicinity. In particular, its ridge height would be the same as that of No. 93, which is a slightly wider property and its hipped roof form and general scale, with the first floor adhering to the footprint size of the existing bungalow, would be set well within the site boundaries. As such and given the distance beyond the site frontage to the junction with Bushey Road would ensure that the taller dwelling would not appear cramped. The front projecting bay window and porch together under a new roof would appear as separate from the existing shallower bay and be similar in bulk to that at No. 93.

In conclusion, it is considered that the proposal should not harm the visual amenity or alter the general character of the surrounding residential area which has varied streetscape. In this regard therefore, the proposal would comply with the objectives of Local Plan Policies BE13, BE15 and BE19.

Local Plan Policy BE15 considers whether the proposal would be in scale, proportion etc. with the original building. The Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains guidance on the design, form and scale of proposed extensions including dimensions.

The primary aim of HDAS is that they should appear subordinate to the original dwelling and thus two storey (and single rear extensions) to detached properties should not normally exceed 4.0 metres in depth with the overall roof height and form should match that of the existing building. The height of any single storey extensions should not exceed 3.4 metres with a sloped roof whilst those to the side should be no more than two-thirds the width of the original house.

In terms of its scale in proportion to the existing house, the raised height of the roof would exceed the existing bungalow by half at the apex of the new roof and replicate the existing pyramidal roof form and angles of slope, although the front to back ridge length (2.4m) would be relatively shorter. The eaves height of the bungalow would similarly be raised by approximately 2.3 metres to 5m.

Whilst the HDAS criteria are more applicable to two storey dwellings (bungalows are not mentioned in HDAS) the increased bulk and scale of the dwelling, is not considered to be unacceptable.

The proposal would therefore meet the criteria with respect to scale and proportions for extensions to detached properties as set down in HDAS in terms of its width, depth, height and roof form and can thus be considered to comply with the general aim of Policy BE15 in these respects whilst the depth of the rear extension at ground floor would also meet the relevant HDAS criteria.

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

The adjoining properties in Bushey Road, No. 114 (a two storey dwelling) and No. 112, a bungalow, would be impacted by the proposal. The back gardens of these properties adjoin the garden of No. 95 which is also on slightly higher ground. The flank wall of the proposed first floor would be 14.3 metres from the extended ground floor of No. 112, and 17.3m from No. 114 on the corner. However, the new roof would be hipped away from No. 112 and appear above the tall hedge on the rear boundary. Given the south-east position of No.95 from this bungalow, the amount of sunlight that may be lost to their garden in the mornings would be negligible.

Given this relationship, and that with No. 114, with which the application property aligns it is concluded that the current outlook from and levels of daylight received to this bungalow would be unchanged by the proposal. The privacy of these occupants could also be fully protected by incorporation of obscure glazing to the upper floor side facing staircase window proposed.

The proposal would have no significant impact on No. 93, the new two storey house which itself has been converted from the original bungalow on the site under a permission granted in 2011 and with which No. 95 line ups with at the front and rear.

The impact on neighbour amenities is thus considered to be acceptable and the proposal therefore accords with the relevant Local Plan policies BE20, BE21 and BE24 in these respects.

The amenities of future occupants are also considered under Local Plan Policies BE23 (amenity space) and BE38 (landscaping).

HDAS sets out a minimum of 100 square metres of outdoor private amenity space for four or more bedroom properties. The resulting amenity space following the proposed development would provide 170 square metres which is thus more than adequate for a four bedroom property, in accordance with both HDAS and Policy BE23 of the Local Plan.

In accordance with Policy BE38 there are no protected trees or other landscape features of merit to be removed or threatened by the proposal.

Local Plan Policy AM14 seeks to ensure that adequate parking is retained in accordance with the Council's adopted maximum parking standards. The maximum requirement of two spaces would seek to be adhered to in this locality given the low public transport accessibility level.

The application proposal would result in the loss of parking to the side of the existing bungalow and from the garage. However the front garden is of sufficient depth (5 metres) and width (10.75m) to be capable of providing two parking spaces on site, with either one or both spaces parallel to the road accessed via the existing single width vehicle crossover. The applicant has confirmed that part of the existing low boundary wall may have to be removed to achieve the turn in. Such off-street parking provision would be sufficient for the extended property and is not an unusual arrangement in this locality.

Whilst not proposed, should this arrangement lead to a requirement for any widening or alteration of the existing dropped kerb, this would be the subject of highways approval. As there are no others before the junction of Bushey Road however this would not be likely to inconvenience pedestrians or raise highway safety issues.

Nonetheless, a plan of the proposed parking layout showing two spaces with a minimum landscaped area of at least 25% of the front garden should be made a condition on any approval. On this basis, the proposal would be acceptable in highways terms and comply with Policy AM14 of the Local Plan.

## **6. RECOMMENDATION**

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

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers H&H/95 Hoylake/FPH/05 REV C, H&H/95 Hoylake/FPH/06 REV C, H&H/95 Hoylake/FPH/07 REV C and H&H/95 Hoylake/FPH/09 REV C.

#### **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 HO4 Materials**

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

#### **REASON**

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

#### **4 HO6 Obscure Glazing**

The staircase window (facing Nos. 112, 114 Bushey Road) and bathroom window (facing No. 93 Hoylake Crescent) 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).

**5** 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 facing Nos. 112, 114 Bushey Road and No. 93 Hoylake Crescent.

**REASON**

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

**6** B8 Parking Arrangements (Residential)

Prior to the commencement of the development hereby permitted, details of the parking spaces to be provided shall be submitted to the Local Planning Authority for approval in writing. Such parking spaces as approved shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

**REASON**

To ensure that adequate off-street facilities are provided in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7** HO10 Front Garden Landscaping

Notwithstanding the details of parking approved a minimum of 25% of the front garden area shall be soft landscaped (eg. grass or planted beds) for so long as the development remains in existence.

**REASON**

To ensure 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).

**8** 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).

**INFORMATIVES**

- 1** 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).

- 2 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).
- 3 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

- 4 The development may require the widening or alteration 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.
- 5 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 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.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

- 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.

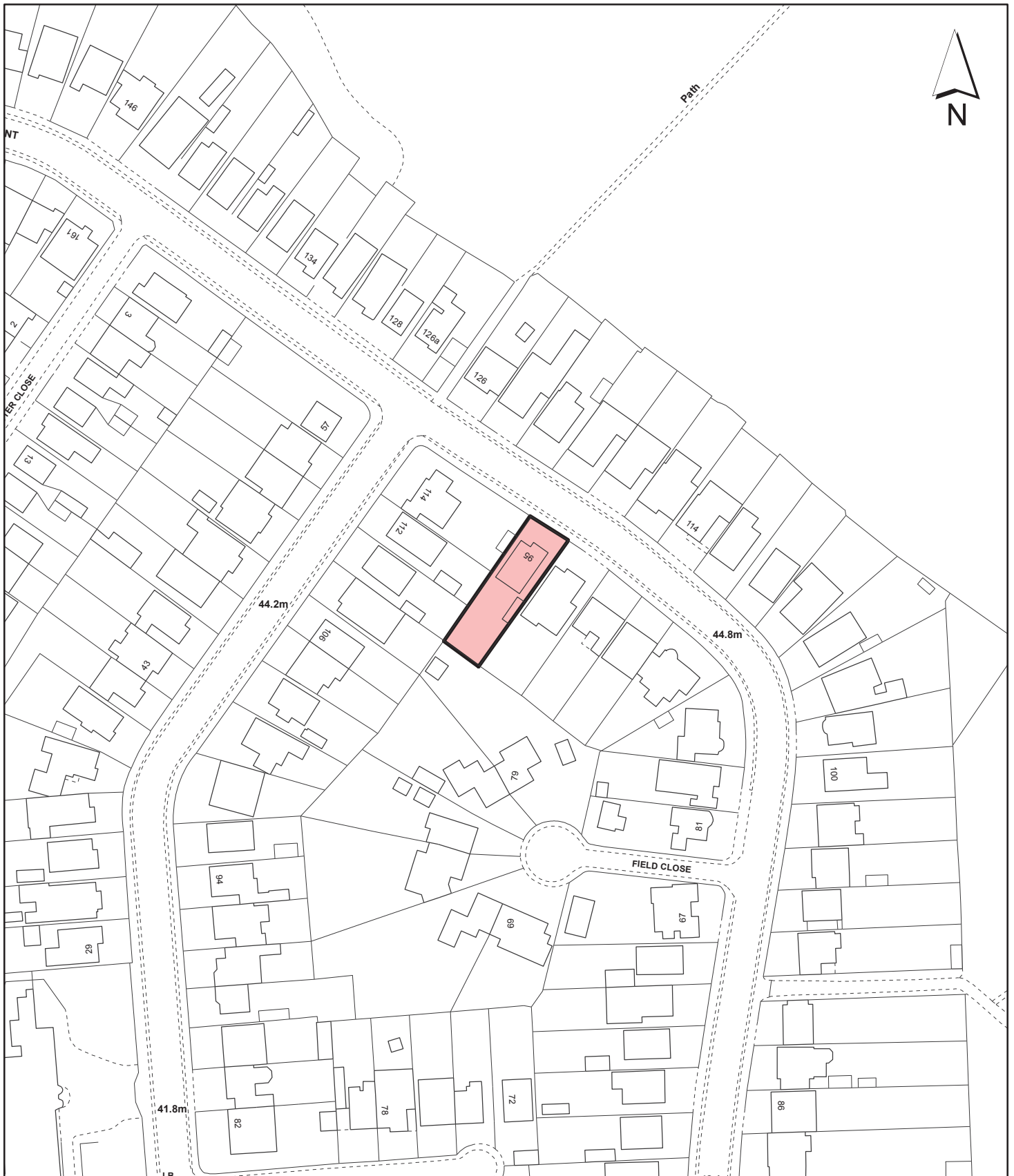
D) No bonfires that create dark smoke or nuisance to local residents.

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:** Daniel Murkin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**95 Hoylake Crescent  
 Ickenham**

Planning Application Ref:

**15392/APP/2014/1584**

Planning Committee

**North Page 94**

Scale

**1:1,250**

Date

**October 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** PARK FARM HOUSE DUCKS HILL ROAD NORTHWOOD

**Development:** Installation of window in ground floor rear elevation.

**LBH Ref Nos:** 272/APP/2014/2598

**Drawing Nos:** Block Plan (1:500)  
HD773/8000  
HD773/8001  
Location Plan (1:1250)  
Design and Access statement  
HD773/8003 Rev. A  
HD773/8002 Rev. A

**Date Plans Received:** 22/07/2014      **Date(s) of Amendment(s):** 23/07/2014

**Date Application Valid:** 22/07/2014

## 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 HD773/8003 Rev. A and HD773/8002 Rev. A 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 Details of window

No development shall take place until detailed drawings of the window have been submitted to and approved in writing by the Local Planning Authority. These drawings shall show the new window, aperture, hood moulding and/or brick arch. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

#### REASON

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

### 4 RPD3 Obscured Glazing

The proposed ground floor window in the northern elevation shall be glazed with permanently obscured glass for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

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

#### 2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
LPP 7.16	(2011) Green Belt
LPP 7.6	(2011) Architecture
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the north western side of Ducks Hill Road, close to the junction with Rickmansworth Road and comprises a large detached office building. To the west of the site is a sports centre, to the east of the site are residential properties in Rising Hill Close and all along Ducks Hill Road to the south of the site. There is a vehicular access to the south of the site.

The application building is Locally Listed and is located within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

This application seeks consent for the proposed rendering of the external walls of the building and the installation of a window at ground floor level in the north western elevation of the building.

#### 3.3 Relevant Planning History

272/APP/2013/3285      Park Farm House Ducks Hill Road Northwood  
Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval)

**Decision:** 27-12-2013    PRN

272/APP/2014/379      Park Farm Ducks Hill Road Northwood  
Two storey, 1-bed, attached dwelling with associated parking and amenity space

**Decision:** 06-08-2014    Approved

#### **Comment on Planning History**

272/APP/2013/3285 - Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval). Approved.

272/APP/2014/379 - Two storey, 1-bed, attached dwelling with associated parking and amenity space. Approved.

#### **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.HE1      (2012) Heritage

Part 2 Policies:

BE13          New development must harmonise with the existing street scene.

BE15          Alterations and extensions to existing buildings

LPP 7.16      (2011) Green Belt

LPP 7.6        (2011) Architecture

NPPF          National Planning Policy Framework

OE1          Protection of the character and amenities of surrounding properties and the local area

OL1          Green Belt - acceptable open land uses and restrictions on new development

#### **5. Advertisement and Site Notice**

**5.1**    Advertisement Expiry Date:- Not applicable

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

#### **6. Consultations**

##### **External Consultees**

3 neighbouring properties were consulted. No replies were received.

Northwood Residents Association: No reply received.

### **Internal Consultees**

#### **CONSERVATION**

No objections subject to a condition that we receive plans to ensure that the new window, aperture, hood moulding and/or brick arch matches the adjacent window.

## **7. MAIN PLANNING ISSUES**

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

The addition of a window to an existing building is acceptable in principle.

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Whilst the site is located within the Green Belt the proposal will not result in any undue visual impact that would be injurious to the Green Belt, given it is minor works to an existing building.

### **7.06 Environmental Impact**

Not applicable to this application.

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

Park Farm is included on Hillingdon's Local List of buildings of architectural or historic importance and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. The house appears to date from the mid 18th century with a later cross wing and part basement. It is well proportioned and relatively unaltered apart from the loss of its original windows, chimneys and roof covering. Despite this, it is an important landmark building within the rural street scene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset and a building of local significance.

The proposed window has been designed to match those on the existing building to which no objection is raised by the Conservation Officer. The proposed location of the window is considered acceptable in the context of the host building as it aligns with the openings on the floors above and is of a similar size to the existing openings.

It has been advised that a condition is added to ensure that the new window, aperture, hood molding and/or brick arch matches the adjacent window. Subject to a condition to secure such, no objection is raised to the proposal.

### **7.08 Impact on neighbours**

Given the location of the window on the north western elevation of the building, at ground floor level, and that this is proposed to be obscurely glazed, no objection is raised to this addition on the grounds of overlooking or loss of privacy.

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

Not applicable to this application.

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

Not applicable to this application.



**7.11 Urban design, access and security**

See Section 7.07.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

None received.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**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**

Not applicable to this application.

## **10. CONCLUSION**

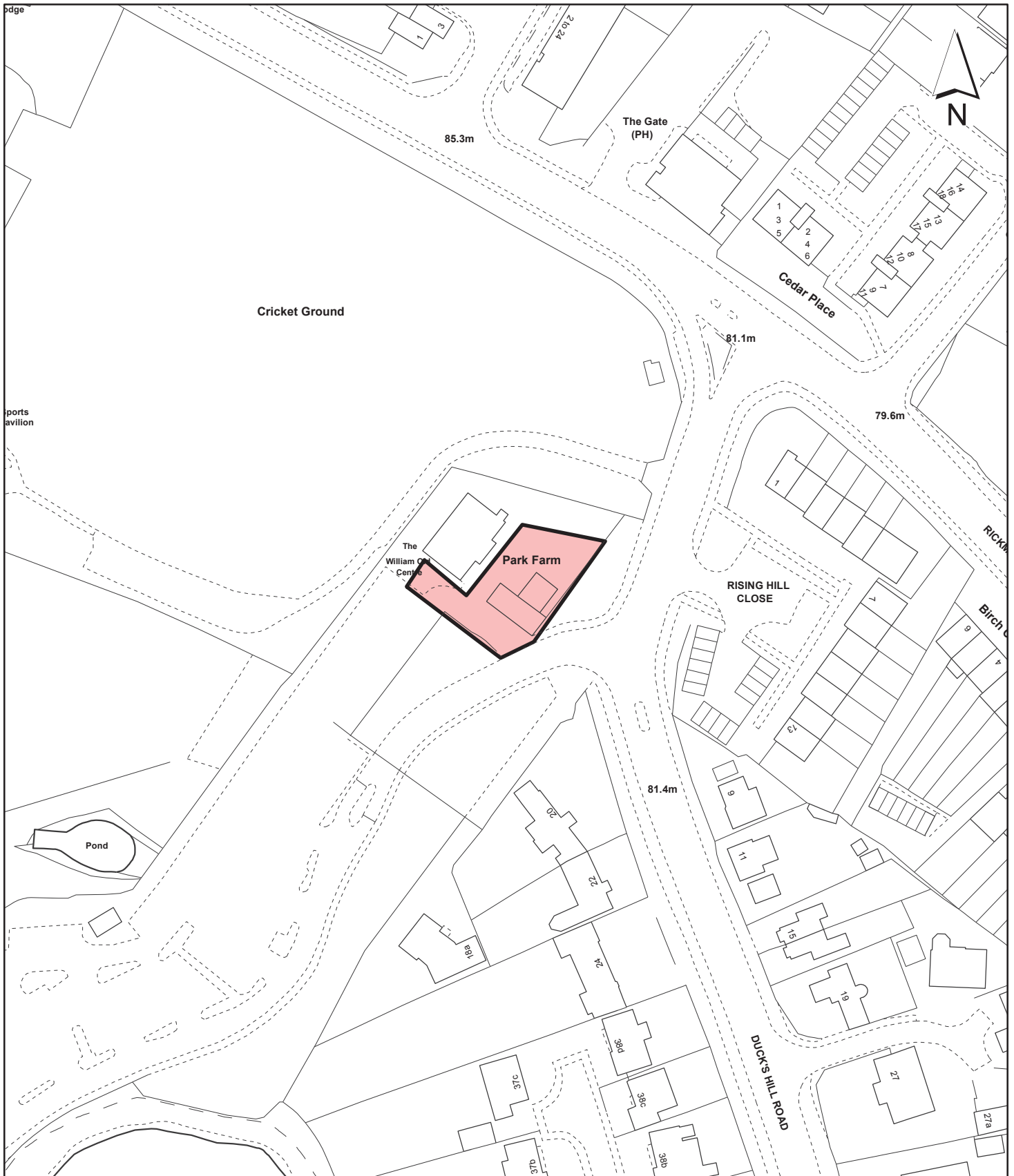
The proposed window, by reason of its design, size, scale and siting is considered acceptable in the context of the site and host locally listed building. The scheme is thereby recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan  
London Plan (July 2011)  
National Planning Policy Framework

**Contact Officer:** Charlotte Bath

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Park Farm House  
 Ducks Hill Road  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**272/APP/2014/2598**

Scale

**1:1,250**

Planning Committee

**North Page 101**

Date

**October 2014**



**HILLINGDON**  
 LONDON

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

**Address** 21 KNOLL CRESCENT NORTHWOOD

**Development:** Single storey infill extension to front

**LBH Ref Nos:** 52149/APP/2014/2877

**Drawing Nos:** 001  
100

**Date Plans Received:** 12/08/2014

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

**Date Application Valid:** 14/08/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The site is situated on the south-eastern side of Knoll Crescent, a residential cul-de-sac comprising groups of mainly terraced properties. The application site comprises a two-storey end of terrace property with an existing front porch addition. The front of the property is laid out in hardstanding providing parking for two small cars. The rear garden is limited and is overgrown with shrubs and flora. To the rear of the garden lies a river course.

The site is located within the Developed Area as identified in the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The application is a resubmission. The proposal is identical to the infill extension dismissed already by an appeal inspector . The infill element would measure 1.25m deep, 2.10m wide and would create a new lean-to roof at 3.1m high, just below cill level. The materials would match the existing house.

#### 1.3 Relevant Planning History

52149/APP/2013/1546 21 Knoll Crescent Northwood

Single storey rear extension and single storey front extension involving demolition of existing conservatory.

**Decision Date:** 29-07-2013 Withdrawn **Appeal:**

52149/APP/2013/2802 21 Knoll Crescent Northwood

Single storey infill extension to front

**Decision Date:** 26-11-2013 Refused **Appeal:**04-MAR-14 Dismissed

#### Comment on Planning History

52149/APP/2013/2802 - Single storey infill extension. Refused and dismissed at appeal. The Planning Inspector commented the "the proposed infill extension would have an unacceptably harmful effect on the character and appearance of the host building and the

area."

52149/APP/2013/1546 - A planning application for a front porch and rear extension was withdrawn.

## **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**

5 neighbours, Northwood Residents Association were consulted on 19.08.2014 and a site notice was erected and expired on the 18.09.2014. No comments were received.

The application has been called in by a Councillor 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.

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.

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 existing property, the impact upon the visual amenities of the streetscene, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE15 requires extensions and alterations to harmonise with the architectural composition of the original house. HDAS Section 8.0 requires front extensions to be minor in appearance. Paragraph 8.1 states that the Council is very explicit with regards to front extensions and that extensions which span the entire width of the building will normally be refused. Furthermore, Paragraph 8.2 states that front porches should not extend more than 1 metre forward of the front building line. The house already has a form of front extension and a further addition would appear conspicuous and out of character with the main house, detracting from the architectural integrity of the building.

The proposal is identical to the scheme previously refused at appeal and the appeal decision is therefore a significant material consideration. It is noted that the Planning Inspector stated:

"the proposed infill scheme would result in the front projection extending across the full width of the front elevation to the house. This would be distinctly at odds and out of character with the other houses in the terrace and those properties in the street which have similar front projections. The existing strong horizontal sense of subservience to the main part of the house would be lost."

There has been no change in policy or circumstance since the appeal decision and the proposal remains contrary to the Council's adopted planning guidance. It is therefore considered that the front extension by virtue of its height, width, roof profile siting, layout, bulk and design would fail to harmonise with the existing property in terms of its character and appearance. The proposal would therefore be contrary with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 3.0 and 8.0 of HDAS.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Section 8.0 of HDAS recognises that front extensions are eye catching and can change the frontage of the building. Within the locality, there are a number of front porch/single storey front additions which appear to be original. They comprise flat roofed extensions that do not project more than 1m deep. The proposed extensions by virtue of their projection, roof form, siting, layout, overall bulk, massing and design of the proposed front porch would provide an incongruous addition to the streetscene and would fail to complement or improve the locality.

In relation to the previous scheme the applicant highlighted what they considered to be precedents. However, the Planning Inspector commented that the full width front extension at No.15 Knoll Crescent is "not representative of the prevailing character of the properties in the street" and "does not set a precedent which should be followed." The proposed development would thus be contrary to Section 8.0 of HDAS, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) seek to ensure that the amenities of the adjoining occupiers are protected in new development. It is considered that the siting of the proposed extension would not be detrimental to the amenities of the adjoining occupiers. Therefore the proposed development would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not affect the private amenity space to the rear.

The application proposal would not directly result in a loss of parking, in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In conclusion, the proposed development does not comply with HDAS and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed front extension by virtue of its siting, size, scale, bulk and design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and would harm the character and appearance of the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

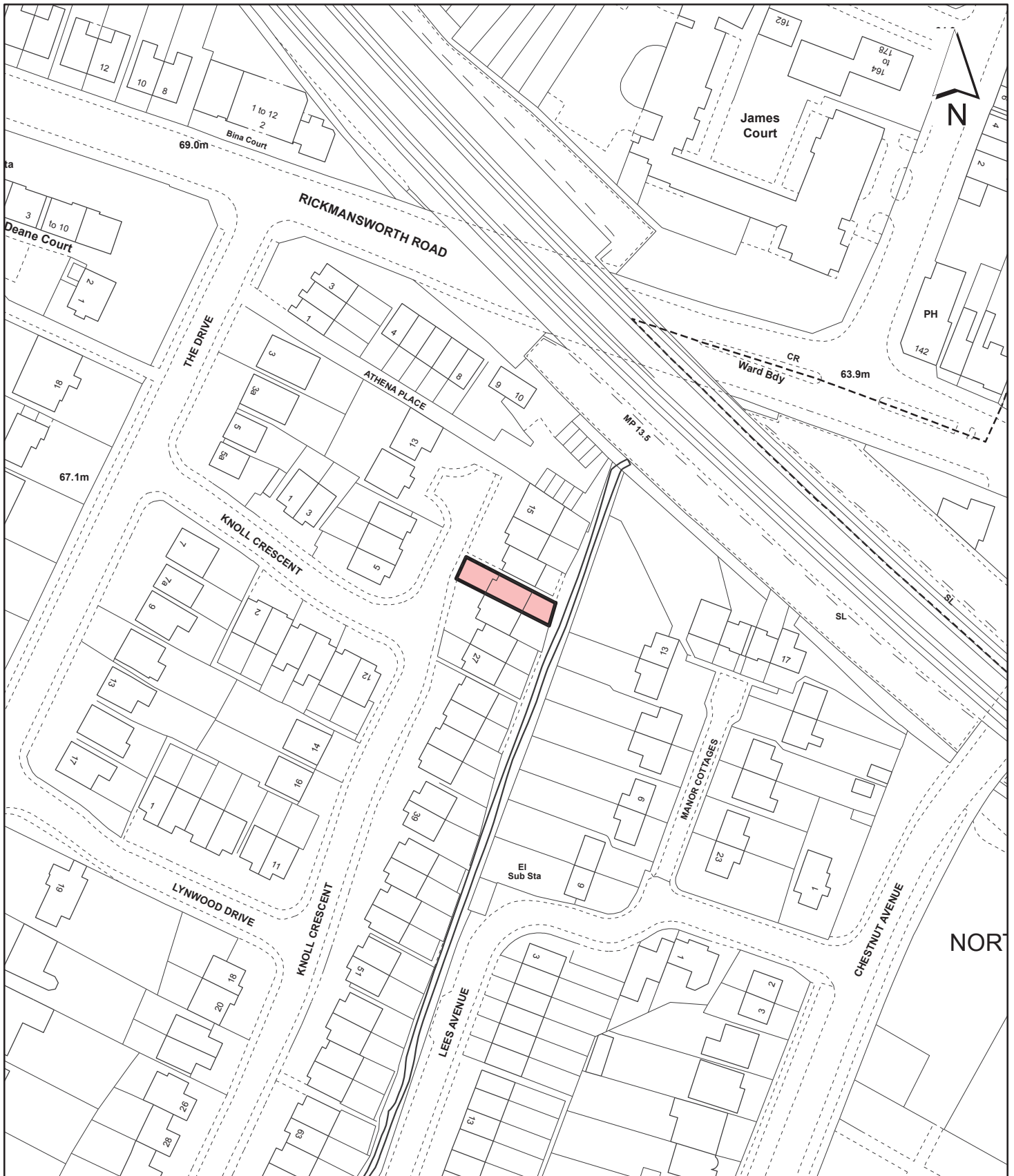
Part 2 Policies:

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.
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.
LPP 3.5	(2011) Quality and design of housing developments

guidance.

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



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Site Address

**21 Knoll Crescent  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**52149/APP/2014/2877**

Scale

**1:1,250**

Planning Committee

**North Page 109**

Date

**October 2014**



**HILLINGDON**  
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# Plans for North Applications Planning Committee

7th October 2014



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** 40 COPSE WOOD WAY NORTHWOOD

**Development:** Part two storey, part first floor rear extension to include creation of basement space for storage, single storey front and side extension to attached garage, involving demolition of existing rear conservatory and front porch.

**LBH Ref Nos:** 48611/APP/2014/2209

**Date Plans Received:** 23/06/2014

**Date(s) of Amendment(s):** 04/08/2014

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

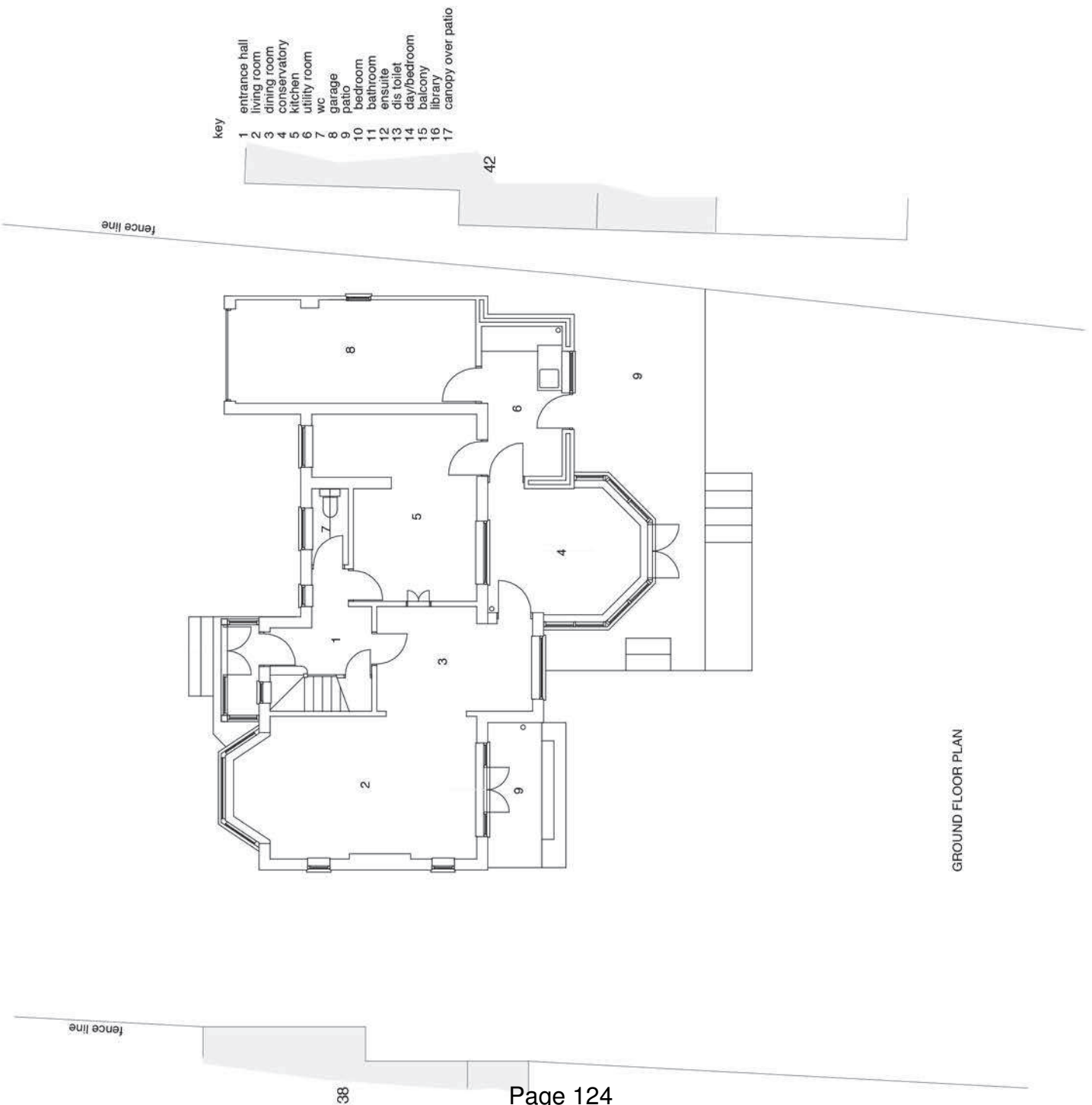
09/09/2014





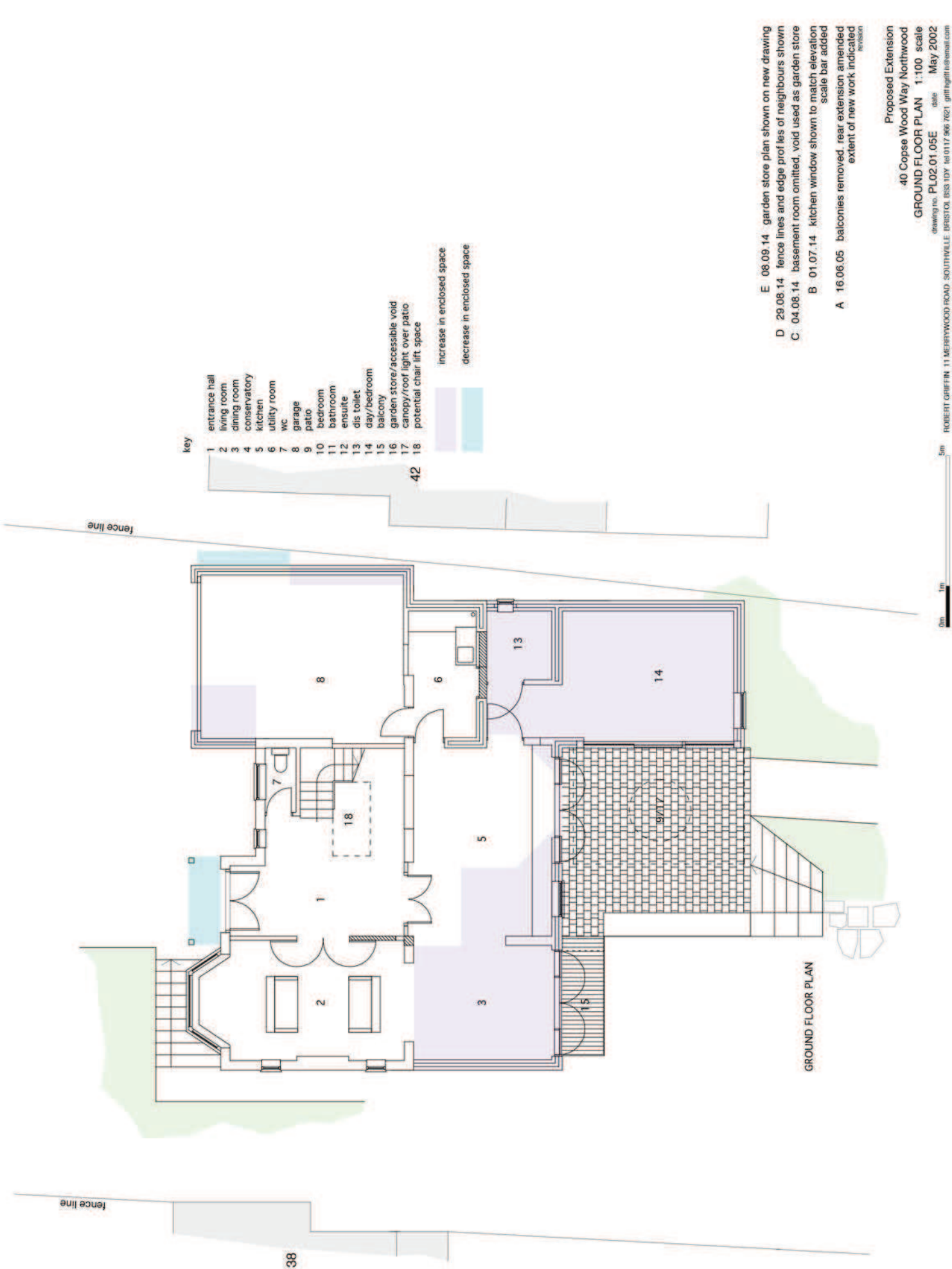
SITE LOCATION

1:1250 SCALE



D 08.09.14 removed external utility omitted  
 C 29.08.14 fence lines and edge profiles of neighbours shown  
 B 01.07.14 scale bar added  
 A 16.06.05 site boundaries shown  
revised

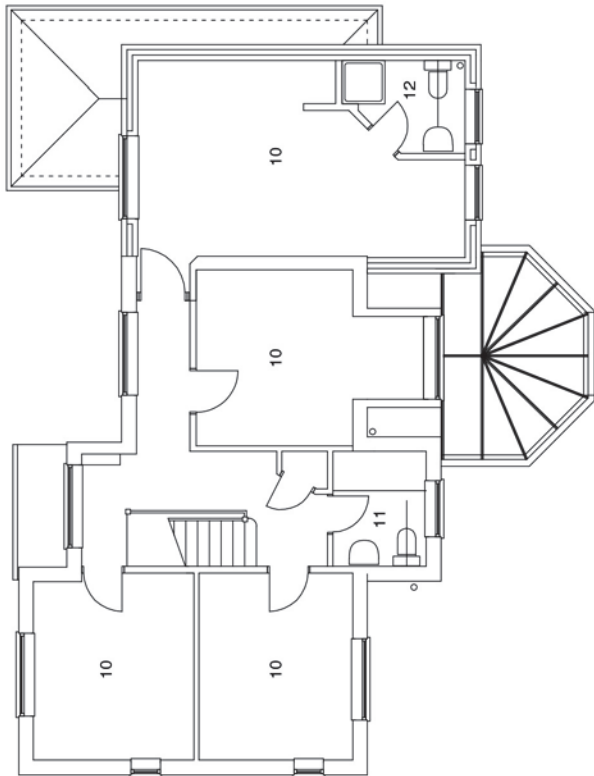
Proposed Extension  
 40 Copse Wood Way Northwood  
 EXISTING GROUND FLOOR PLAN 1:100 scale  
 drawing no. PL02.01.02D date May 2002  
 ROBERT GRIFFIN 11 MERRYWOOD ROAD SOUTHVILLE BRISTOL BS3 1DY tel 0117 966 7621 griffin@griffin.co.uk



- E 08.09.14 garden store plan shown on new drawing
- D 29.08.14 fence lines and edge profiles of neighbours shown
- C 04.08.14 basement room omitted, void used as garden store
- B 01.07.14 kitchen window shown to match elevation scale bar added
- A 16.06.05 balconies removed, rear extension amended extent of new work indicated

Proposed Extension  
 40 Copse Wood Way Northwood  
 GROUND FLOOR PLAN 1:100 scale  
 drawing no. PL02.01.05E date May 2002  
 ROBERT GRIFFIN 11 MERRYWOOD ROAD, SOUTHWILLE, BRISTOL, BS3 1DY tel:0117 966 7621 griffinr@btinternet.com

- key
- 1 entrance hall
  - 2 living room
  - 3 dining room
  - 4 conservatory
  - 5 kitchen
  - 6 utility room
  - 7 wc
  - 8 garage
  - 9 patio
  - 10 bedroom
  - 11 bathroom
  - 12 ensuite
  - 13 dis toilet
  - 14 day/bedroom
  - 15 balcony
  - 16 library
  - 17 canopy over patio



FIRST FLOOR PLAN

B 08.09.14 removed external utility omitted  
 A 01.07.14 scale bar shown  
revision

Proposed Extension

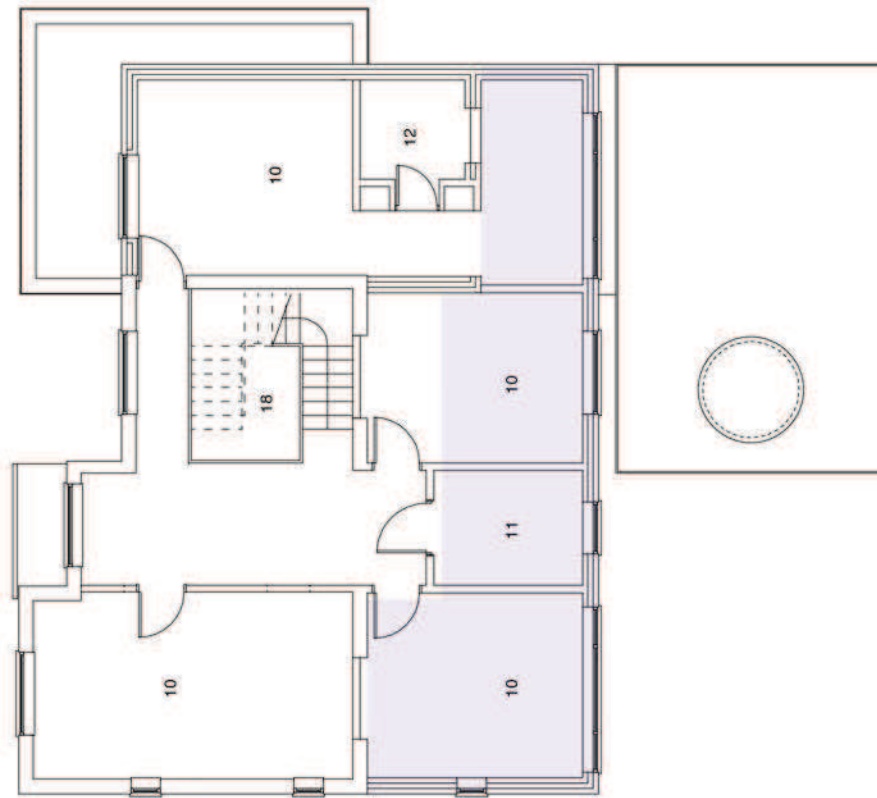
40 Copse Wood Way Northwood

EXISTING FIRST FLOOR PLAN 1:100 scale

drawing no. PL02.01.03B date May 2002

ROBERT GRIFFIN 11 MERRYWOOD ROAD SOUTHVILLE BRISTOL BSS 1DY tel 0117 966 7621 griffin@griffin@email.com





key

- 1 entrance hall
- 2 living room
- 3 dining room
- 4 conservatory
- 5 kitchen
- 6 utility room
- 7 wc
- 8 garage
- 9 patio
- 10 bedroom
- 11 bathroom
- 12 ensuite
- 13 dis toilet
- 14 day/bedroom
- 15 balcony
- 17 canopy/roof light over patio
- 18 potential chair lift space

increase in enclosed space

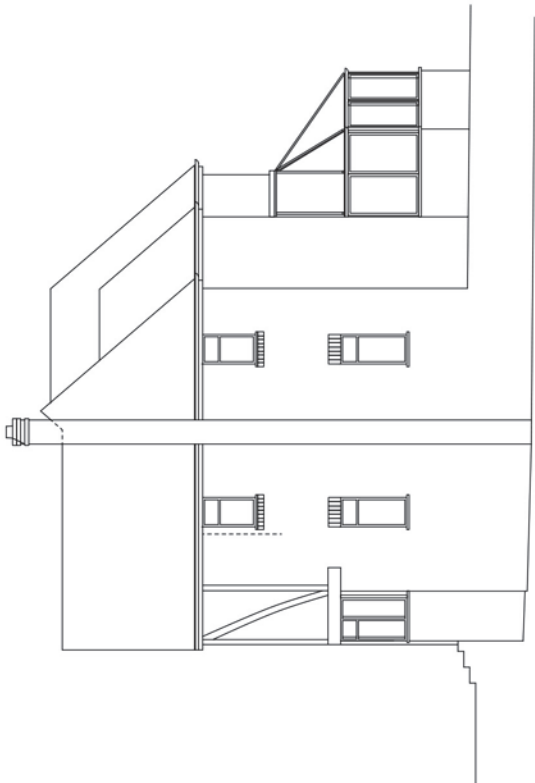


FIRST FLOOR PLAN

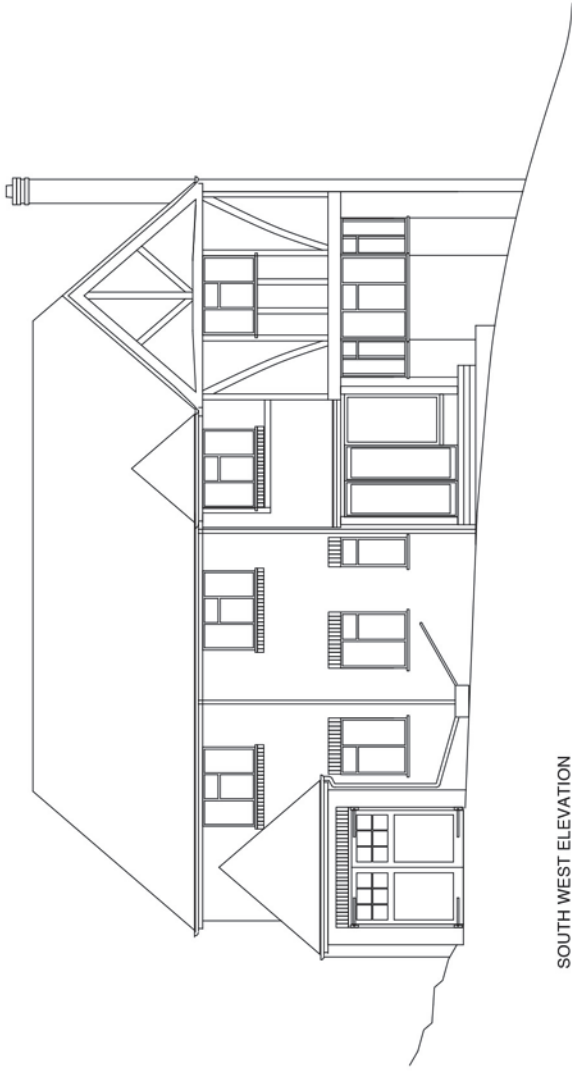
C 04.08.14 ref to basement omitted  
 B 01.07.14 scale bar added  
 A 16.06.05 balconies removed, rear extension amended  
 extent of new work indicated

Proposed Extension  
 40 Copse Wood Way Northwood  
 FIRST FLOOR PLAN 1:100 scale  
 drawing no. PL02.01.06C date May 2002  
 ROBERT GRIFFIN 11 MERRYWOOD ROAD SOUTHVILLE BRISTOL BS3 1DY tel 0117 962 7621 griffinr@btinternet.com

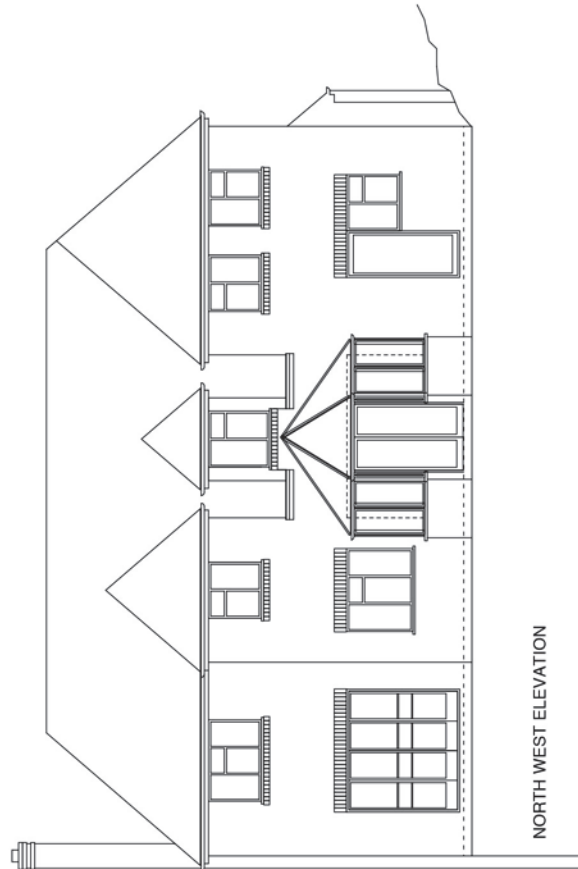




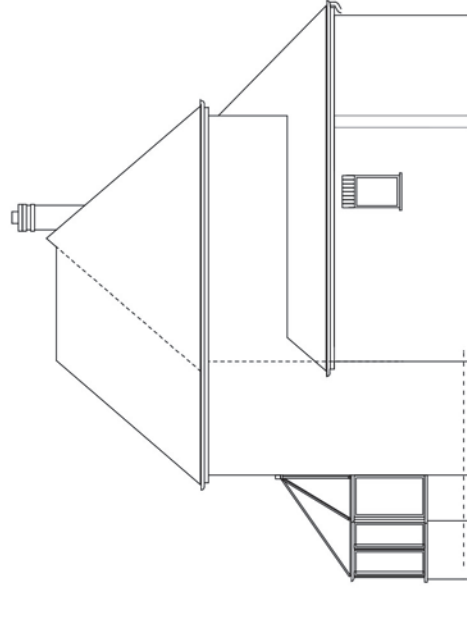
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION

- D 08.09.14 removed external utility omitted
- C 29.08.14 boundary ref. removed
- B 01.07.14 scale bar shown
- A 16.06.05 site boundaries shown

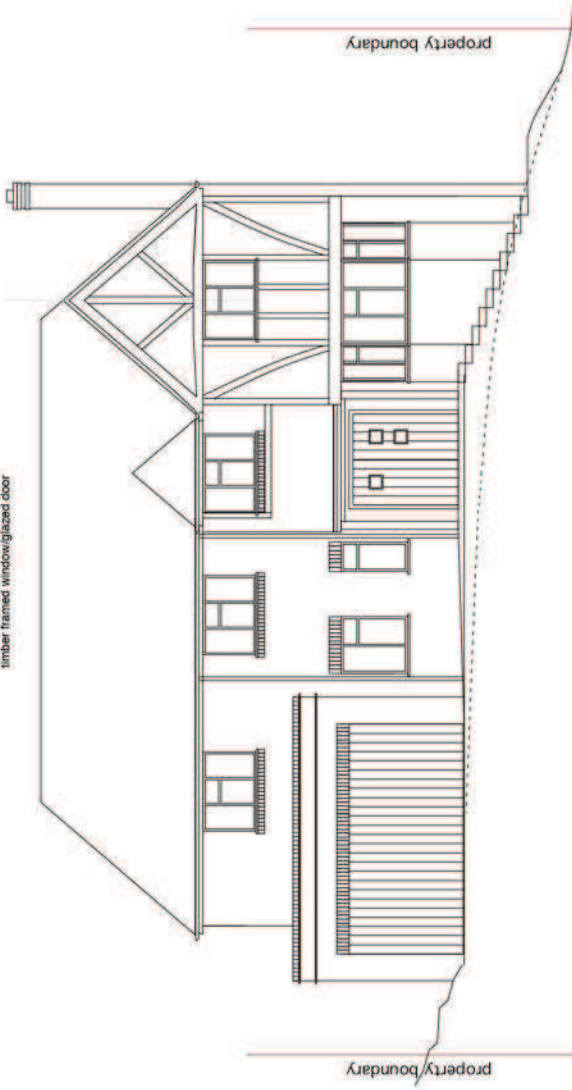
revision

Proposed Extension  
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 drawing no. PL02.01.04D date May 2002

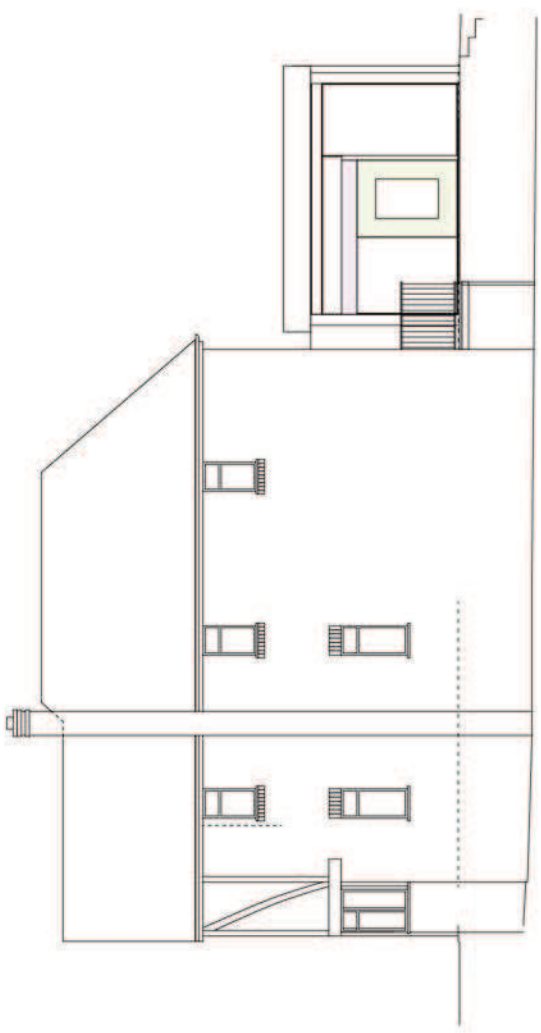
ROBERT GRIFFIN 11 MERRYWOOD ROAD SOUTHVILLE BRISTOL BS3 1DY tel 0117 966 7621 griffgriffr@gmail.com



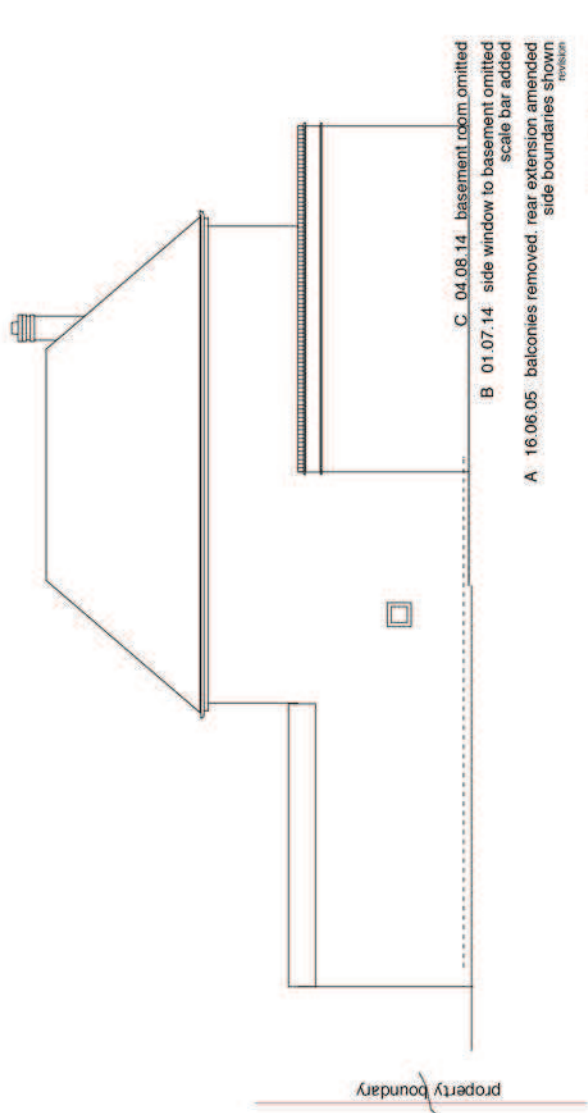
new roof tiles to match existing  
 new walls brickwork to match existing  
 new timber clad garage door  
 existing storm porch infill removed  
 new double front doors  
 new double front canopy  
 rainwater goods to match existing  
 window to match existing  
 timber framed window glazed door



SOUTH WEST ELEVATION

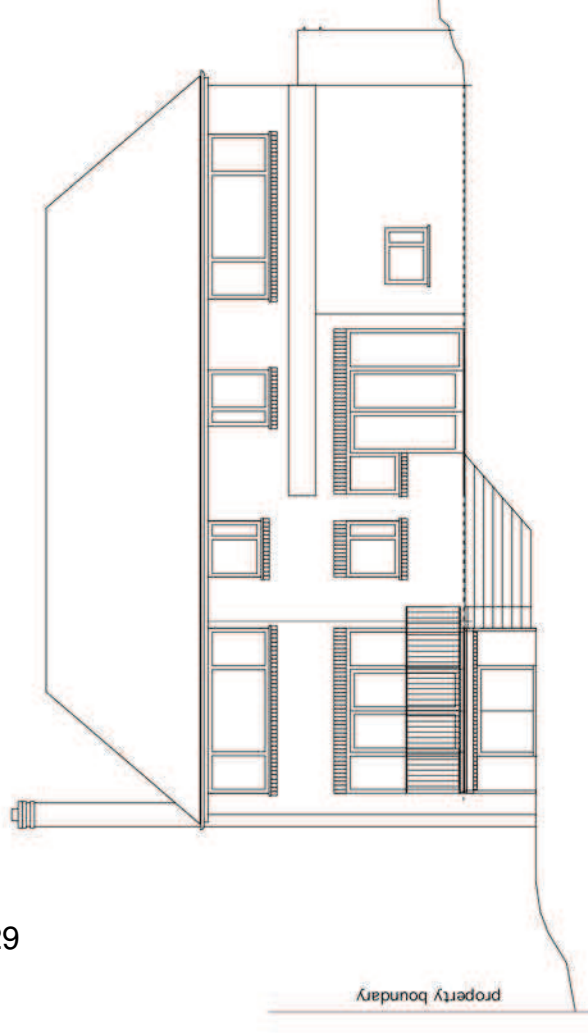


NORTH EAST ELEVATION



SOUTH WEST ELEVATION

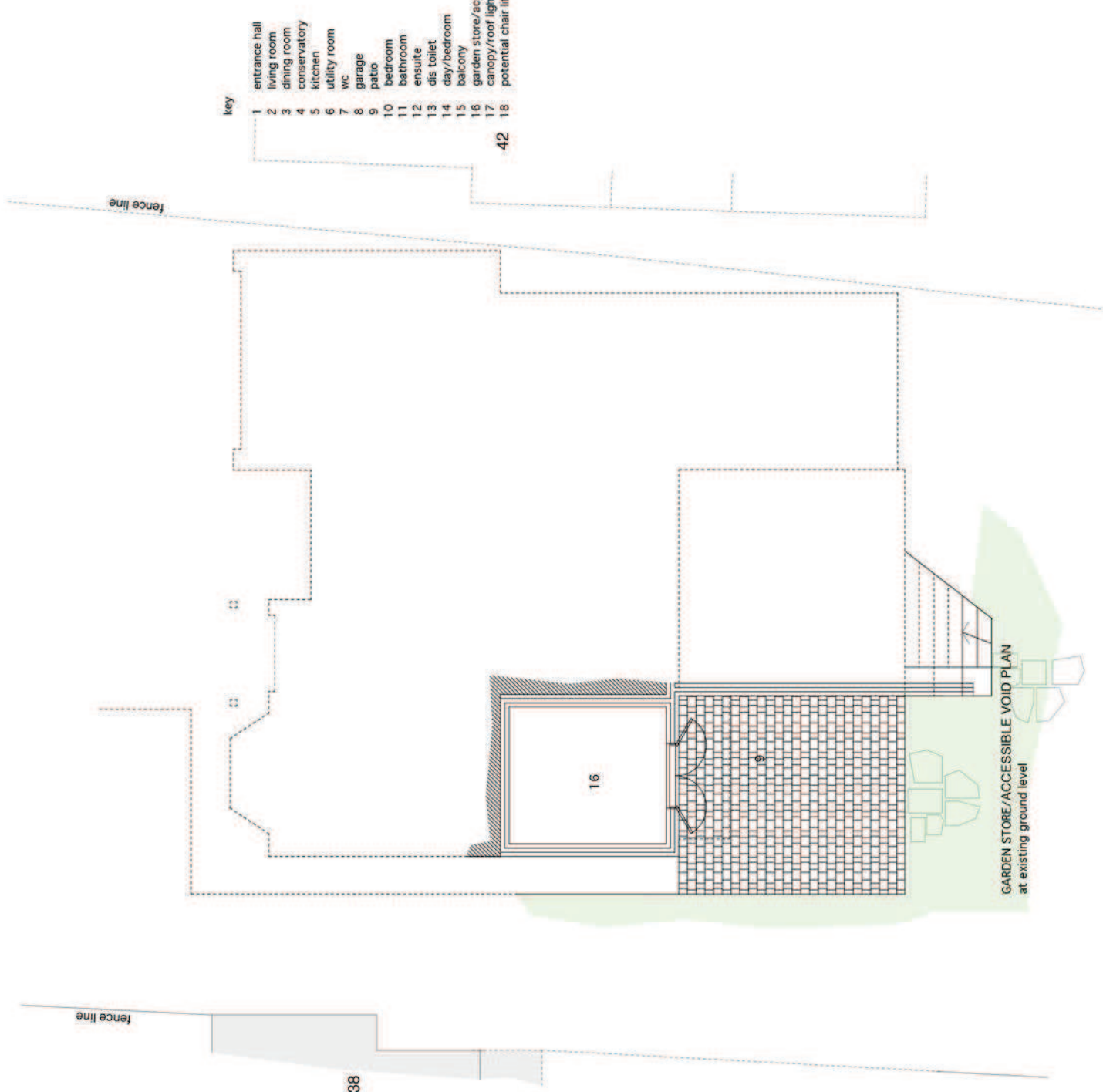
- A 16.06.05 balconies removed. rear extension amended side boundaries shown
- B 01.07.14 side window to basement omitted scale bar added
- C 04.08.14 basement room omitted



NORTH WEST ELEVATION



Proposed Extension  
 40 Copse Wood Way Northwood  
 ELEVATIONS 1:100 scale  
 drawing no. PL02.01.07C title May 2002  
 ROBERT GRIFFIN 11 MERRYWOOD ROAD SOUTHVILLE BRISTOL BSS 1DY tel:0117 966 7671 griffinr@btinternet.com



- key
- 1 entrance hall
  - 2 living room
  - 3 dining room
  - 4 conservatory
  - 5 kitchen
  - 6 utility room
  - 7 wc
  - 8 garage
  - 9 patio
  - 10 bedroom
  - 11 bathroom
  - 12 ensuite
  - 13 dis toilet
  - 14 day/bedroom
  - 15 balcony
  - 16 garden store/accessible void below dining room
  - 17 canopy/roof light over patio
  - 18 potential chair lift space
- 42

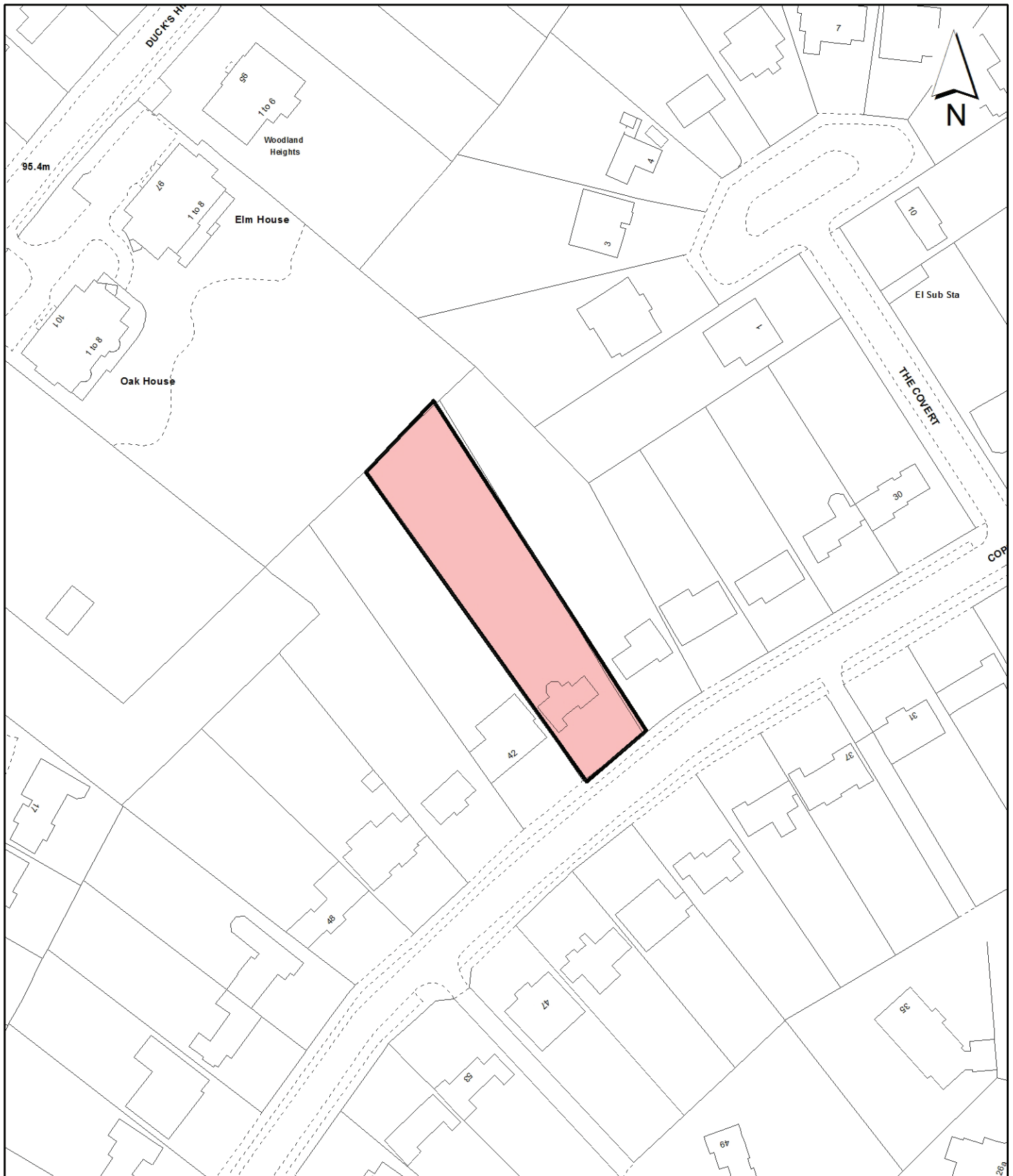
GARDEN STORE/ACCESSIBLE VOID PLAN  
at existing ground level




revision

Proposed Extension  
40 Copse Wood Way Northwood  
GARDEN STORE/ACCESSIBLE VOID PLAN 1:100 scale  
drawing no. PL02.01.08 date May 2014  
ROBERT GRIFFIN 11 MERRYWOOD ROAD SOUTHVILLE BRISTOL BS3 3DY tel:0117 966 7621 griffingriffin@gmail.com





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>40 Cope Wood Way Northwood</b>	
Planning Application Ref:	Scale
<b>48611/APP/2014/2209</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North Page 131</b>	<b>October 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** 106 COPSE WOOD WAY NORTHWOOD

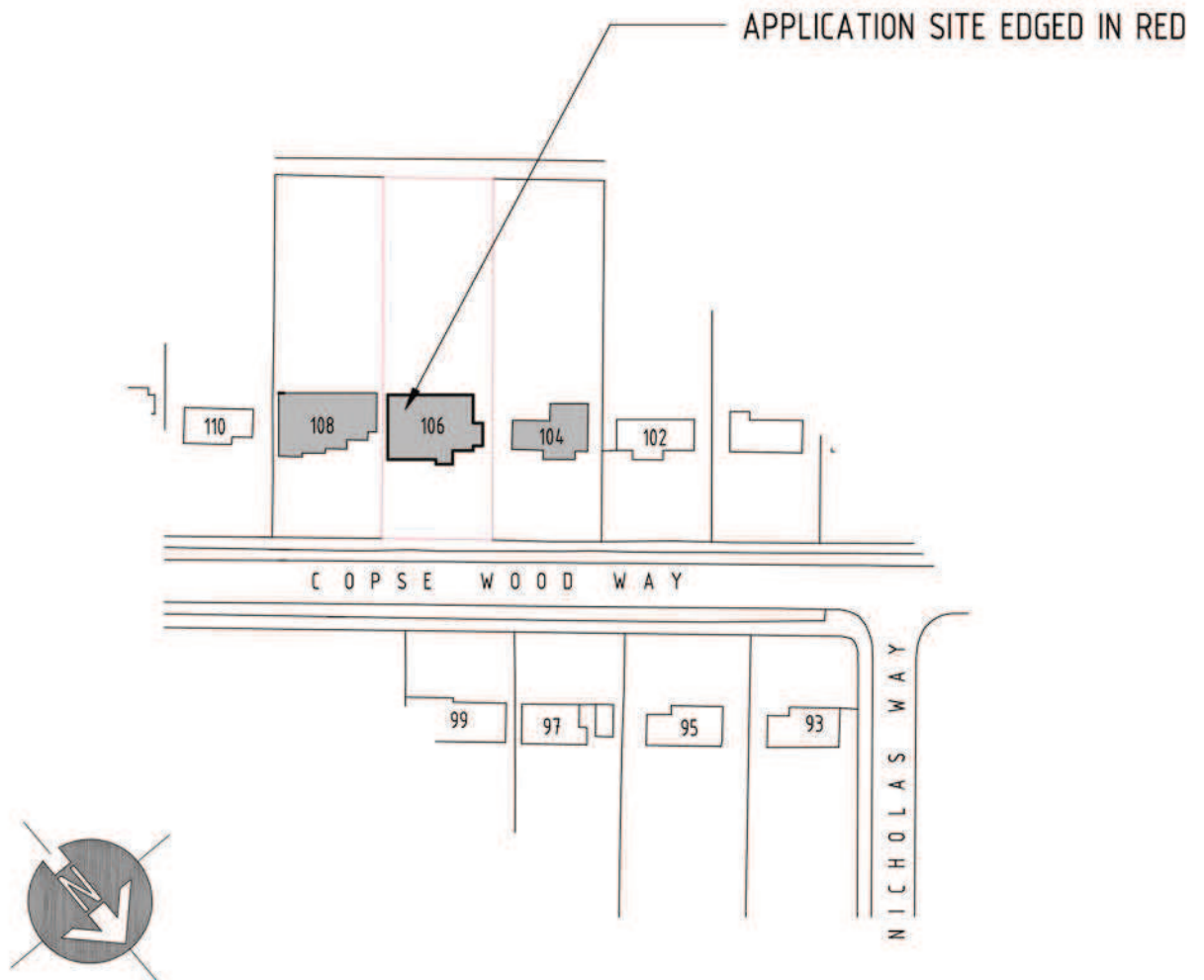
**Development:** Part two storey, part single storey side/rear extension, single storey front extension, first floor front extension including new dormer to front and raising of roof to allow conversion of roof space to include 2 rear dormers, 2 front rooflights and 3 side rooflights involving alterations to all elevations and demolition of conservatory and side extension

**LBH Ref Nos:** 8287/APP/2014/1934

**Date Plans Received:** 05/06/2014

**Date(s) of Amendment(s):** 05/06/0014

**Date Application Valid:** 10/06/2014




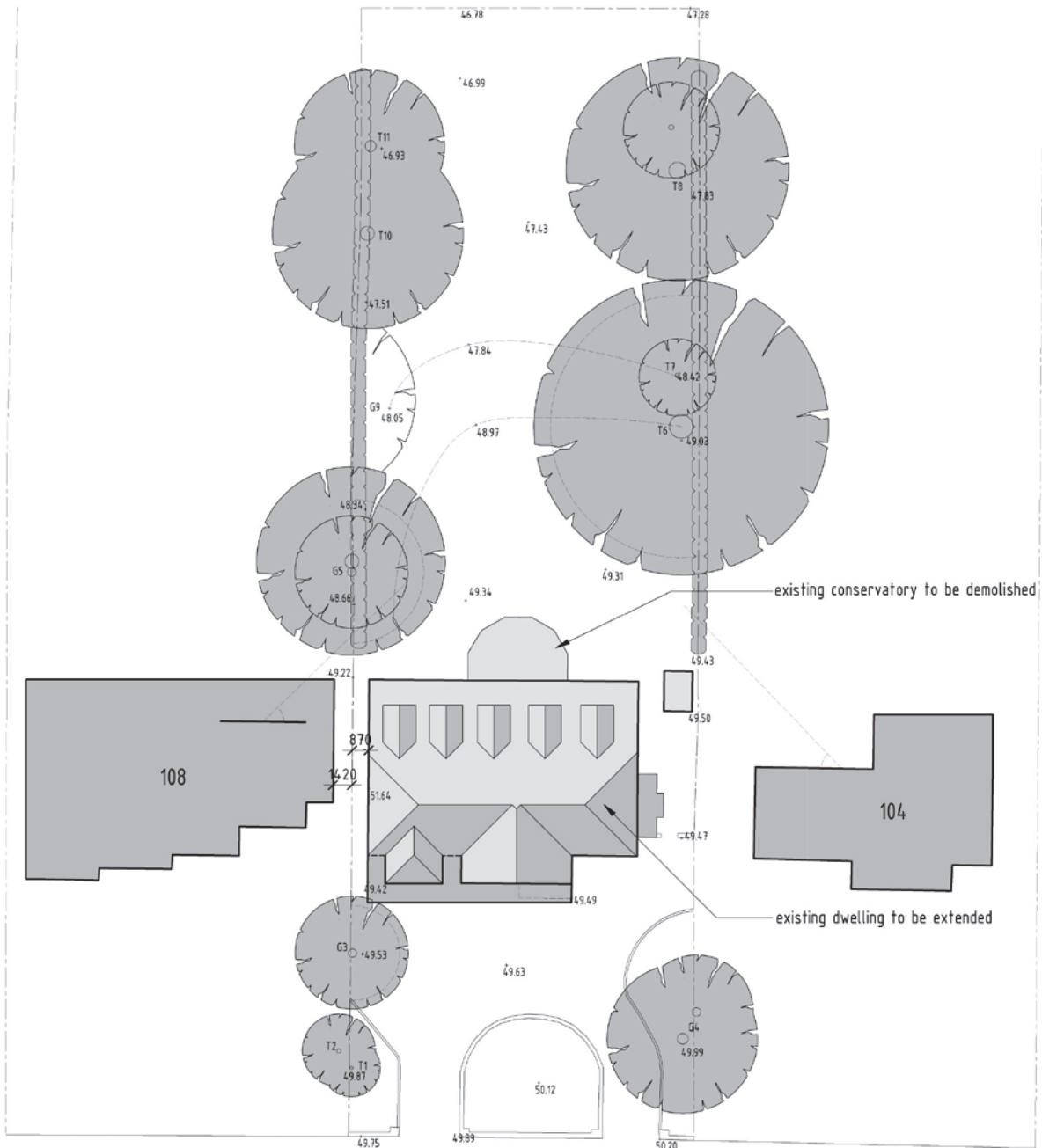
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## SITE LOCATION PLAN

SCALE 1:1250

© Copyright Dusek Ltd

drawing: <b>SITE LOCATION PLAN</b>	scale: 1 : 1250 A4	date: 04 / 06 / 14	DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk	
	drawing no: 55 / P / 5	drawn: JD		
project: 106 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB	client: MR T. GROUT			



C O P S E W O O D W A Y



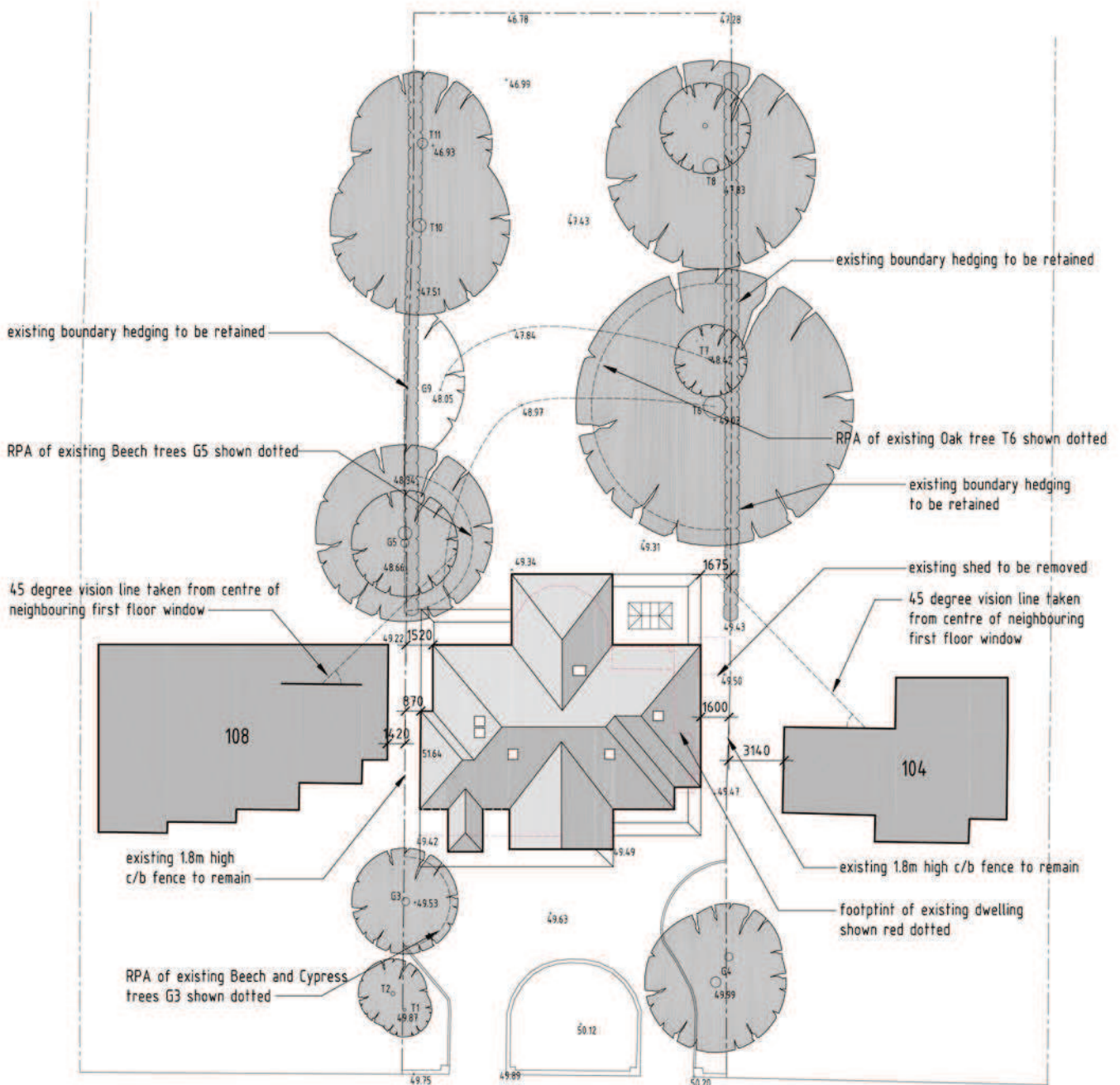
EXISTING SITE LAYOUT PLAN  
SCALE 1:250

SCALE BAR (m)



© Copyright Dusek Ltd

drawing: PLANNING PROPOSALS EXISTING SITE LAYOUT PLAN	scale: 1 : 250 A3	date: 04 / 06 / 14	DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk	
	drawing no: 55 / P / 1	drawn: JD		
project: 106 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB	client: MR T GROUT		<div style="text-align: center;"> <p>Page 134</p> </div>	



C O P S E W O O D W A Y



PROPOSED SITE LAYOUT PLAN  
SCALE 1:250

SCALE BAR (m)

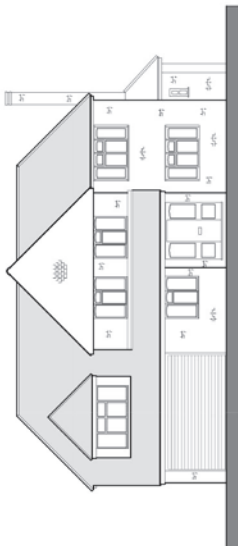


© Copyright Dusek Ltd

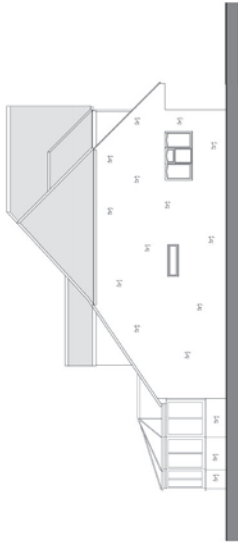
drawing: PLANNING PROPOSALS PROPOSED SITE LAYOUT PLAN	scale: 1:250 A3	date: 04 / 06 / 14	DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk	
	drawing no: 55 / P / 3	drawn: JD		
project: 106 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB	client: MR T GROUT			
Page 135				

**NOTES**

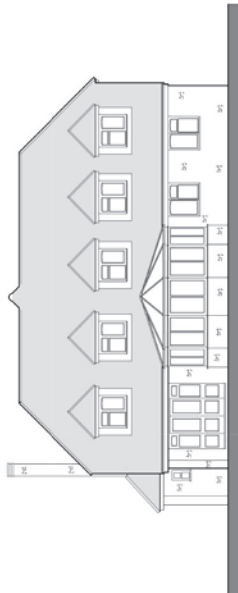
1. All dimensions are to be checked on site.
2. All work to comply with current Building Regulations and all applicable standards. All work to be completed in accordance with the manufacturer's instructions.
3. All work to comply with current Building Regulations and all applicable standards. All work to be completed in accordance with the manufacturer's instructions.
4. All materials are to be used and installed in accordance with the manufacturer's instructions.
5. All work to be completed in accordance with the manufacturer's instructions.
6. All dimensions shown in millimetres.
7. Elevation of building shown with some ground level.



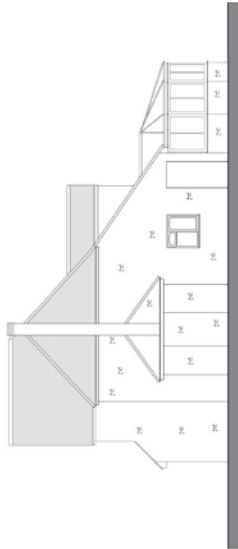
EXISTING FRONT ELEVATION



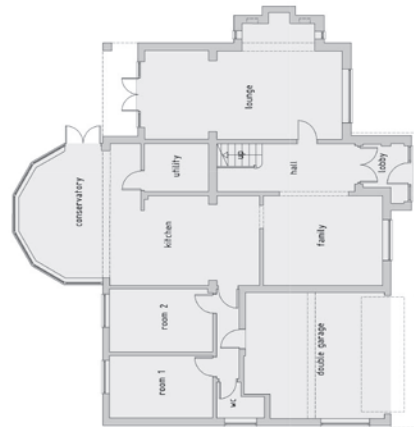
EXISTING SIDE ELEVATION



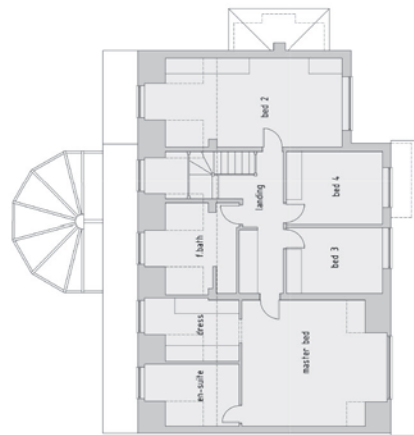
EXISTING REAR ELEVATION



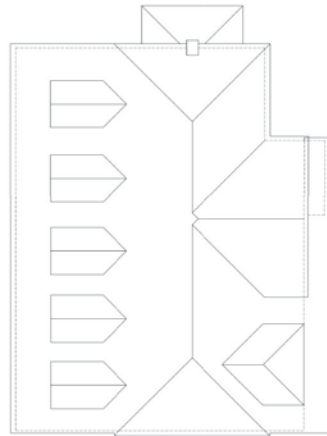
EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF AREA PLAN

REV	DATE	BY	CHKD	APP'D	DRWING ID
SCALE 1:100 / A1	DATE IN / 08 / 14	DRW NO:	55 / P / 2		
DRAWING: PLANNING PROPOSALS					
EXISTING FLOOR PLANS AND ELEVATIONS					
PROJECT: 106 COPSE WOOD WAY, NORTHWOOD					
MIDDLESEX, HA6 2UB					
CLIENT: MR T GROUT					

**dušek**  
ARCHITECTURE • PLANNING

T: 0208 875531 E: jacob@dusek.co.uk

SCALE BAR (m)

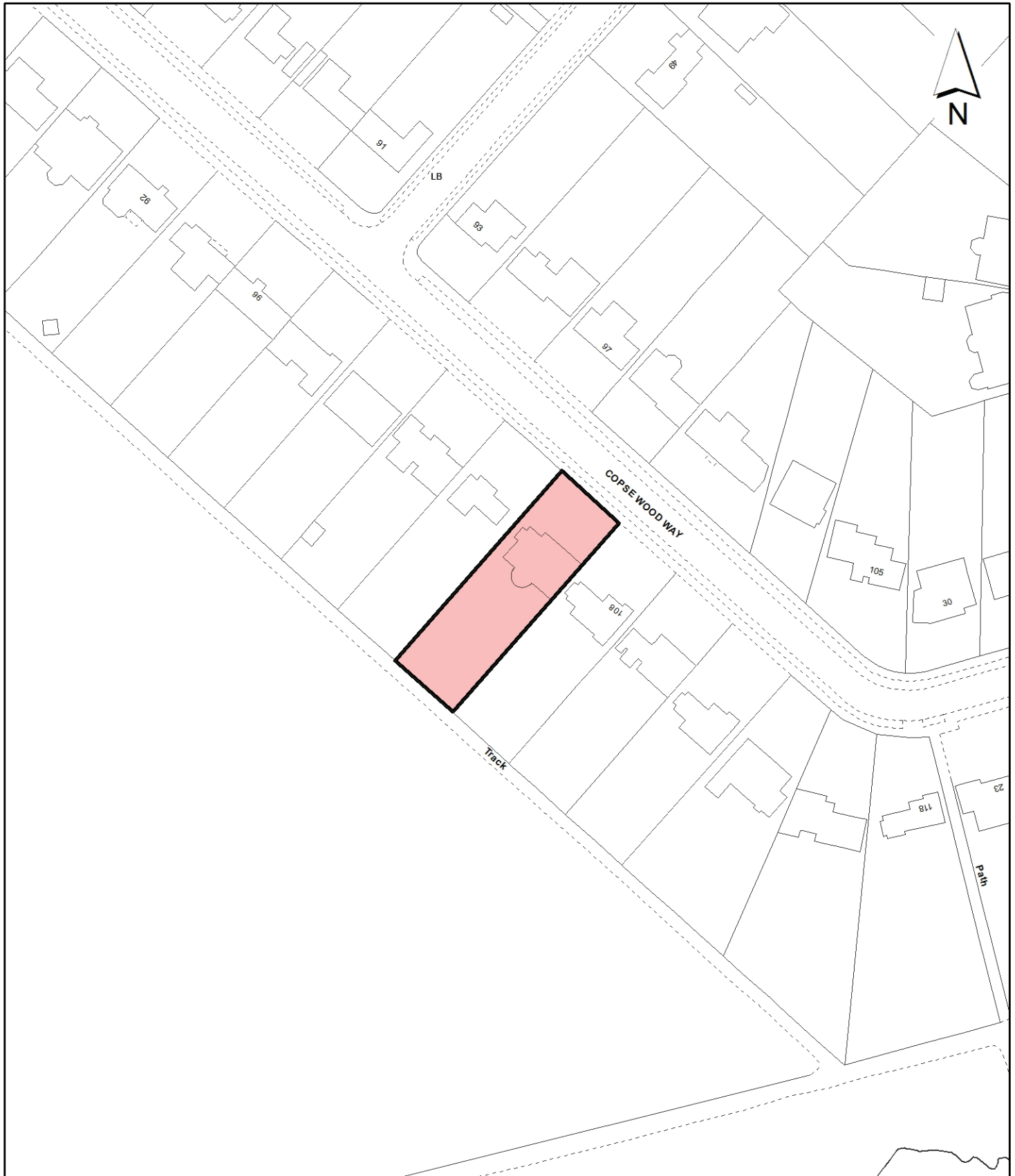


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**Notes**

 Site boundary

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Site Address

**106 Copse Wood Way  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**8287/APP/2014/1934**

Scale

**1:1,250**

Planning Committee

**North Page 139**

Date

**October 2014**



**HILLINGDON**  
LONDON

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

**Address** JOEL STREET FARM JOEL STREET NORTHWOOD

**Development:** 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).

**LBH Ref Nos:** 8856/APP/2013/3802

**Date Plans Received:** 20/12/2013

**Date(s) of Amendment(s):** 24/01/2014

**Date Application Valid:** 20/12/2013

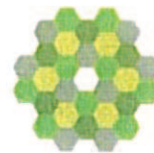
20/12/2013

28/04/2014

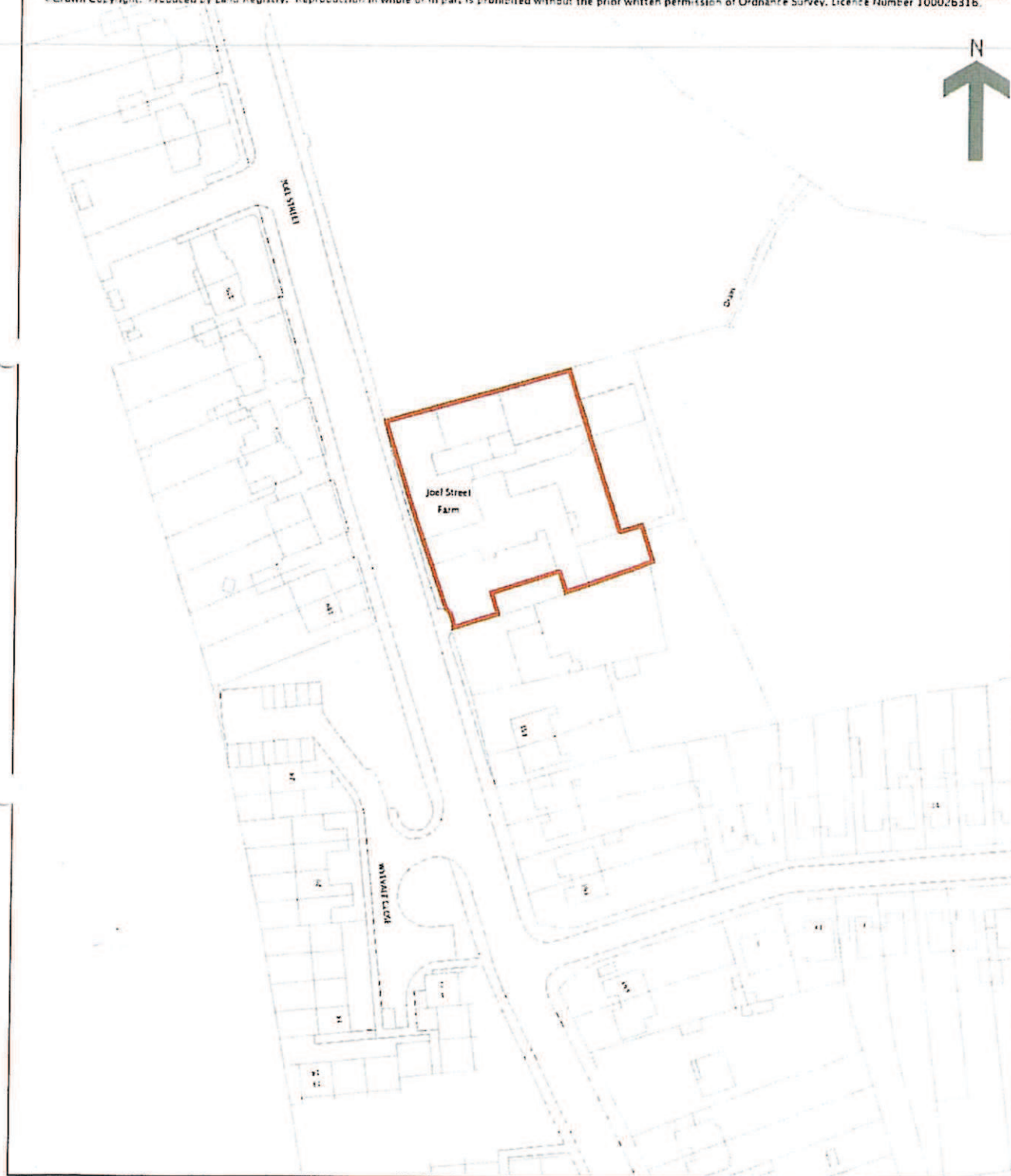
20/01/2014

Land Registry  
Official copy of  
title plan

Title number **AGL63678**  
Ordnance Survey map reference **TQ1089NW**  
Scale **1:1250**  
Administrative area **HILLINGDON**



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Neighbouring Barn

Existing Gate

Gravelled overflow car park

Hard Surface Area

Gate

Cattle Yard (Walled Area)

Parking for 151 Joel Street

Paddocks

Stables

Existing Parking Spaces

Paddocks

House 151

Existing Entrance

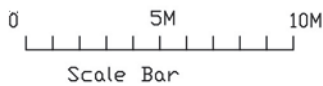
Existing Entrance

Existing Vehicular Crossover

Existing Vehicle Crossover

Joel Street

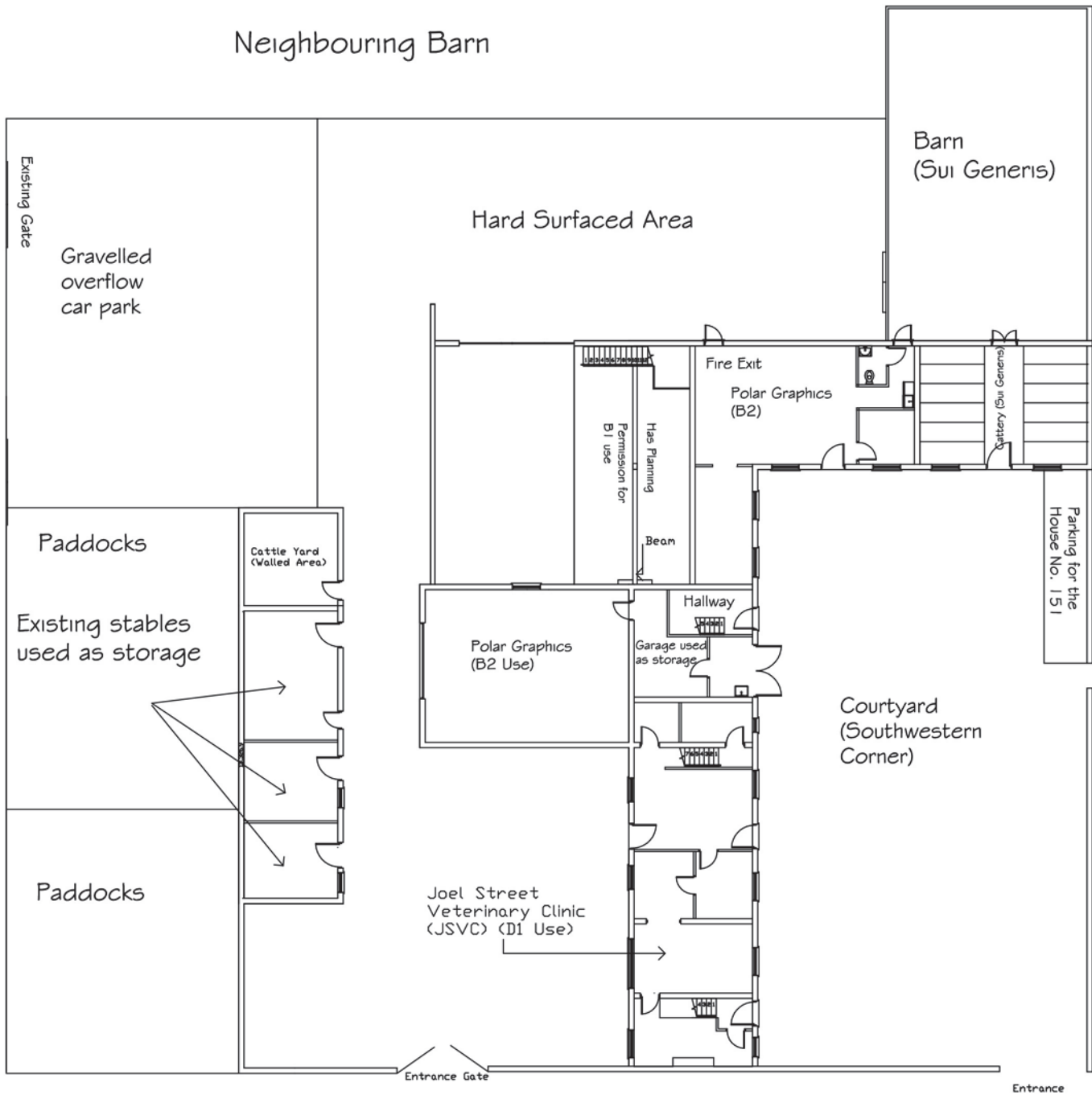
Block Plan  
Scale 1:200



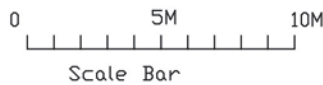
The site borders an open land on this boundary

Client <b>Mr. A. J. Ismail</b>	Drawn <b>Site Plan</b>	Job <b>Joel Street Farm</b>	Scale 1:200	Date June 2012
16 The Fairway, South Ruship, Middlesex HA4 0RY MOBILE: 07881 378580 • Email: hareer.arya@gmail.com Arya Designs		Site No. <b>JSF/003/1B</b>	Date 26/06/2012 22/06/2012 22/06/2012	Scale 1:200

# Neighbouring Barn

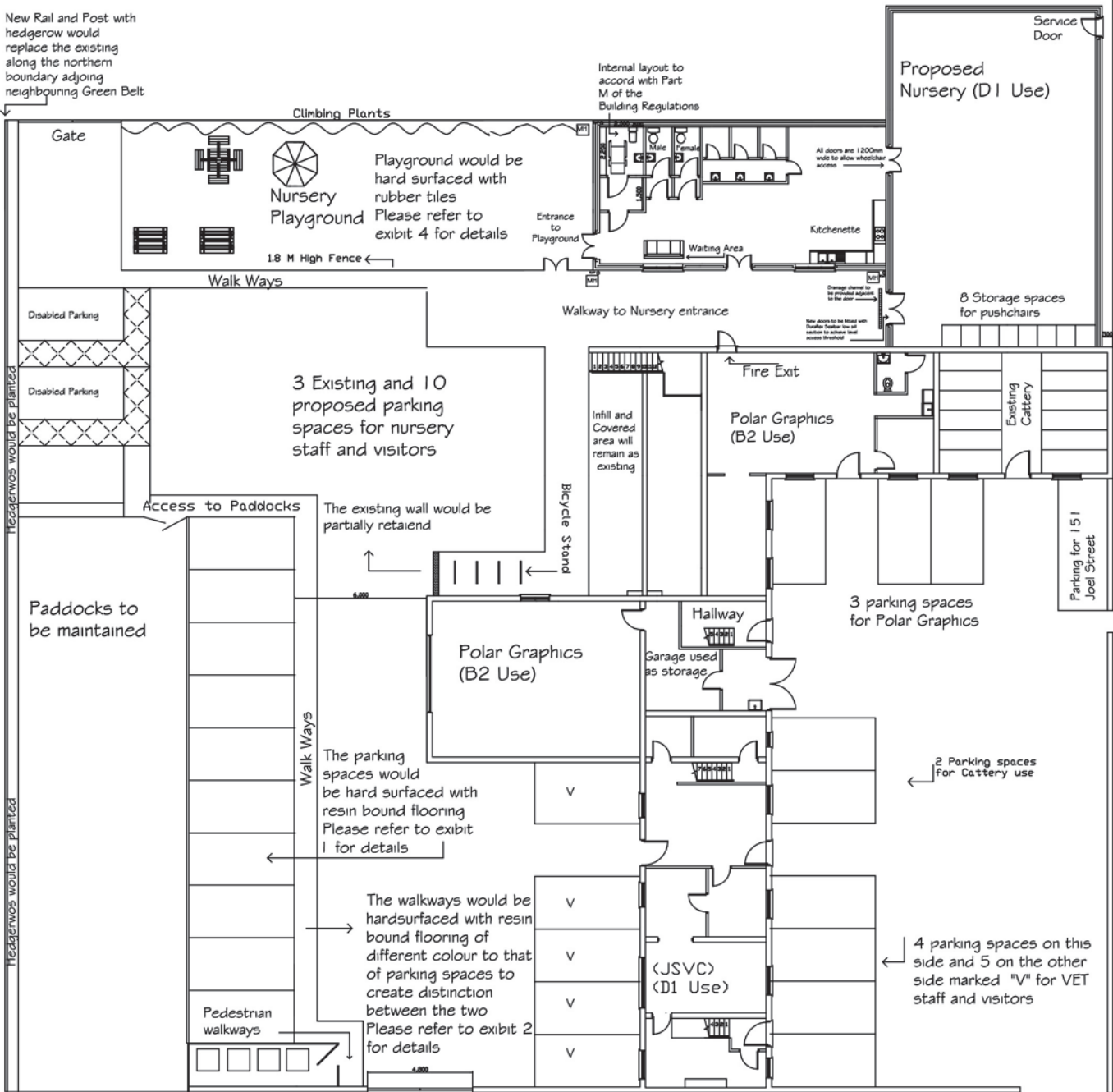


Existing Ground Floor Plan  
Scale 1:200



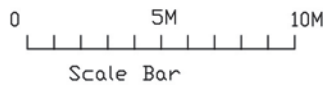
Job	Joel Street Farm
Client	Mr. A. J. Ismail
Drawn	Existing Ground Floor Plan
Date	March 2012
Scale	1:200
Proj. No.	JSF/003/2
Site	16 The Fairway, South Ruislip, Middlesex, HA4 0RY
Mobile	07881 378580 email: hareer.arya@gmail.com
Website	arya-designs.com
Rev. No.	28/06/2012 A

New Rail and Post with hedgerow would replace the existing along the northern boundary adjoining neighbouring Green Belt

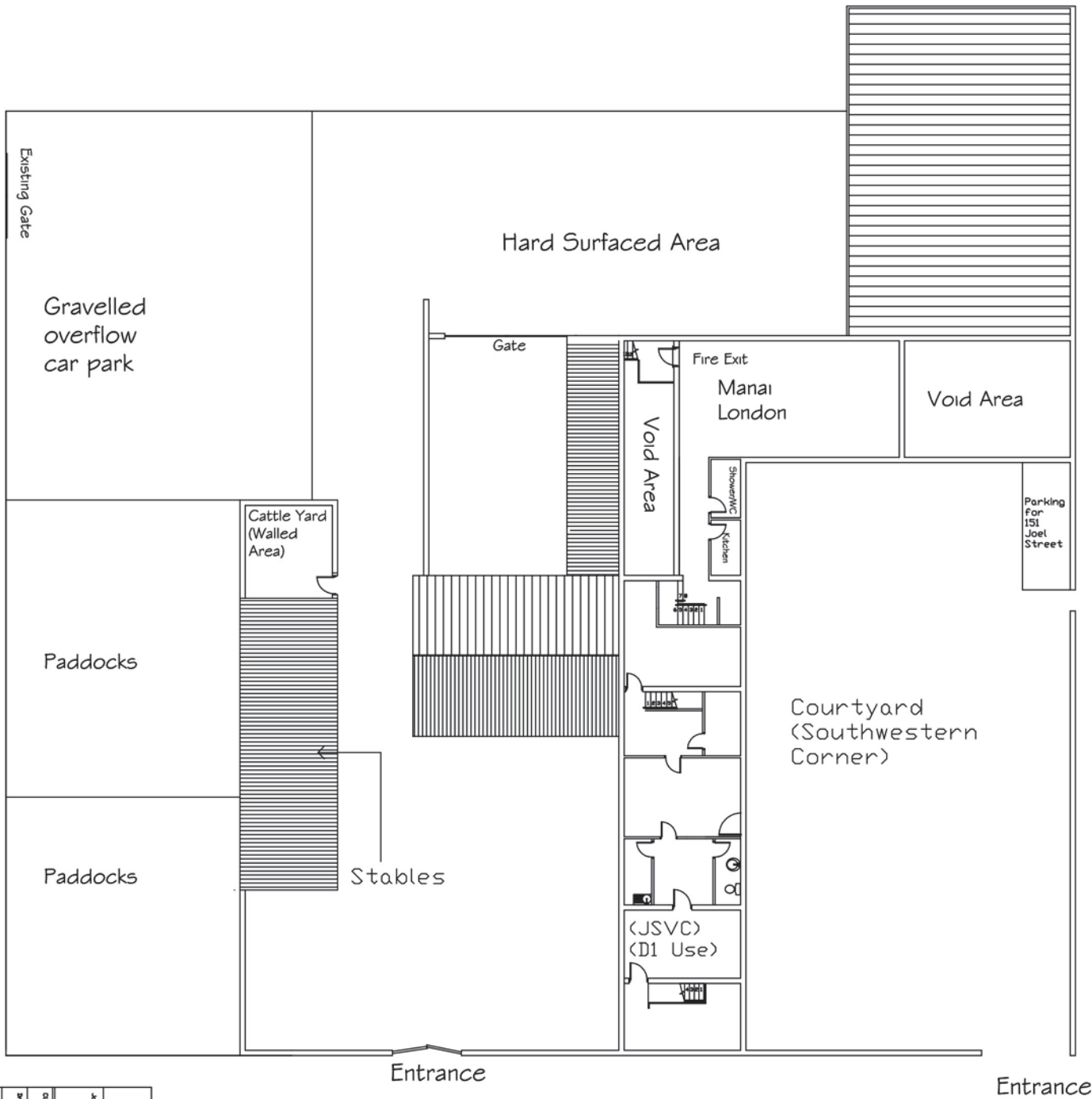


The Euro Bins would be serviced from Joel Street, and the proposed uses would be serviced within the site

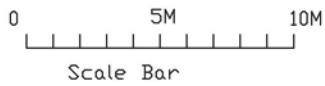
### Proposed Ground Floor Plan Scale 1:200



Job	Joel Street Farm	
Client	Mr. A. J. Ismail	
Drawn	Proposed Ground Floor Plan	
Date	June 2012	
Scale	1:200	
Drawn By	JSF/003/6E	
Job No	16 The Fairway, South Ruislip, Middlesex, HA4 0RY	
MOBILE: 07881 378580 - email: hareer.arya@gmail.com		
Arqa Designs		
Rev	Date	By
1	26/06/2012	A
2	07/07/2012	C
3	06/12/2013	D
4	27/01/2014	E

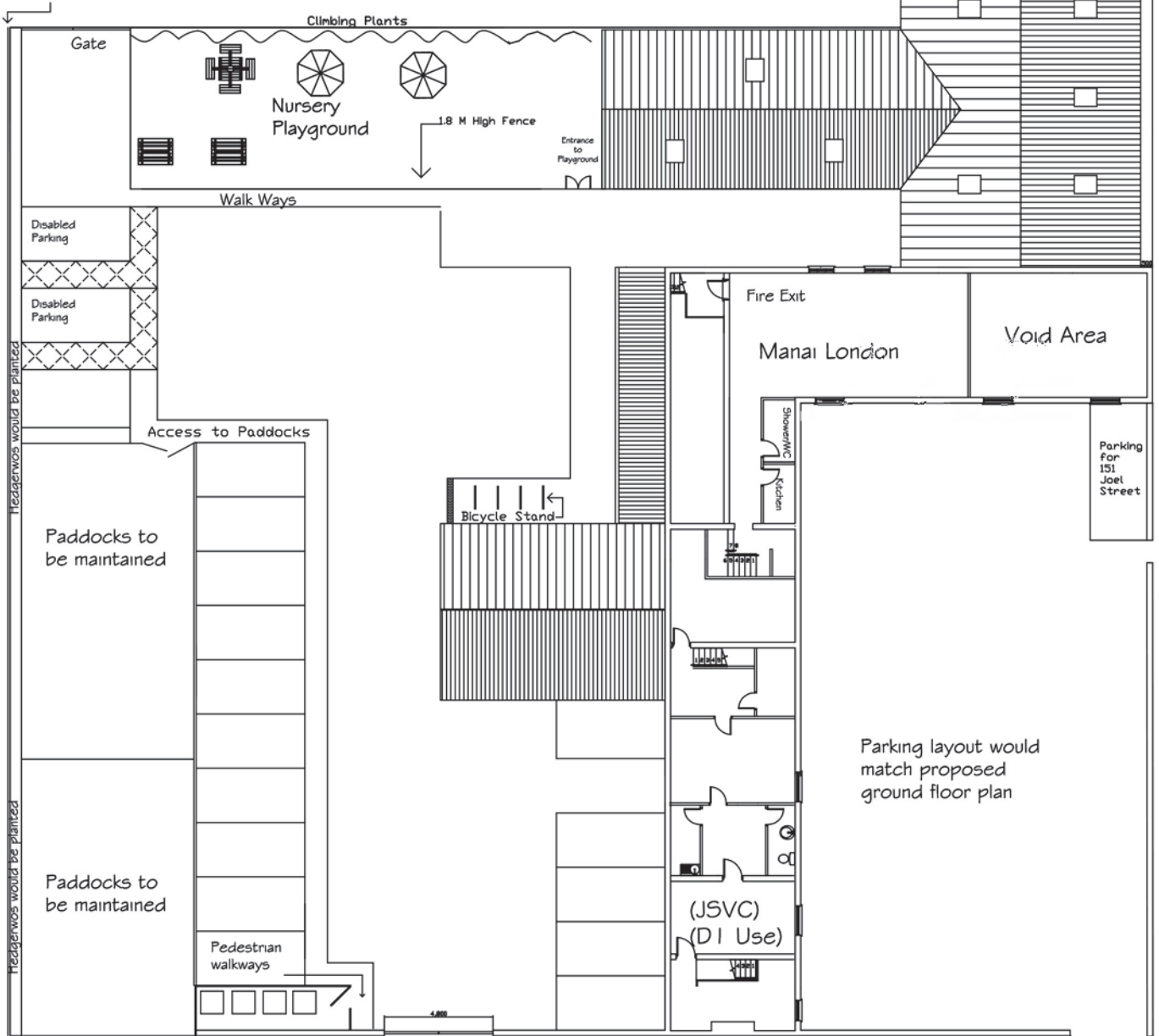


Existing First Floor Plan  
Scale 1:200



Date	June 2012	Scale	1:200	Proj No.	JSF/003/3A		
Drawn	Existing First Floor Plan						
Client	Mr. A. J. Ismail						
Job	Joel Street Farm						
	16 The Fairway, South Ruislip, Middlesex HA4 0RY						
	MOBILE: 07891 378580 • Email: hareer.arya@gmail.com						
	Arya Design						
	28/06/2012 A						

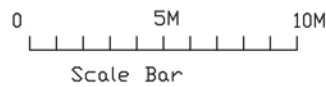
New Rail and Post with hedgerow would replace the existing along the northern boundary adjoining the neighbouring Green Belt



The Euro Bins would be serviced from Joel Street, and The proposed uses would be serviced within the site

Entrance

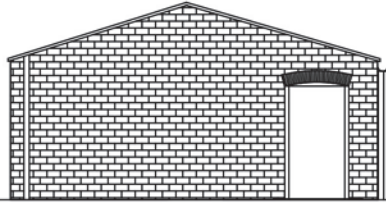
### Proposed First Floor Plan Scale 1:200



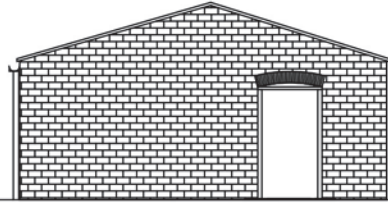
Job	<b>Joel Street Farm</b>
Client	<b>Mr. A. J. Ismail</b>
Drawn	<b>Proposed First Floor Plans</b>
Date	June 2012
Scale	1:200
Proj. No.	<b>JSF/003/7E</b>
Drawn	10/06/2012 A
Checked	06/07/2012 B
Reviewed	06/07/2012 C
Approved	07/07/12 D
Author	
Checker	
Reviewer	
Approver	
Project Manager	
Client Representative	
Project Name	
Project Address	
Project Postcode	
Project Phone	
Project Email	
Project Website	
Project Description	
Project Status	
Project Budget	
Project Risk	
Project Compliance	
Project Health & Safety	
Project Environmental	
Project Social	
Project Cultural	
Project Heritage	
Project Archaeology	
Project Planning	
Project Design	
Project Construction	
Project Operation	
Project Maintenance	
Project Decommissioning	
Project End of Life	

**Arya Designs**  
16 The Fairway, South Ruislip, Middlesex, HA4 0RY  
MOBILE: 07881 378580 • email: hareer.arya@gmail.com

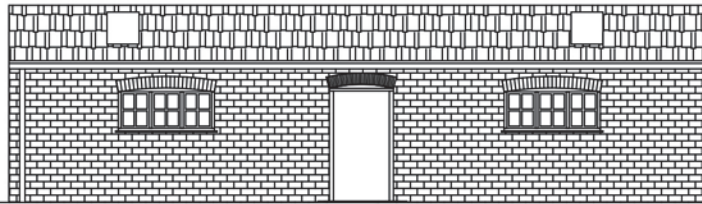




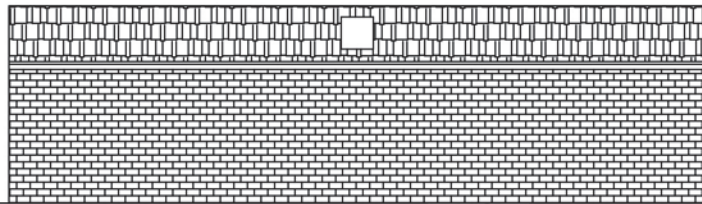
Proposed Side Elevation Facing the Play Ground  
Scale 1:100



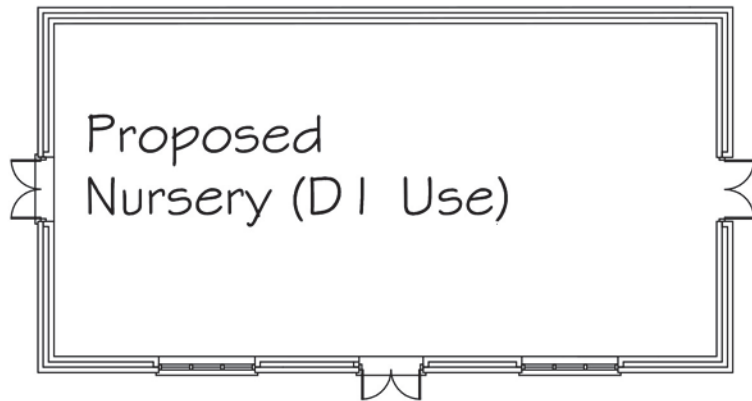
Proposed Side Elevation  
Scale 1:100



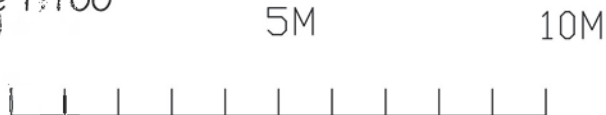
Proposed Front Elevation  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100



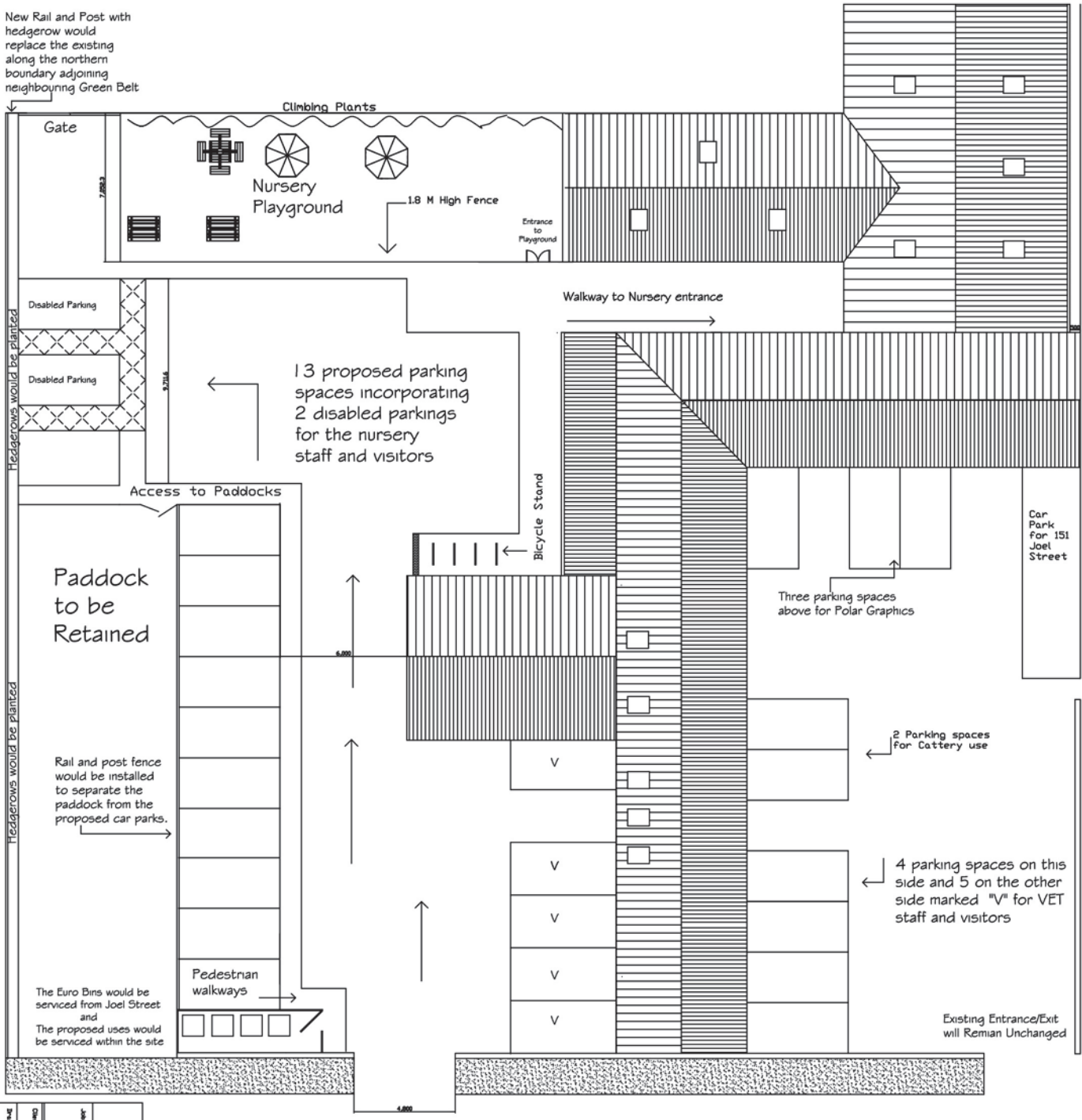
Proposed Floor Plan (Nursery)  
Scale 1:100



Job	Joel Steel Farm
Client	Mr. A. J. Ismail
Drawn	Proposed Floor Plan and Elevations
Date	June 2012
Scale	1:100
Proj. No.	JSF/003/9D
Drawn	28/06/2012
Checked	07/06/2012
Approved	22/06/2012
Revised	22/06/2014
Drawn	28/06/2012
Checked	07/06/2012
Approved	22/06/2012
Revised	22/06/2014
Drawn	28/06/2012
Checked	07/06/2012
Approved	22/06/2012
Revised	22/06/2014

Arya Designs  
16 The Fairway, South Ruislip, Middlesex, HA4 0RY  
MOBILE 07881 378580 - email: hareer.arya@yahoo.co.uk

New Rail and Post with hedgerow would replace the existing along the northern boundary adjoining neighbouring Green Belt

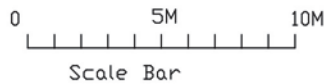


Existing exit/entrance will be extended by 1.8m in accordance with Highways recommendation to achieve a 4.8m wide dropped kerb and entrance

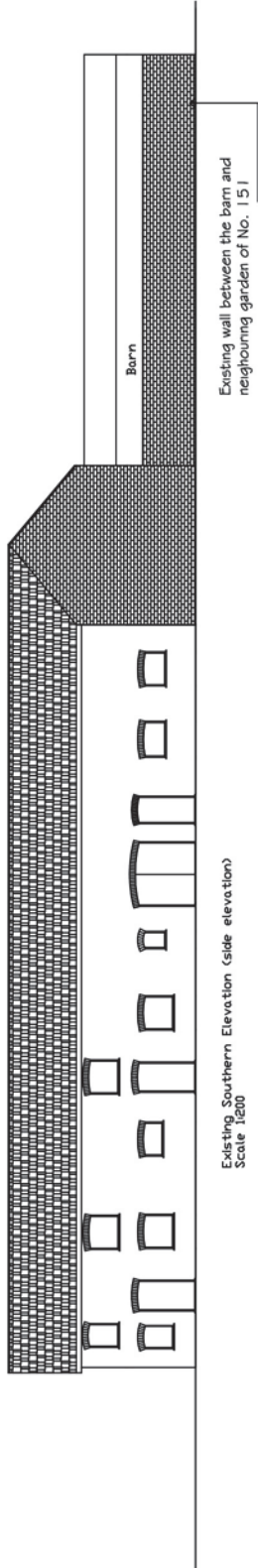
Existing Vehicular Crossover

Joel Street

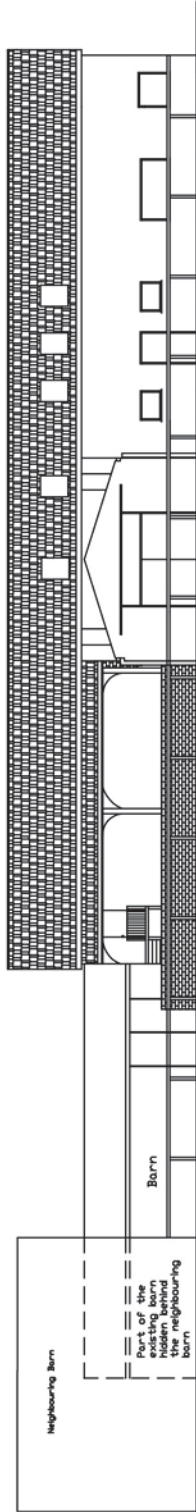
Proposed Roof and Layout Plans  
Scale 1:200



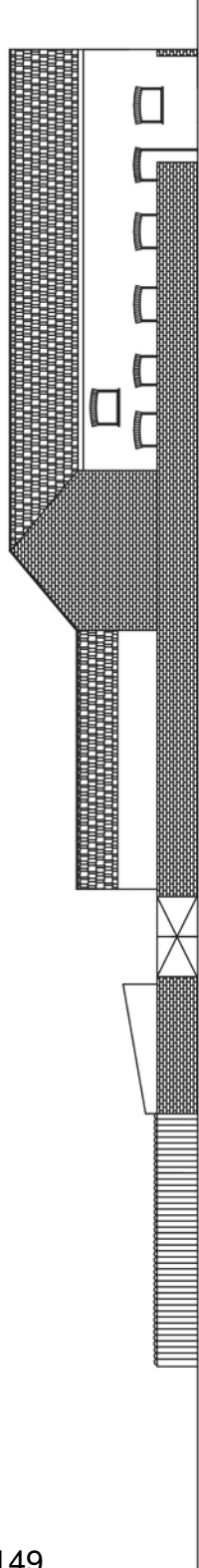
Job No.	16 The Fairway, South Ruislip, Middlesex, HA4 0RY
Client	Mr. A. J. Ismail
Drawn	Proposed Roof and Layout Plans
Date	June 2012
Scale	1:200
Proj. No.	JSF/003/10E
Drawn	19/06/2012 A
Checked	02/07/2012 B
Reviewed	06/07/2012 C
Approved	07/07/2012 D



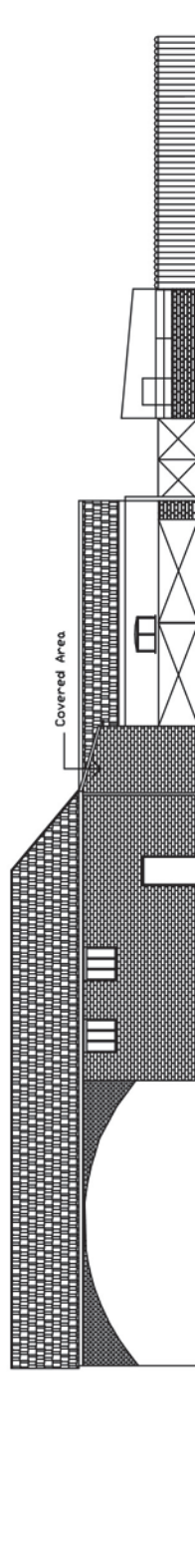
Existing Southern Elevation (side elevation)  
Scale 1:200



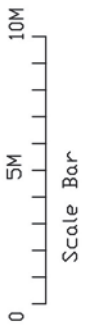
Existing Northern Elevation (side elevation)  
Scale 1:200



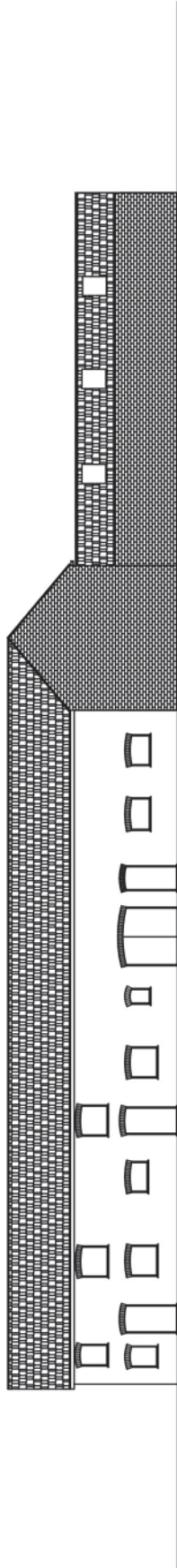
Existing Western Elevation (Joel Street view)  
Scale 1:200



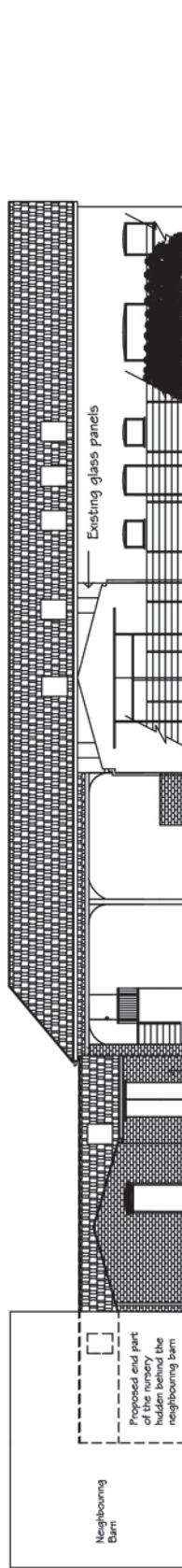
Existing Eastern Elevation (rear elevation)  
Scale 1:200



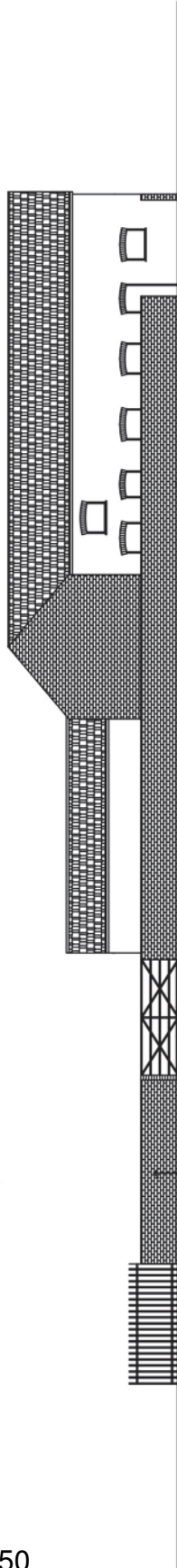
<p><b>Arya Designs</b>  <b>16 The Fairway, South Ruislip, Middlesex HA4 0RY</b>  <b>MOBILE: 07851 378580 - email: hareer.arya@gmail.com</b></p>		<p>Date: 06/06/2012          Drawn: 06/06/2012          Checked: 06/06/2012</p>
<p>Job: <b>Joel Street Farm</b></p>	<p>Client: <b>Mr. A. J. Ismat</b></p>	<p>Project No: <b>JSF/003/4C</b></p>
<p>Drawing: <b>Existing Elevations</b></p>	<p>Date: <b>June 2012</b></p>	<p>Scale: <b>1:200</b></p>



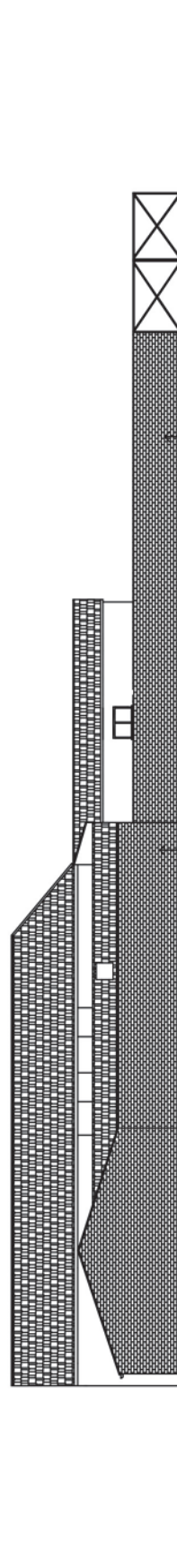
Proposed Southern Elevation (Side Elevation)  
Scale 1:200



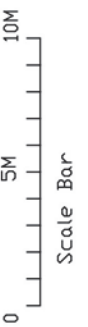
Proposed Northern Elevation (Side elevation)  
Scale 1:200



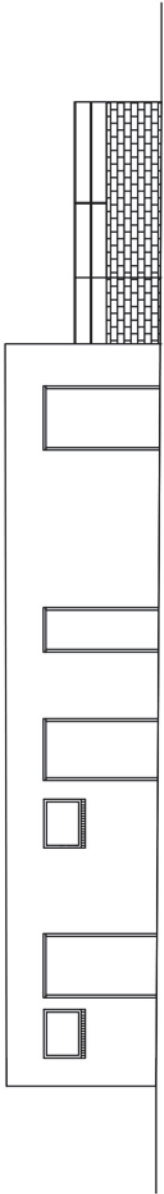
Proposed Western Elevation  
(Joel street view)  
Scale 1:200



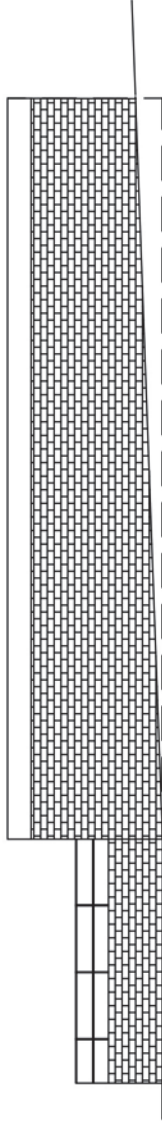
Proposed Eastern Elevation (Rear Elevation)  
Scale 1:200



<p><b>Arya Designs</b>  <b>16 The Fairway, South Ruislip, Middlesex HA4 0RY</b>  <b>MOBILE: 07881 378580 - email: hareer.arya@gmail.com</b></p>	
<p><b>Job</b>  <b>Joel Street Farm</b></p>	<p><b>Date</b>    <b>Revisions</b></p> <p>28/06/2012    A</p> <p>28/06/2012    B</p> <p>28/06/2012    C</p> <p>28/06/2012    D</p> <p>27/07/2014    E</p>
<p><b>Client</b>  <b>Mr. A. J. Ismat</b></p>	<p><b>Date</b>    <b>Scale</b>    <b>Proj. No.</b></p> <p>June 2012    1:200    JSF/003/BE</p>
<p><b>Drawing</b>    <b>Proposed Elevation Plans</b></p>	



Existing Southern or Front Elevation  
Scale 1:100

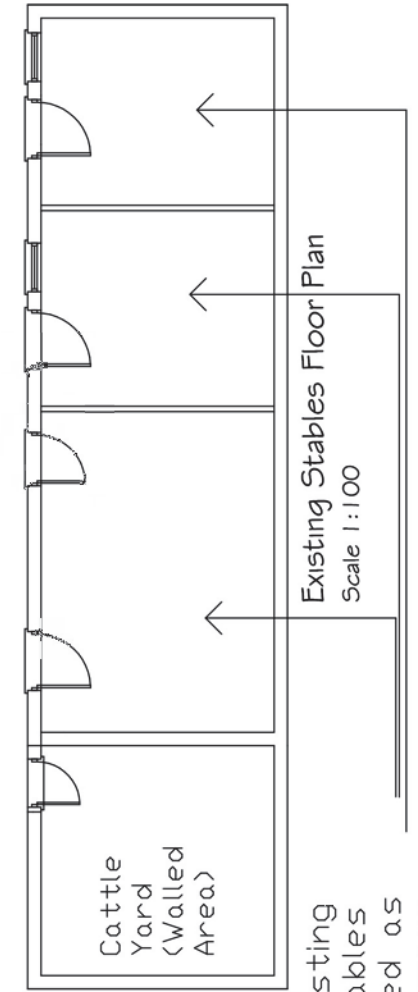


Existing Northern or Rear Elevation  
Scale 1:100



Existing Eastern Side Elevation  
Scale 1:100

Existing Western Side Elevation  
Facing Joel Street  
Scale 1:100



Existing Stables used as storage

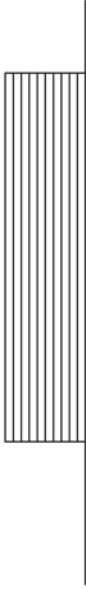


<p><b>Arya Designs</b>          16 The Fairway, South Ruislip, Middlesex, HA4 0RY          MOBILE 07881 378580 - email: hareer.arya@gmail.com</p>		Date	Revisions
<p><b>Joel Street Farm</b></p>		Date	20/02/2012 A
Client	Mr. A. J. Ismat		
Drawing	Existing Stables Floor Plan and Elevations		
Date	June 2012	Scale	1:100
		Proj. No.	<b>JSF(003/5A)</b>



Scale 1:100

The existing 1.5m high brick wall would form the side elevation of the proposed Euro Bin enclosure

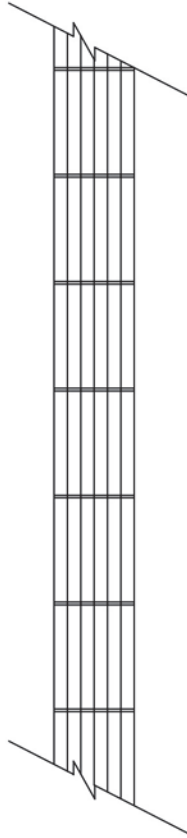


Scale 1:100  
Proposed side elevation of the Euro Bin enclosure 1.5m high wooden fence adjacent to proposed car park



Scale 1:100

Proposed front and side elevation of the Euro Bin enclosure (1.5m high wooden gate and fence)



Scale 1:100

New Rail and Post boundary fence would replace the existing fence along the northern boundary and would be extended to form boundary between the proposed parking spaces and the paddocks

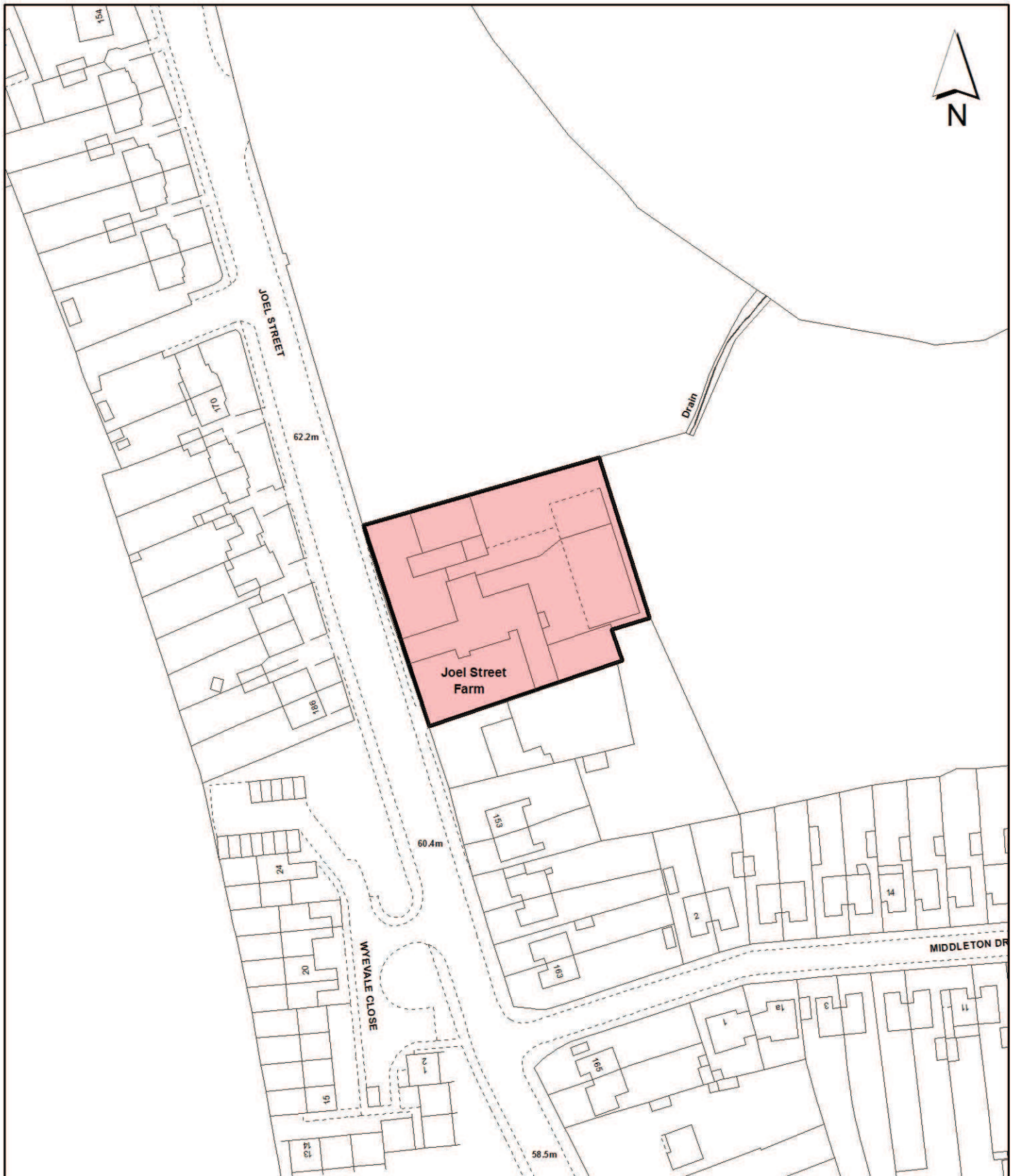


Scale Bar



Example of hedgerows that would be planted behind the rail and post to screen the parking and compliment the neighbouring Green Belt

<p><b>Arya Designs</b>          16 The Fairway, South Ruislip, Middlesex, HA4 0RY          MOBILE 07881 378580 - email: hareer.arya@gmail.com</p>	
<p><b>Job</b>          Joel Street Farm</p>	<p><b>Date</b>          Revisions</p>
<p><b>Client</b>          Mr. A. J. Ismat</p>	
<p><b>Drawing</b>          Euro Bin Encloser Elevations and Rail &amp; Post Elevation</p>	
<p><b>Date</b>          March 2014</p>	<p><b>Scale</b>          1:100</p>
<p><b>Proj. No.</b>          JSF/003/11</p>	



**Notes**

 Site boundary

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Site Address

**Joel Street Farm  
 Joel Street  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**  
**Residents Services  
 Planning Section**

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

Planning Application Ref:  
**8856/APP/2013/3802**

Scale  
**1:1,250**

Planning Committee  
**North Page 153**

Date  
**October 2014**

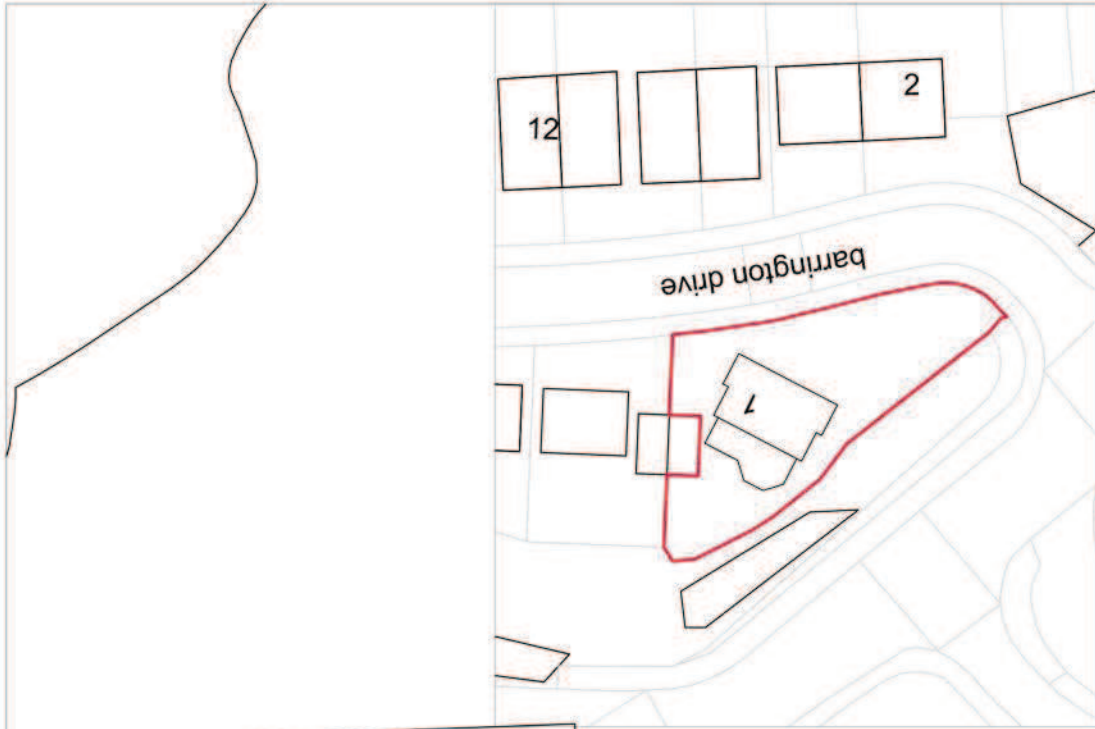


**HILLINGDON**  
 LONDON

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

**Address** 1 BARRINGTON DRIVE HAREFIELD  
**Development:** Installation of boundary wall with railings and gate to front  
**LBH Ref Nos:** 62825/APP/2014/2576  
**Date Plans Received:** 21/07/2014 **Date(s) of Amendment(s):**  
**Date Application Valid:** 31/07/2014





# BLOCK PLAN

scale = 1:500

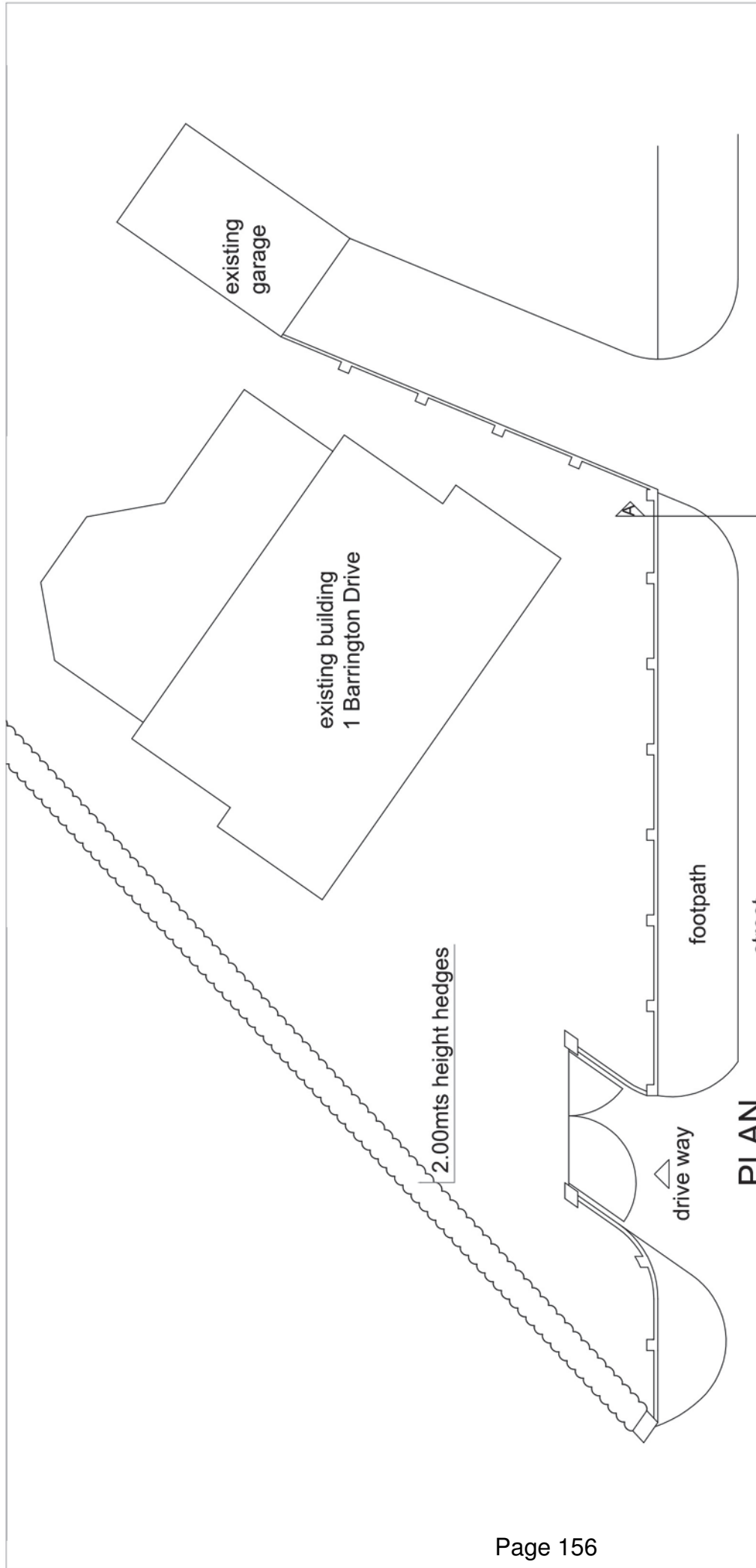
— property boundary



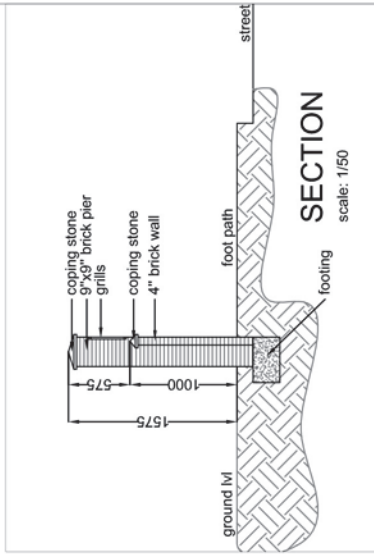
# LOCATION PLAN

scale = 1:1250

— property boundary



**PLAN**  
scale : 1/100



**ELEVATION**  
scale : 1/100

arech construction ltd (architect & engineers) 116 valleyhall bournemouth, essex, ig10 3at mob. 07932875825	Client: Mr. Joshy Mathew Title: 1 Barrington Drive UB9 6PJ	Status: Planning Date: 20/10/18 Drawn: J. Mathew Checked: J. Mathew Scale: 1/100 Date: 20/10/18 Drawn: J. Mathew Checked: J. Mathew Scale: 1/100 Date: 20/10/18 Drawn: J. Mathew Checked: J. Mathew Scale: 1/100
	REV. DATE BY CHD APPD REMARKS	Scale: 1/100 Date: 20/10/18 Drawn: J. Mathew Checked: J. Mathew Scale: 1/100 Date: 20/10/18 Drawn: J. Mathew Checked: J. Mathew Scale: 1/100



**Notes**

 Site boundary

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Site Address

**1 Barrington Drive  
 Harefield**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**62825/APP/2014/2576**

Scale

**1:1,250**

Planning Committee

**North Page 157**

Date

**October 2014**



**HILLINGDON**  
 LONDON

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

**Address** 95 HOYLAKE CRESCENT ICKENHAM

**Development:** Part two storey/part single storey side/rear extension involving raising of roof height and single storey front extension involving alterations to front elevation (AMENDED PLANS RECEIVED)

**LBH Ref Nos:** 15392/APP/2014/1584

**Date Plans Received:** 07/05/2014

**Date(s) of Amendment(s):** 07/05/2014

**Date Application Valid:** 21/05/2014

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# H&H/95 Hoylake Crescent/FP/01



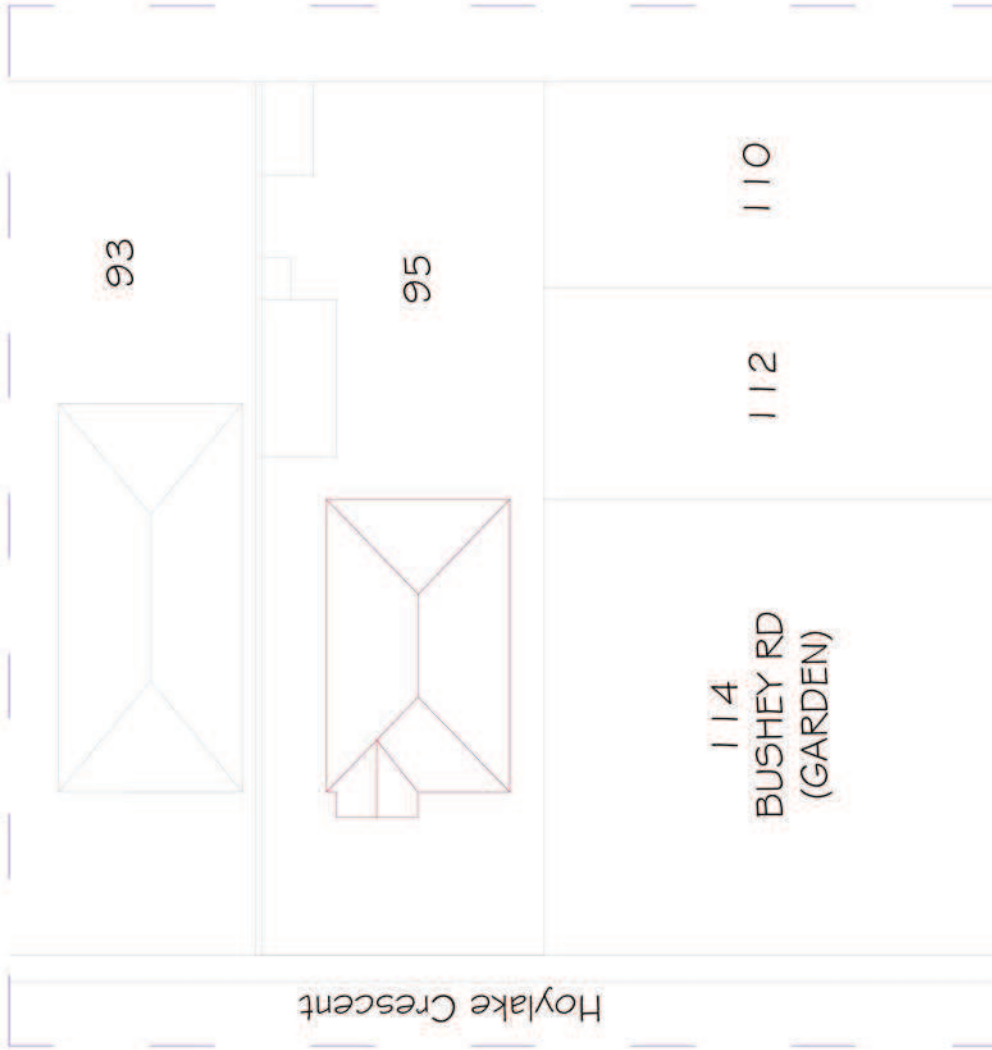
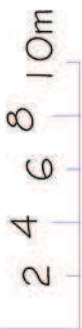
Scale: 1:1250



Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.

Scale  
1:200

Scale 1:200



CLIENT  
Jay & Chris  
95 Hoylake Crescent,  
Ickenham

PROJECT  
Part two storey, part single storey  
side/rear extension involving raising of  
roof height, relocation of part window  
to front, relocation of entrance door to front

DRAWING  
Existing Block Plan

STAGE

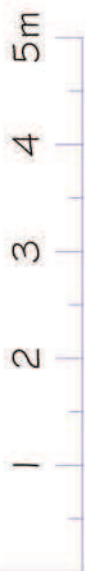
Planning

**H&H**

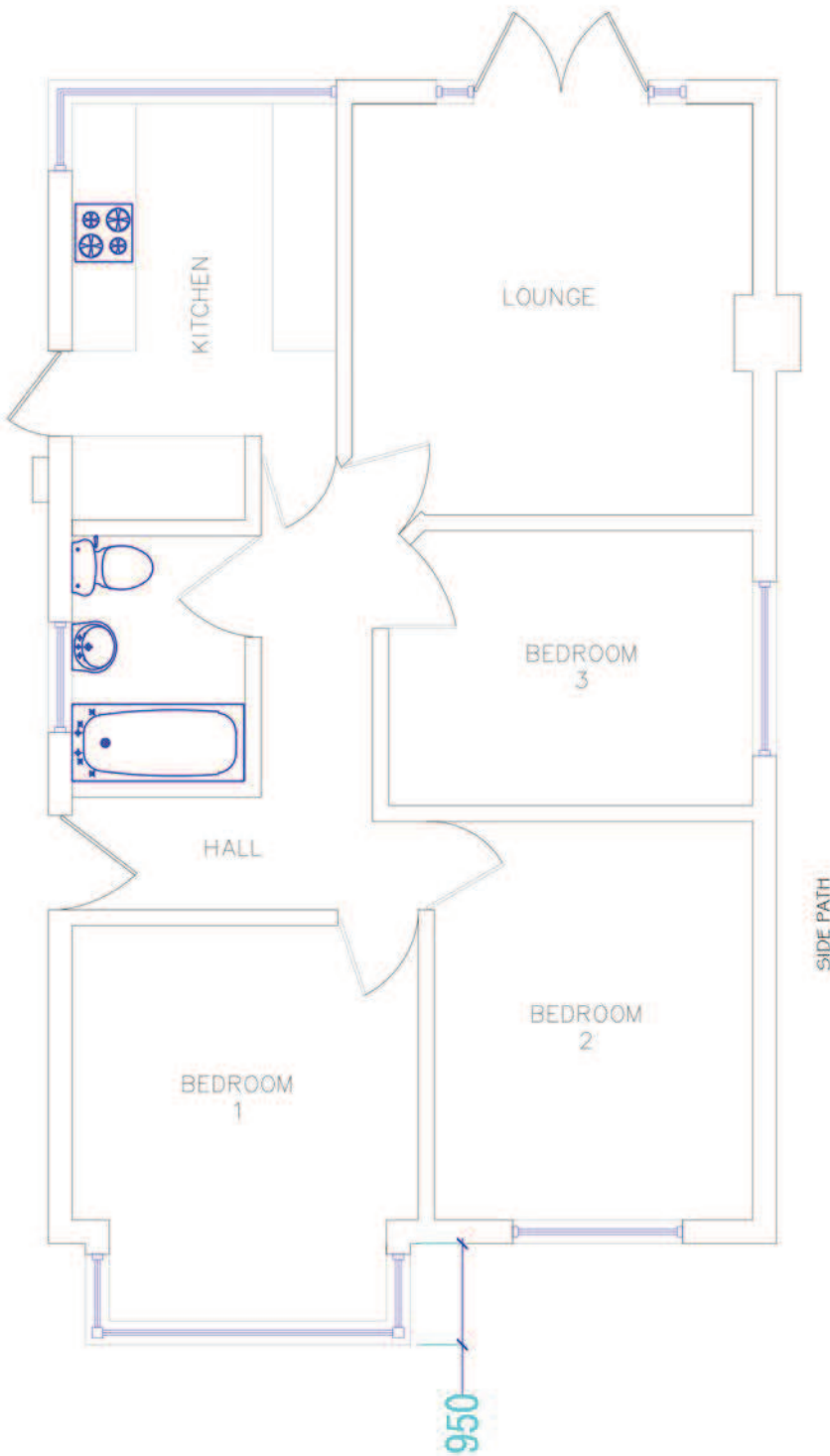
0766925862 / 0770906090

CHECKED	SCALE	DATE	APPROVED
	1:200 @ A3	APR 2014	
DRAWING NO.			REV
H&H/95_Hoylake/FPH/02			

Scale 1:50



SIDE PATH



SIDE PATH

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.

GARDEN of 112 BUSHEY RD

GARDEN of 114 BUSHEY RD

H&H

0766925862 / 0770106090

CHECKED	APPROVED
SCALE 1:50 (B.A.S.)	DATE APR 2014
DRAWING NO. H&H/95_Hoylake/FPH/04	
REV	

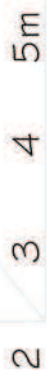
CLIENT  
Jay & Chris  
95 Hoylake Crescent,  
Ickenham

PROJECT  
Part two storey, part single storey  
side/rear extension involving raising of  
roof height, relocation of part window  
and part door, relocation of entrance door to front.

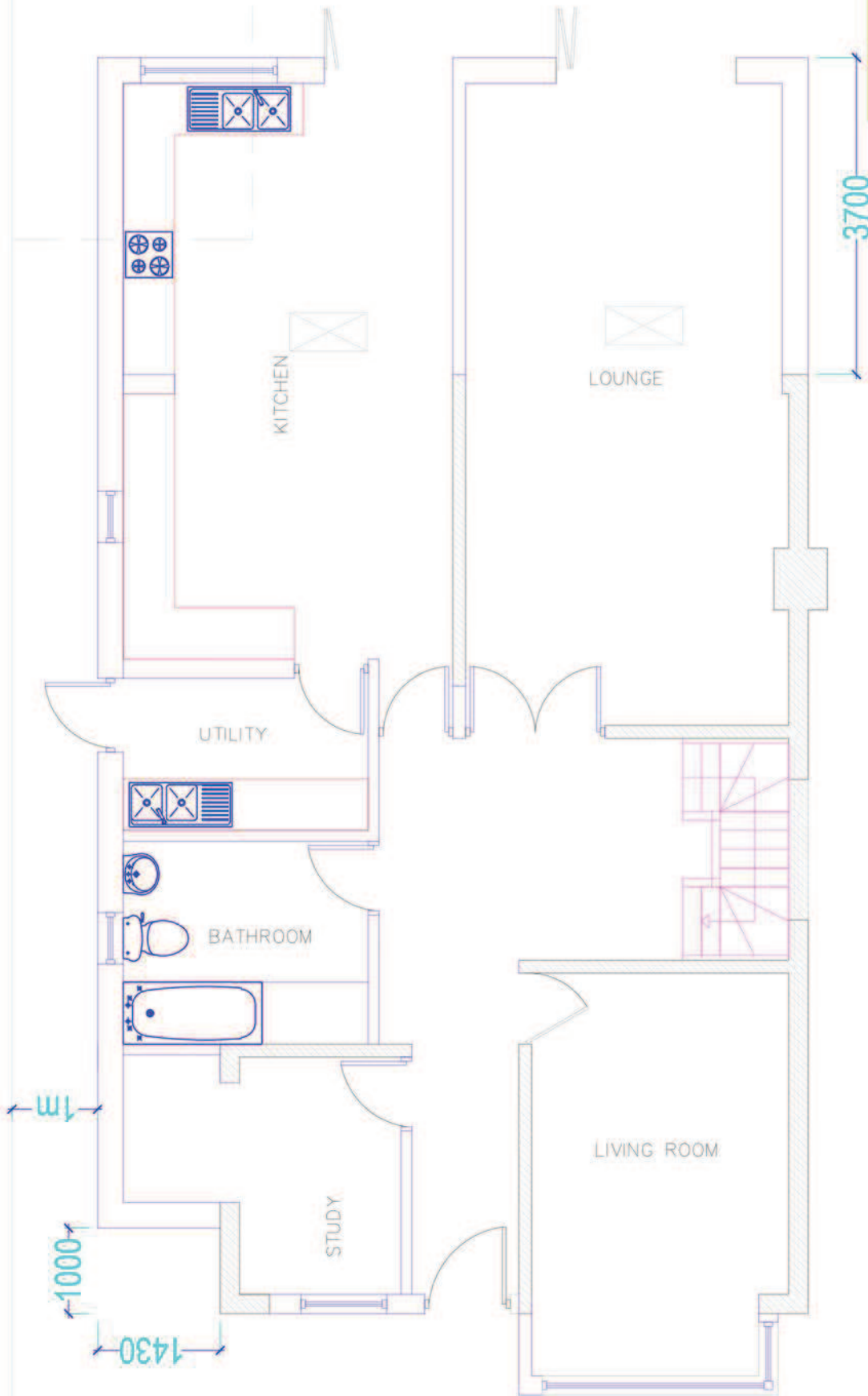
DRAWING  
Existing Ground  
Floor Plan

STAGE  
Planning

Scale 1:50



Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.



**H&H**  
0770910280

CHECKED	APPROVED	DATE	REV
SCALE 1:50 (B.A.S.)		SEP 2014	C
DRAWING NO.		H&H/95_Hoylake/FPH/05	

Planning

Proposed Ground Floor Plan

PROJECT Part two storey, part single storey side/rear extension involving raising of roof height, relocation of front window and front door, relocation of entrance door to front.

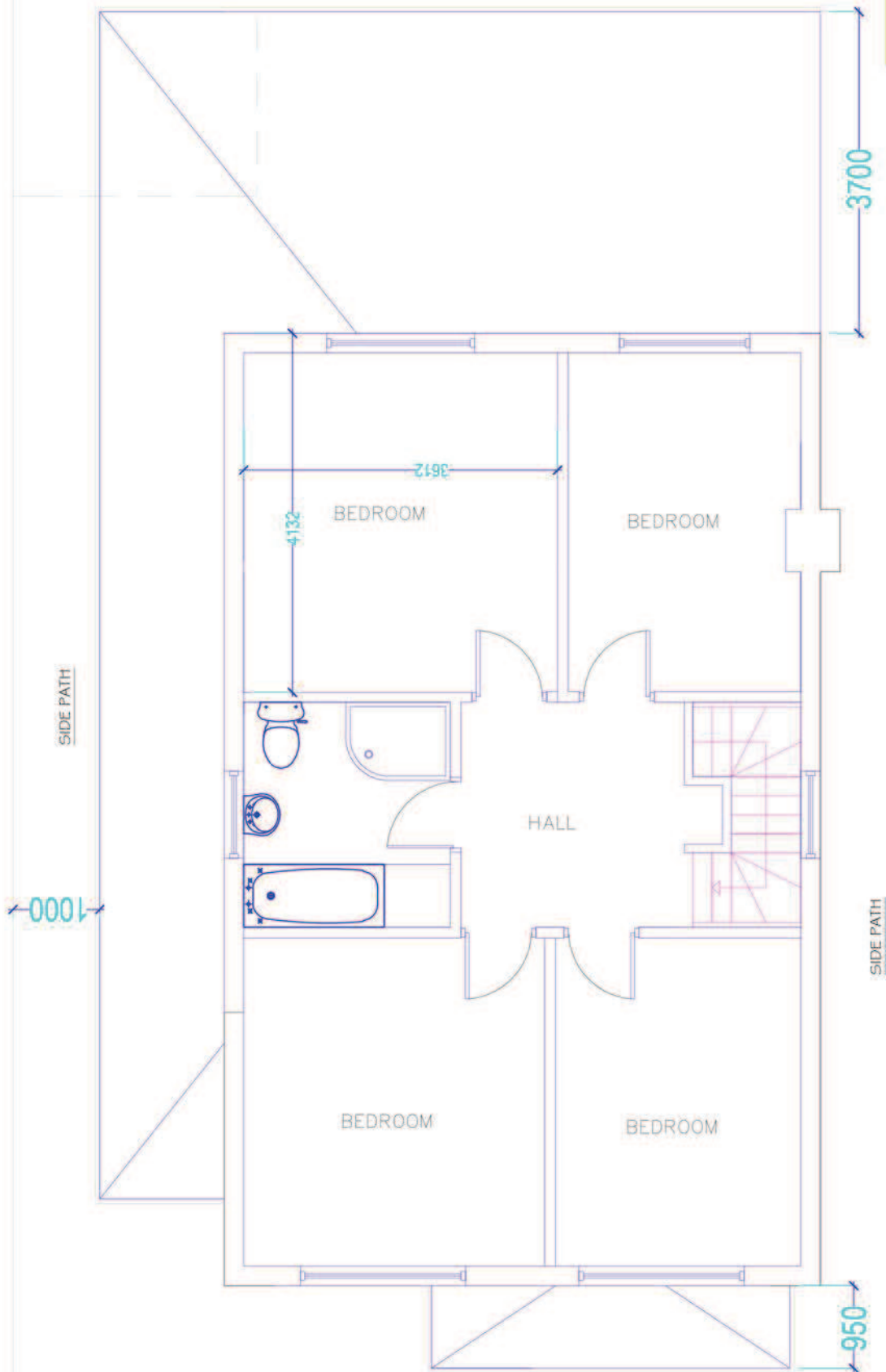
CLIENT Jay & Chris  
95 Hoylake Crescent,  
Ickenham



Scale 1:50



Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.



**H&H**

0766925862 / 0770106090

GARDEN of 112 BUSHEY RD

CHECKED	APPROVED	DATE	REV
SCALE 1:50 (B.A.S.)		SEP 2014	C
DRAWING NO.	H&H/95_Hoylake/FPH/06		

CLIENT  
Joy & Chris  
95 Hoylake Crescent,  
Ickenham

PROJECT  
Part two storey, part single storey  
side/rear extension involving raising of  
roof height, relocation of part window  
and part door, relocation of entrance door to front

DRAWING  
Proposed  
First Floor Plan

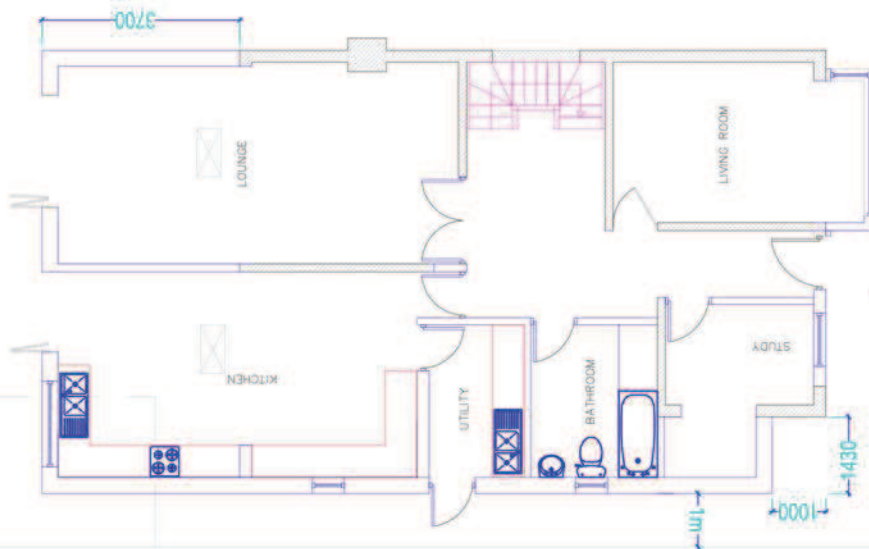
STAGE  
Planning

GARDEN of 114 BUSHEY RD

Scale 1:100

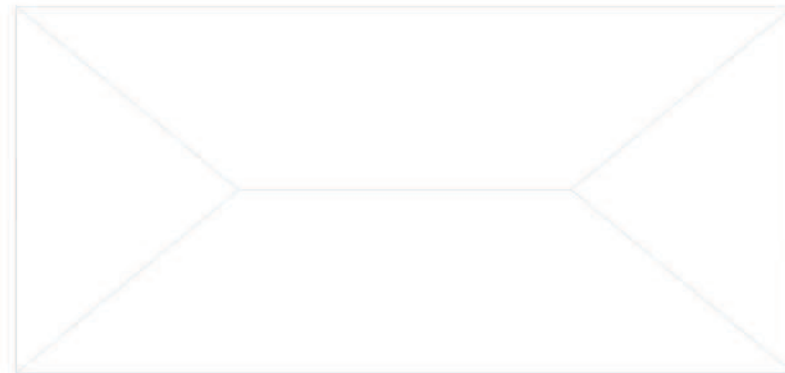
1 2 3 4 5m

GROUND FLOOR



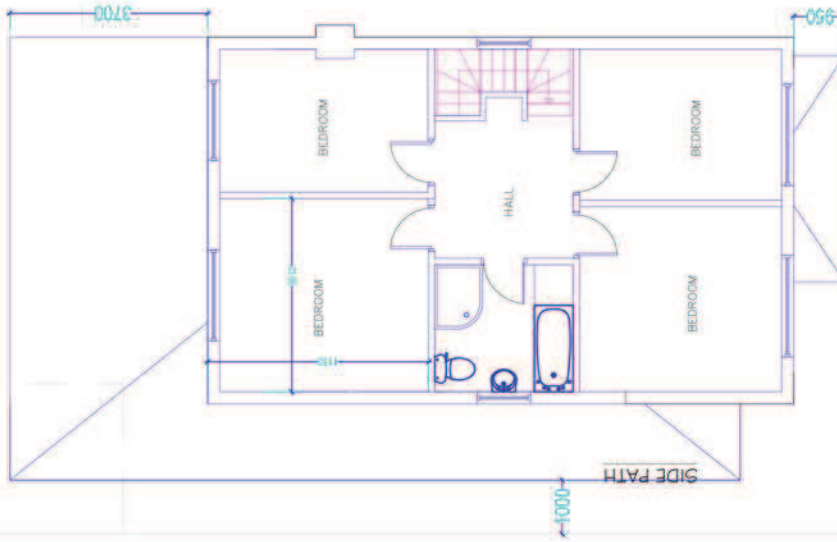
93 Hoylake

FIRST FLOOR



93 Hoylake

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.



H&H  
077091060890

CHECKED	APPROVED	DATE	SEP 2014
SCALE	1:50 (B.A.S.)	REV	C
DRAWING NO.	H&H/95. Hoylake/FPH/07		

Planning

Proposed Plans  
Window Lines

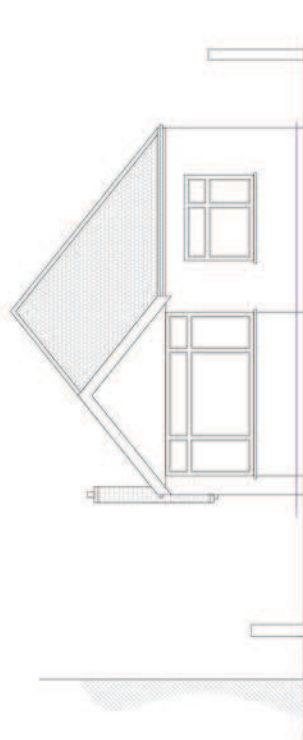
PROJECT Part two storey, part single storey side/rear extension involving raising of roof height, relocation of part window line, relocation of entrance door to front.

CLIENT Jay & Chris  
95 Hoylake Crescent,  
Ickenham

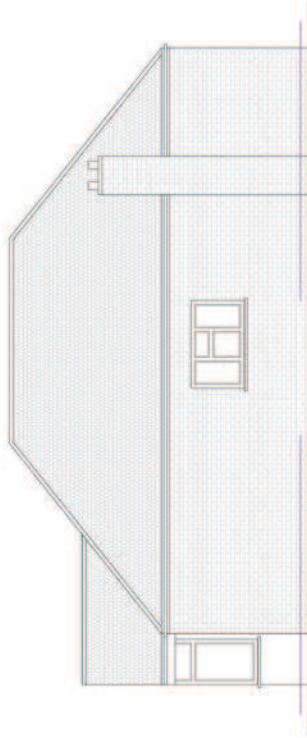
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1 2 3 4 5m

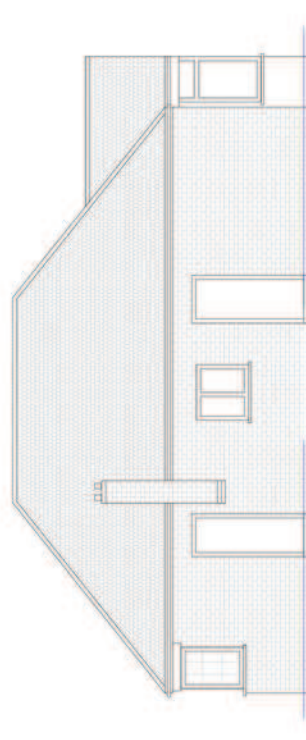
Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.



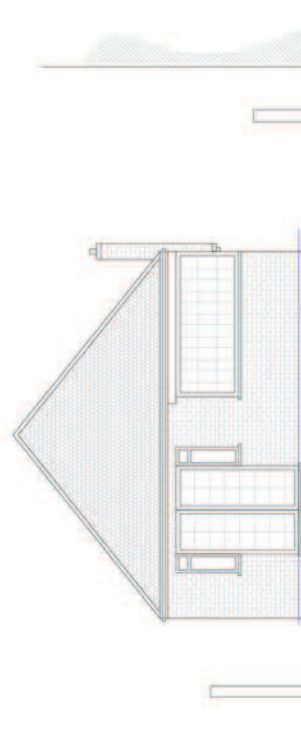
FRONT



FLANK



SIDE



REAR

H&H

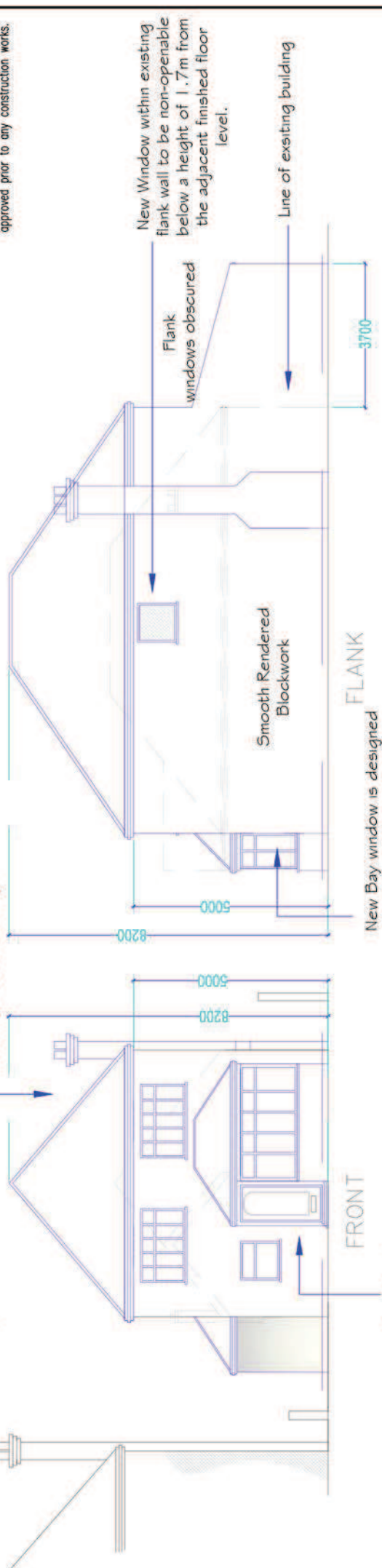
07669825862 / 0770106090

CHECKED	APPROVED
SCALE: 1:100 @ A3	DATE: APR 2014
DRAWING NO. H&H/95_Hoylake/FPH/08	REV

CLIENT Jay & Chris 95 Hoylake Crescent, Ickenham	PROJECT Part two storey, part single storey side/rear extension involving raising of roof height, relocation of part window and part door, relocation of front door, relocation of entrance door to front.	DRAWING Existing Elevations	STAGE Planning
---	---	--------------------------------	-------------------

Any dimensions taken from this drawing should be cross checked on site and approved prior to any construction works.

Ridge and Eaves Height same as development at 93  
New hipped roof to use existing or similar matching tiles to existing.

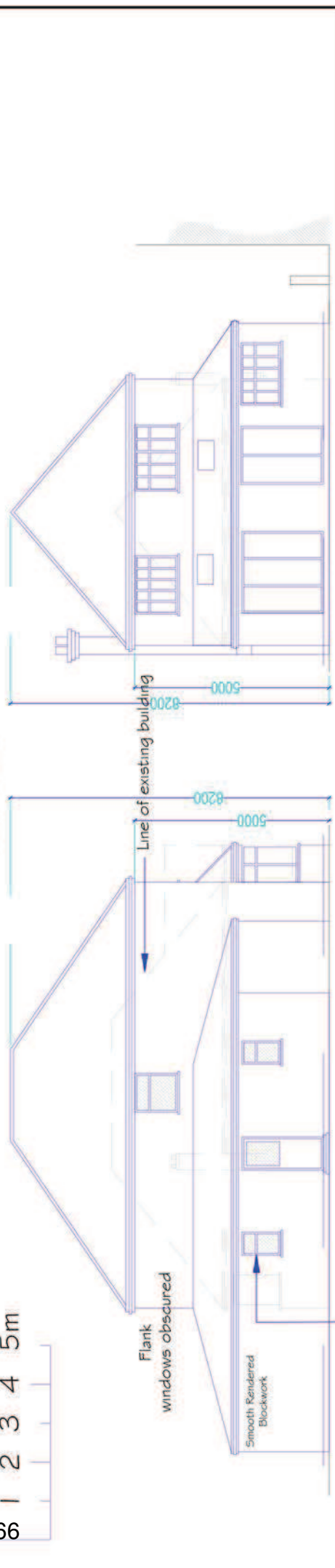


FLANK

New Bay window is designed like that of the existing but relocated to right side (when facing house) in order to allow for new entrance

Ridge and Eaves Height same as development at 93

Scale 1:100

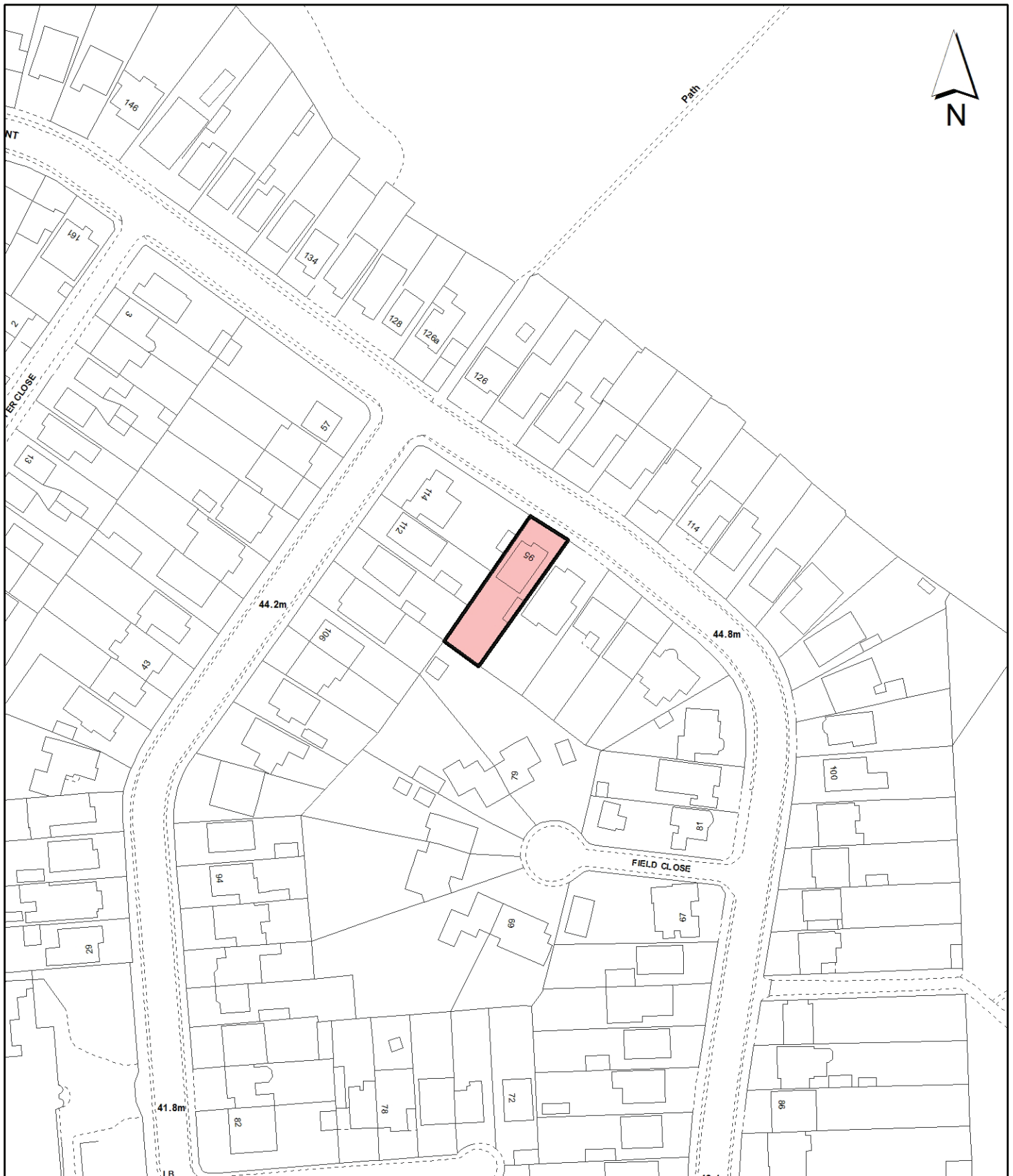


New Window within existing flank wall to be non-openable below a height of 1.7m from the adjacent finished floor level.


H&H  
07709108090

CHECKED	APPROVED	SCALE	DATE
		1:100 @ A3	SEP 2014
DRAWING NO.		REV	
H&H/95 Hoylake/FPH/09		C	

CLIENT	PROJECT	DRAWING	STAGE
Jay & Chris 95 Hoylake Crescent, Ickenham	Part two storey, part single storey side/rear extension involving raising of roof height, relocation of part window to rear, relocation of part window, relocation of entrance door to front	Proposed Elevations	Planning



**Notes**

 Site boundary

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Site Address

**95 Hoylake Crescent  
 Ickenham**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**15392/APP/2014/1584**

Scale

**1:1,250**

Planning Committee

**North Page 167**

Date

**October 2014**



**HILLINGDON**  
 LONDON

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

**Address** PARK FARM HOUSE DUCKS HILL ROAD NORTHWOOD

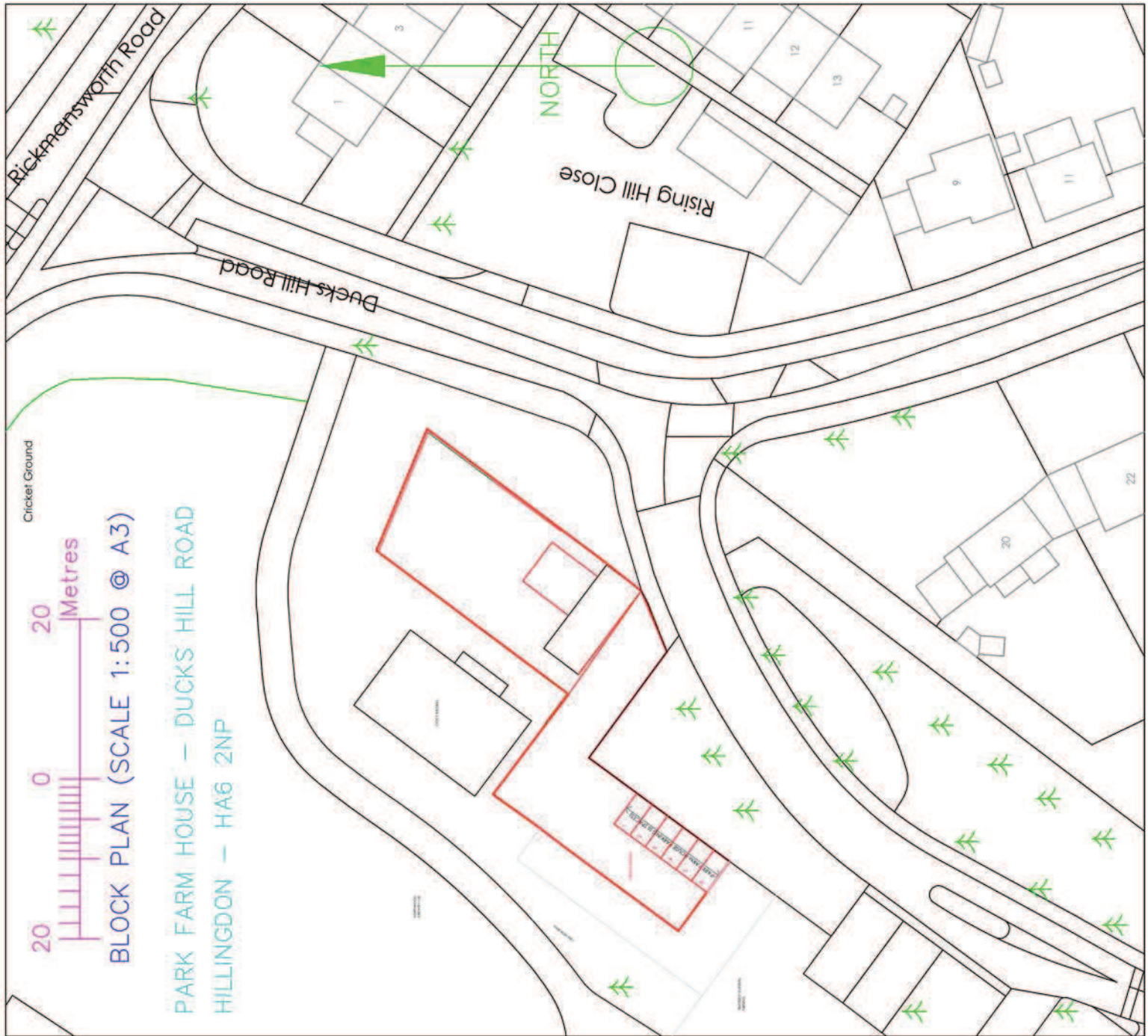
**Development:** Installation of window in ground floor rear elevation.

**LBH Ref Nos:** 272/APP/2014/2598

**Date Plans Received:** 22/07/2014

**Date(s) of Amendment(s):** 23/07/2014

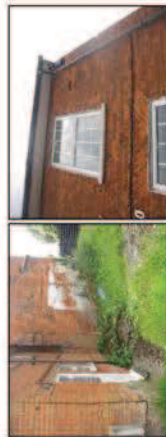
**Date Application Valid:** 22/07/2014





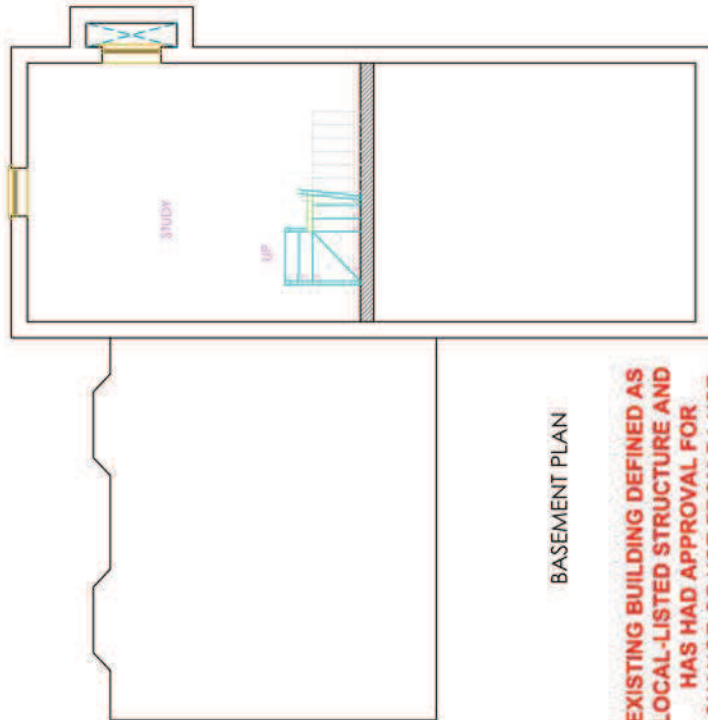
**THE EXTERNAL BRICKWORKS TO EXISTING BUILDING HAVE SIGNIFICANT SIGNS OF DEFECTS AND STRUCTURAL DAMAGES WHICH ARE BEYOND REPAIR.**

**THE MAIN WALLS HAVE MISSING BRICKS AND ANY ATTEMPT TO REINSTATE EXISTING BRICKWORKS WILL RESULT TO FURTHER STRUCTURAL DAMAGES TO EXISTING BRICKWORKS**



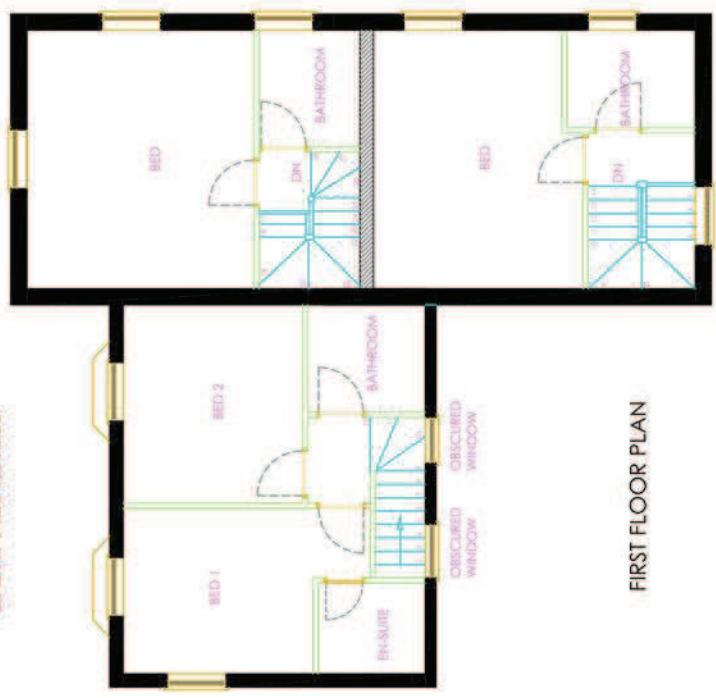
**HOMES DESIGN**  
 40 WISE LANE  
 MILL HILL  
 LONDON NW7 2RE  
 MOB: 07946 872537  
 TEL: 0208-959 8748  
 FAX: 0208-959 7973  
 info@homedesignltd.co.uk  
 www.homedesignltd.co.uk

title	EXISTING PLANS
project	PARK FARM HOUSE - DUCKS HILL ROAD - HILLINGDON HA6 2NP
drawing no.	HD773/8001 REV.
H.D.-Ltd contract no.	HD773 date 07/2014
scale:	1:100 @ A3

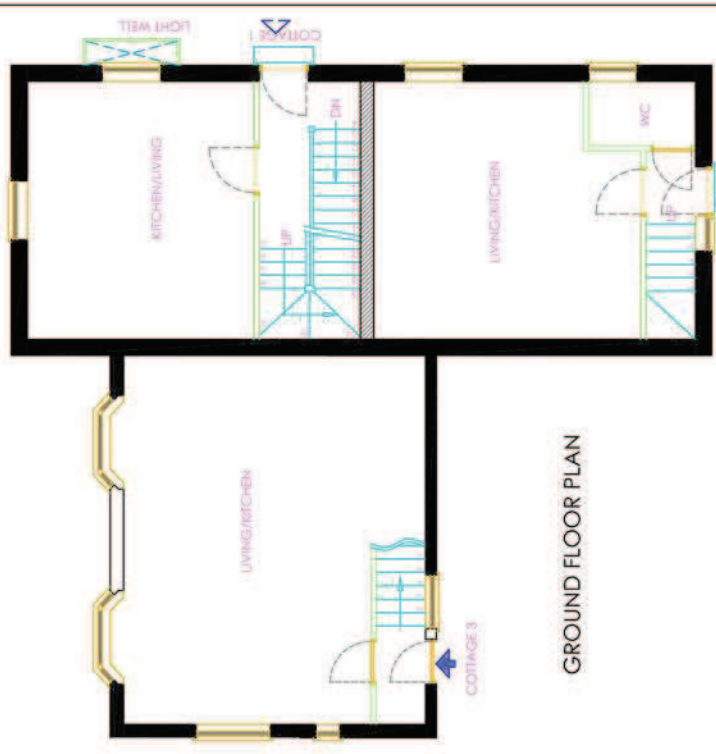


BASEMENT PLAN

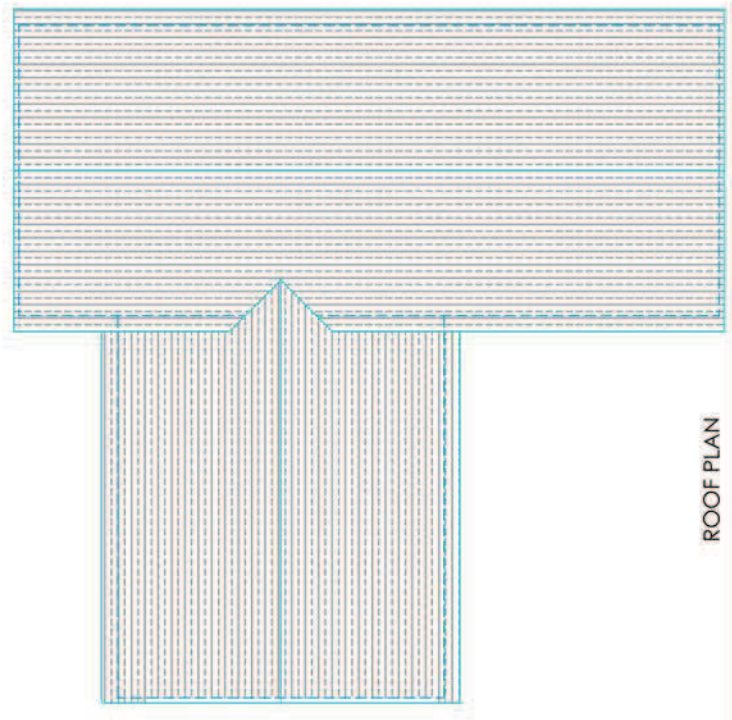
**EXISTING BUILDING DEFINED AS LOCAL-LISTED STRUCTURE AND HAS HAD APPROVAL FOR CHANGE OF USE FROM B1-USE TO C3-USE UNDER REFERENCE 272/AAPP/2013/3285**



FIRST FLOOR PLAN

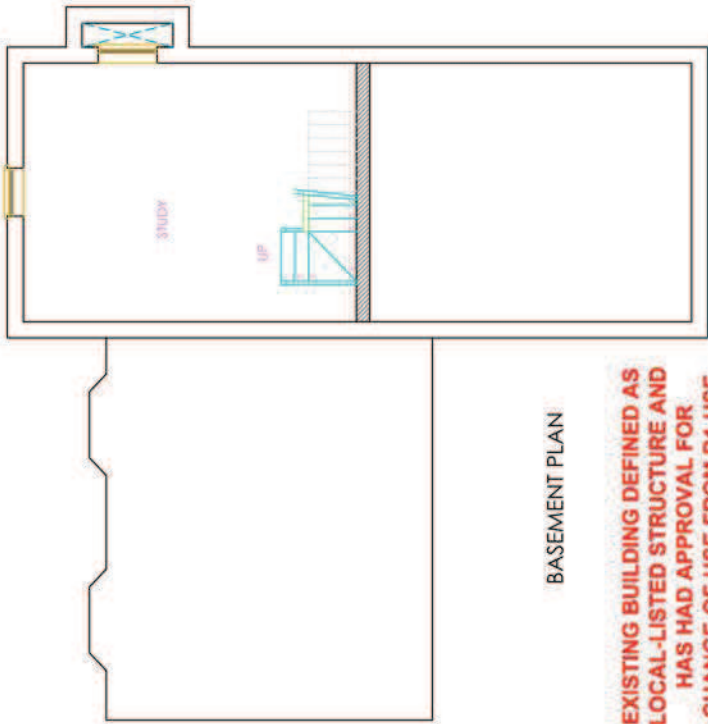


GROUND FLOOR PLAN



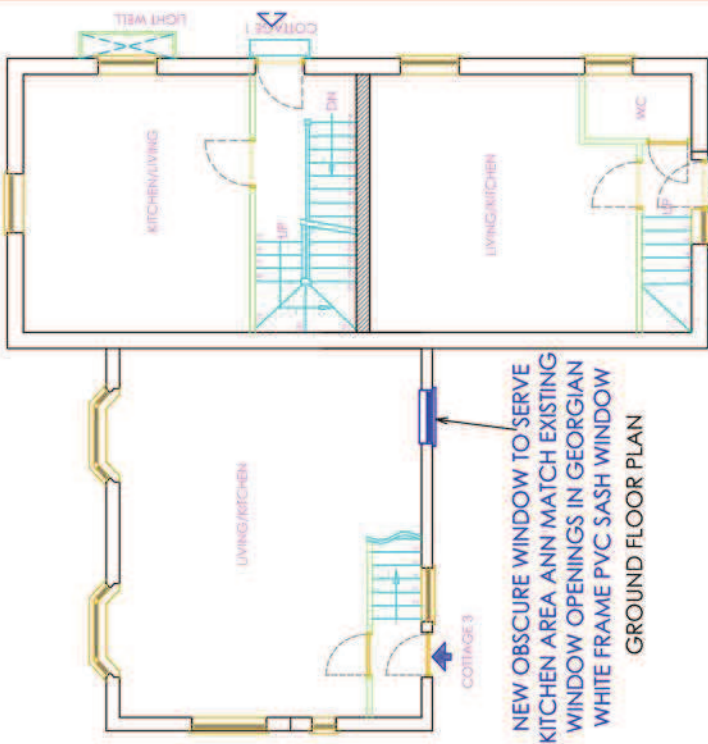
ROOF PLAN





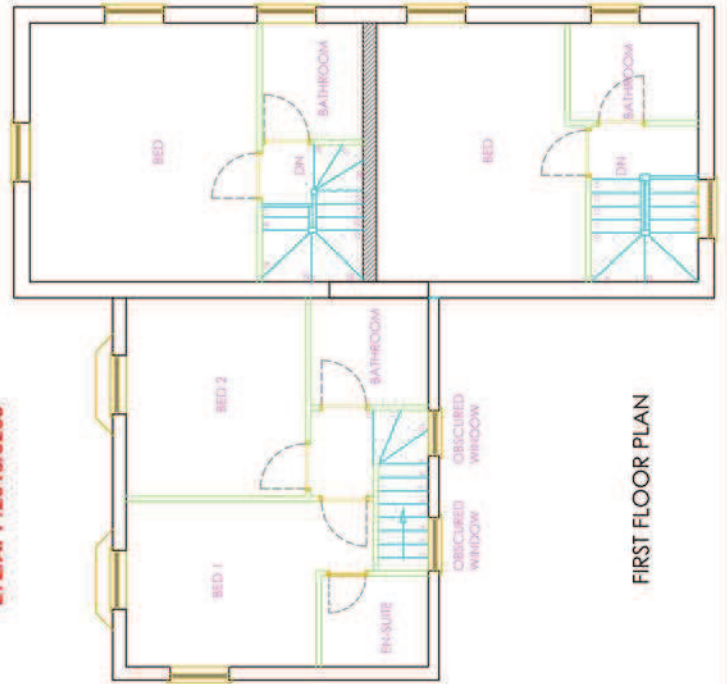
BASEMENT PLAN

**EXISTING BUILDING DEFINED AS LOCAL-LISTED STRUCTURE AND HAS HAD APPROVAL FOR CHANGE OF USE FROM B1-USE TO C3-USE UNDER REFERENCE 272/APPI/2013/3285**

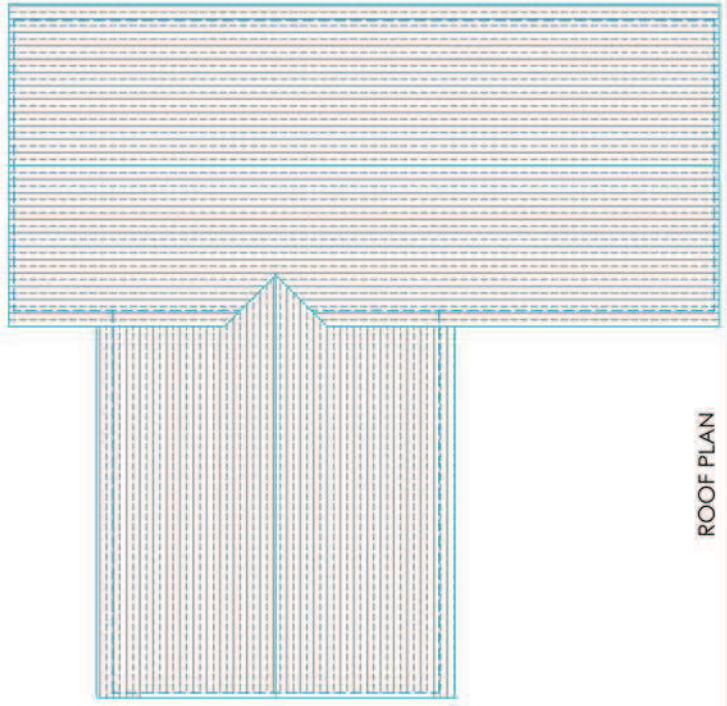


**NEW OBSCURE WINDOW TO SERVE KITCHEN AREA ANN MATCH EXISTING WINDOW OPENINGS IN GEORGIAN WHITE FRAME PVC SASH WINDOW**

GROUND FLOOR PLAN

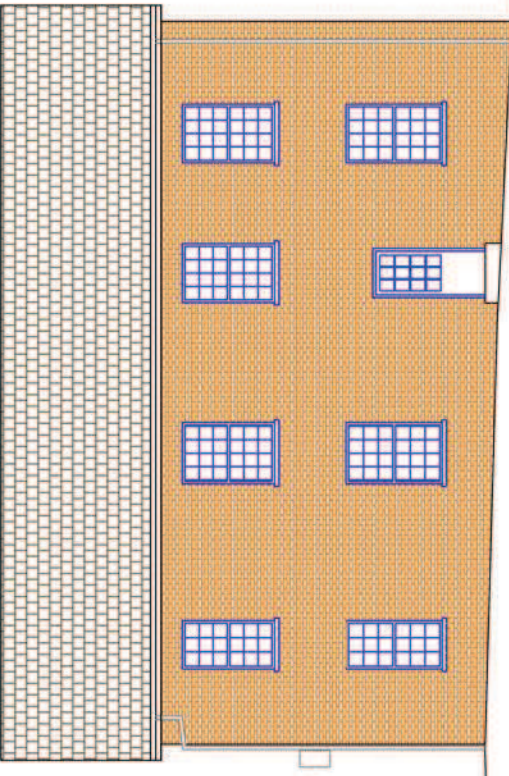


FIRST FLOOR PLAN

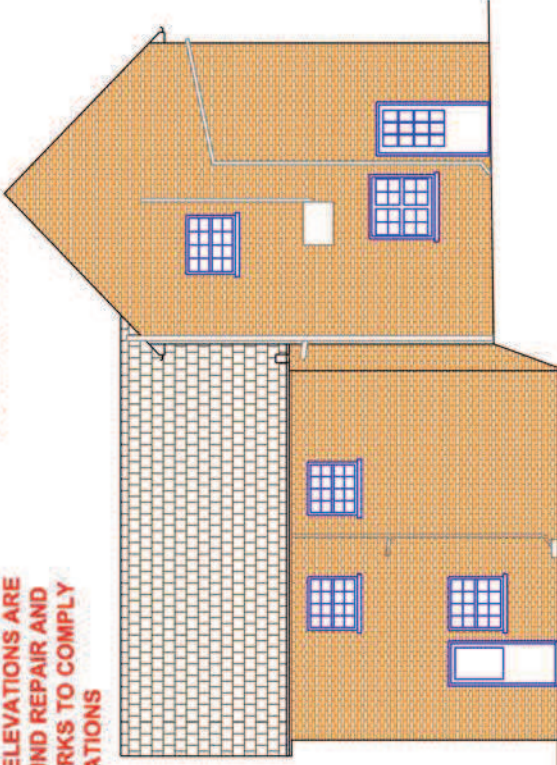


ROOF PLAN

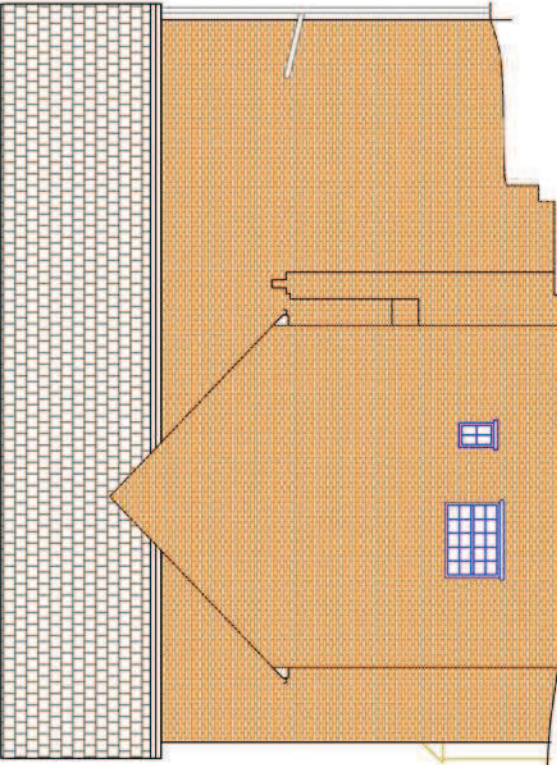
	<b>40 WISE LANE</b> <b>MILL HILL</b> <b>LONDON NW7 2RE</b> <b>MOB: 07946 872537</b> <b>TEL: 0208-959 8748</b> <b>FAX: 0208-959 7973</b> <small>info@homedesignltd.co.uk</small> <small>www.homedesignltd.co.uk</small>	
	<b>PROPOSED PLANS</b>	
<b>project</b>	PARK FARM HOUSE - DUCKS HILL ROAD - HILLINGDON HA6 2NP	
<b>drawing no.</b>	HD773/8003	<b>REV. A</b>
<b>H.D-Ltd contract no.</b>	HD773	<b>date</b> 09/2014
<b>scale:</b>	1:100 @ A3	



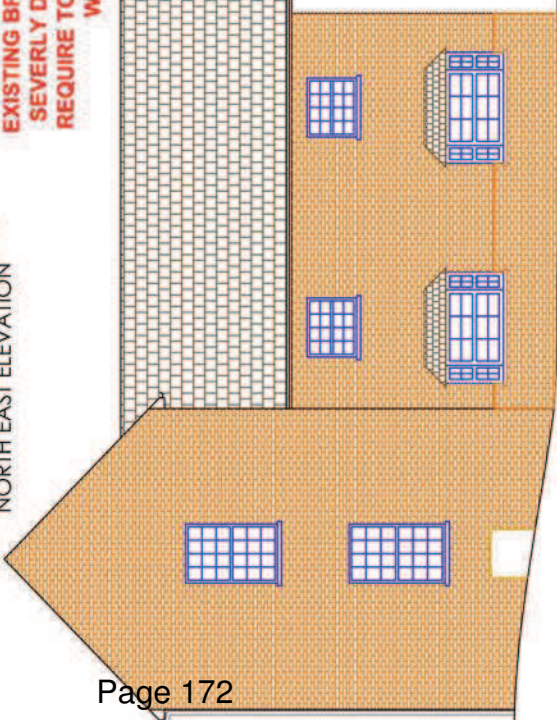
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION

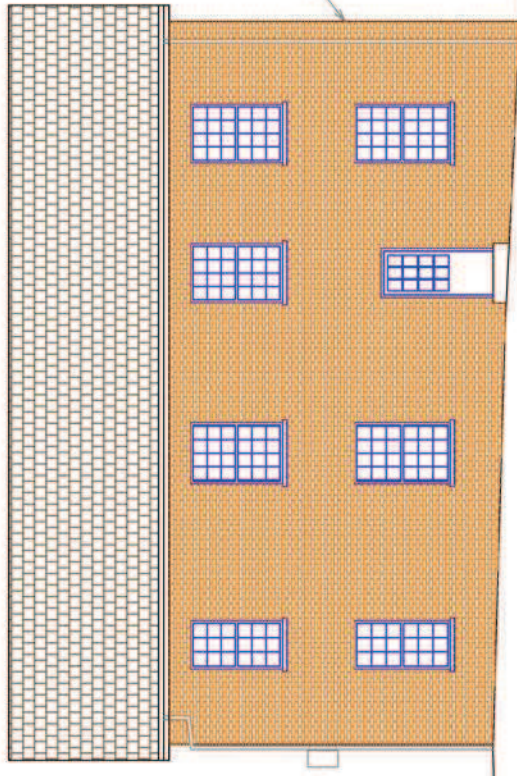
**EXISTING BRICKWORKS TO MAIN ELEVATIONS ARE SEVERLY DEFECTED AND BEYOND REPAIR AND REQUIRE TO HAVE REMEDIAL WORKS TO COMPLY WITH BUILDING REGULATIONS**

**EXISTING BUILDING DEFINED AS LOCAL-LISTED STRUCTURE AND HAS HAD APPROVAL FOR CHANGE OF USE FROM B1-USE TO C3-USE UNDER REFERENCE 272/APP/2013/3285**

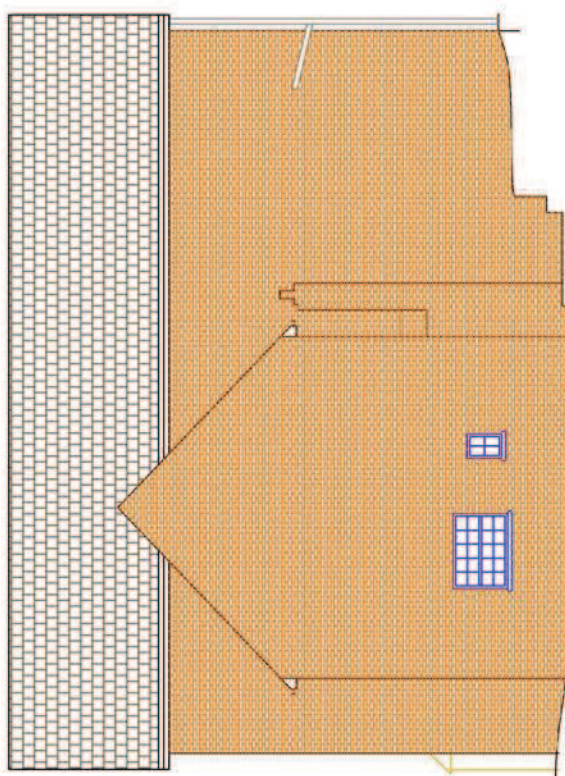


title	EXISTING ELEVATIONS
project	PARK FARM HOUSE - DUCKS HILL ROAD - HILLINGDON HA6 2NP
drawing no.	HD773/8000 REV.
H.D-Ltd contract no.	HD773 (date: 07/2014)

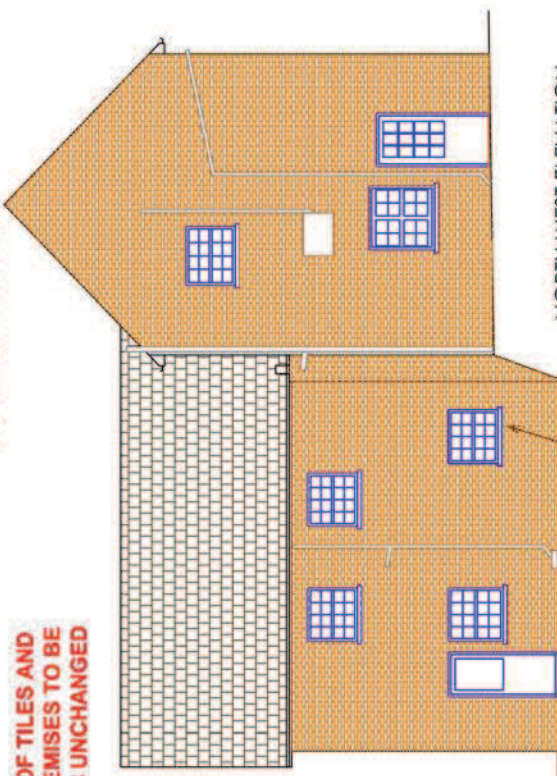
**HOMES DESIGN**  
 info@homedesignltd.co.uk  
 www.homedesignltd.co.uk



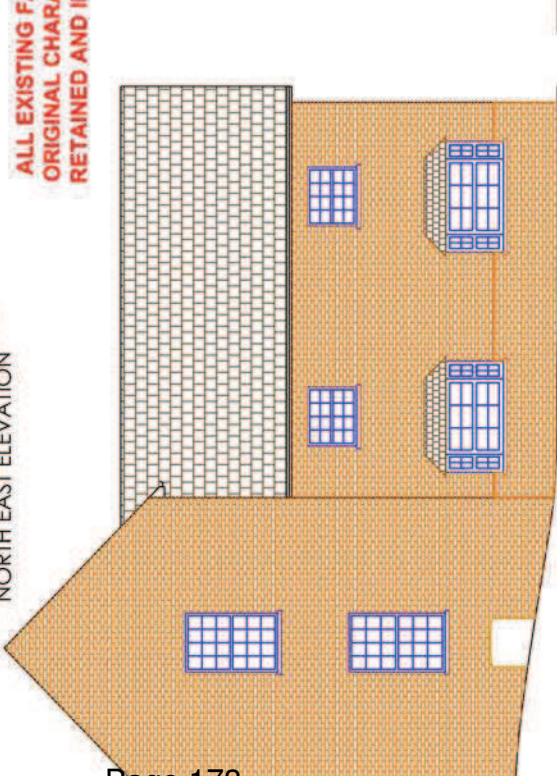
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

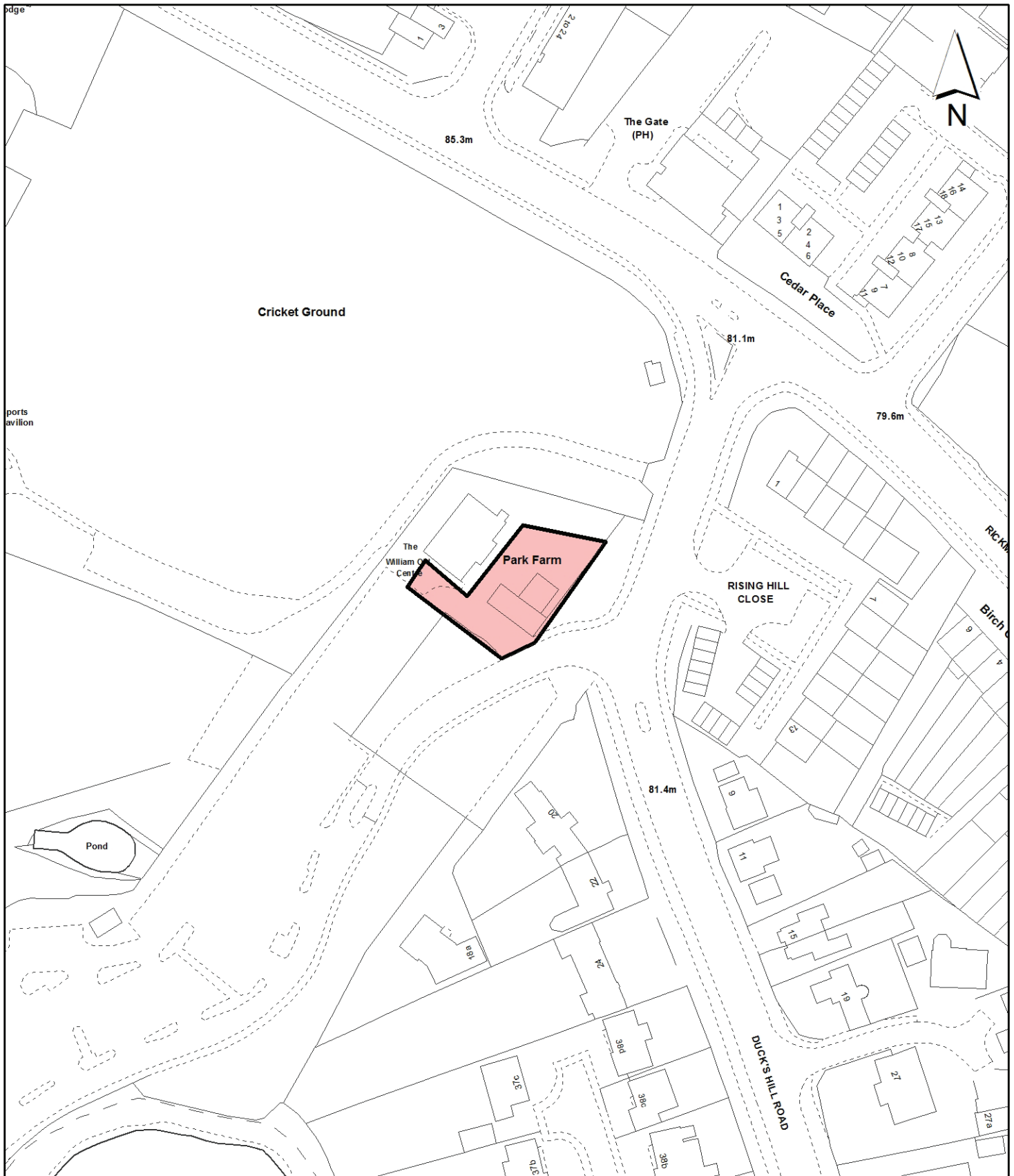
NEW OBSCURE WINDOW TO SERVE  
KITCHEN AREA ANN MATCH  
EXISTING WINDOW OPENINGS IN  
GEORGIAN WHITE FRAME PVC  
SASH WINDOW



ALL EXISTING FACIA AND ROOF TILES AND  
ORIGINAL CHARACTER OF PREMISES TO BE  
RETAINED AND IN KEEPING AS UNCHANGED

THE EXTERNAL ELEVATION  
NOTED AS BRICK FINISH AND  
RETAINED AS UNCHANGED



 <b>HOMES DESIGN</b> <small>info@homedesignltd.co.uk</small> <small>www.homedesignltd.co.uk</small>	<b>40 WISE LANE</b> <b>MILL HILL</b> <b>LONDON NW7 2RE</b> <b>MOB: 07946 872537</b> <b>TEL: 0208-959 8748</b> <b>FAX: 0208-959 7973</b>	<b>PROPOSED ELEVATIONS</b> <b>PARK FARM HOUSE - DUCKS HILL ROAD -</b> <b>HILLINGDON HA6 2NP</b> <b>drawing no. HD773/8002</b> <b>H.D-Ltd contract no. HD773</b>	<b>REV. A</b> <b>date 09/2014</b>
	<b>scale: 1:100 @ A3</b>		



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>Park Farm House Ducks Hill Road Northwood</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services Planning Section</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>272/APP/2014/2598</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>North Page 174</b></p>	<p>Date</p> <p align="center"><b>October 2014</b></p>	

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

**Address** 21 KNOLL CRESCENT NORTHWOOD

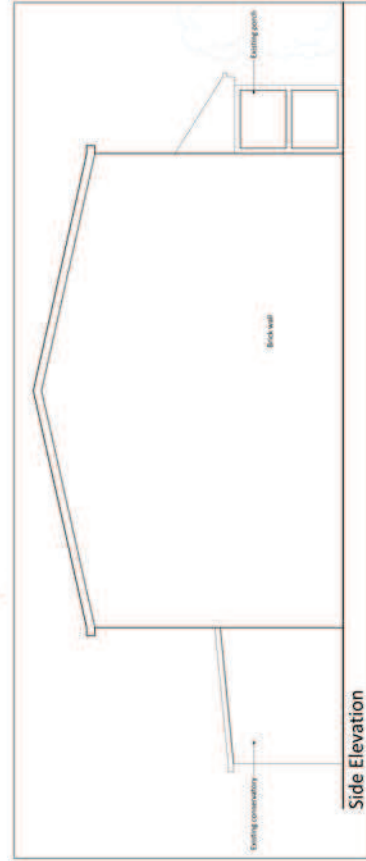
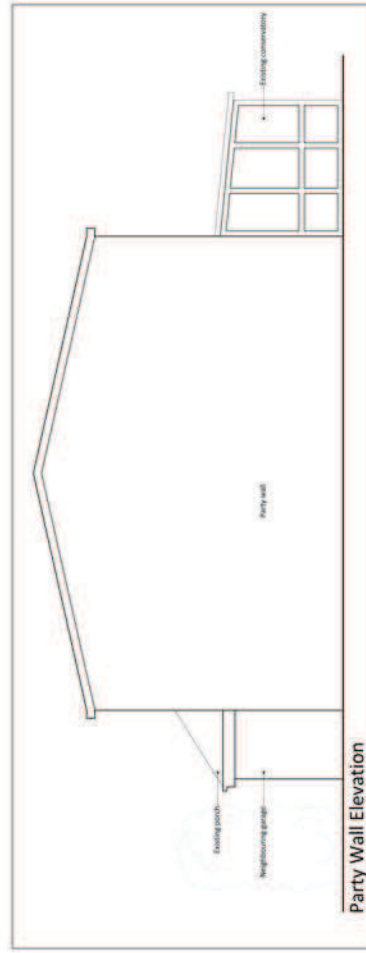
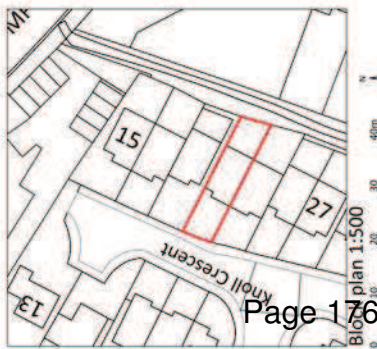
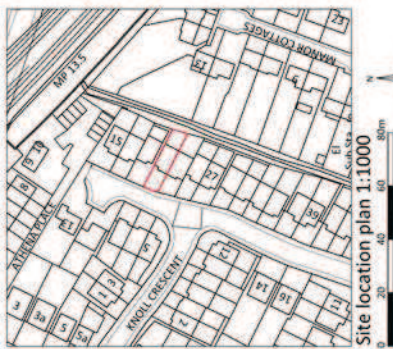
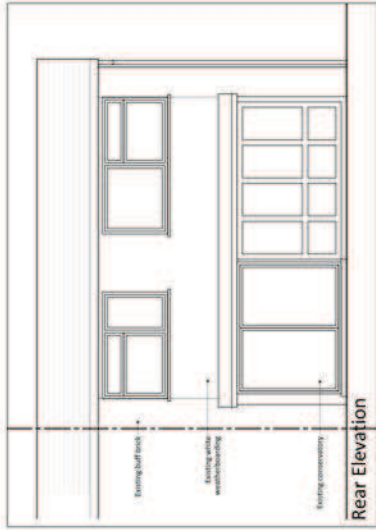
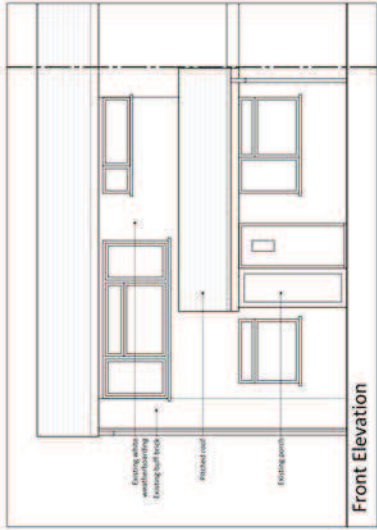
**Development:** Single storey infill extension to front

**LBH Ref Nos:** 52149/APP/2014/2877

**Date Plans Received:** 12/08/2014

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

**Date Application Valid:** 14/08/2014



- This drawing has been based upon a rough survey measurements that were taken for OUTLINE DESIGN PURPOSES ONLY and is NOT likely to be as precise as a full measured survey. As a result, no warrant as to the precision of the dimensions indicated or illustrated can be given or should be inferred.
- While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

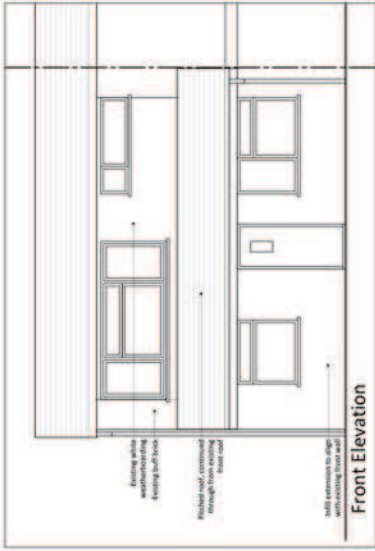
This is a 'Outline Survey Drawing' which shows aspects of your property as it is prior to any new proposals and should be read alongside your architect's proposed drawings.

# Outline Survey

Drawing name: Ground Floor Elevations, Plans and Location Plan as Existing		Job no: 661XB-12	Drawing no: 001
Date: 17.05.13		Scale: 1:50@A1	Revision: 02
Your Architect Your Home License: Architect Your Home Ltd 1 Almonds Gardens Greenford UB6 9PL Tel: 07962 391607 Email: ub6rdg@architect-yourhome.com		Drawn by: MWM	
Project name: Mr & Mrs Wise 2 Knoll Crescent, Northwood, Herts HA6 1HH			

All dimensions are in millimetres unless otherwise stated.  
© Architect Your Home

**architectyourhome**



Front Elevation



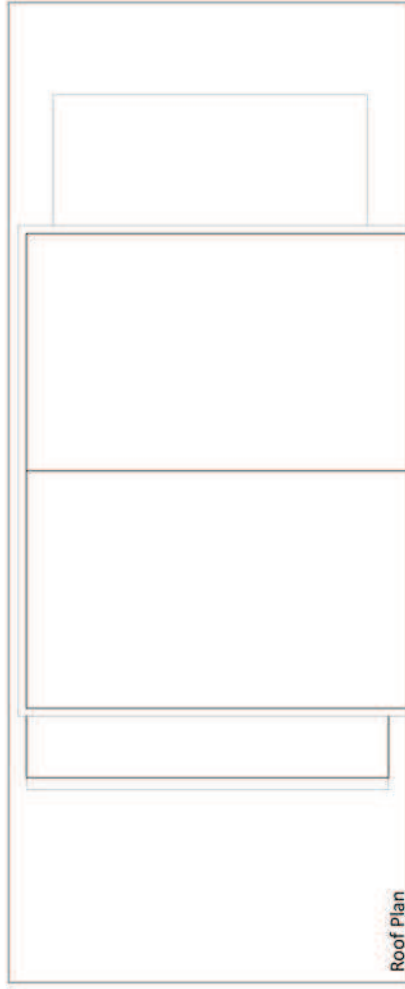
Photograph of 21 Knoll Crescent - area to be infilled



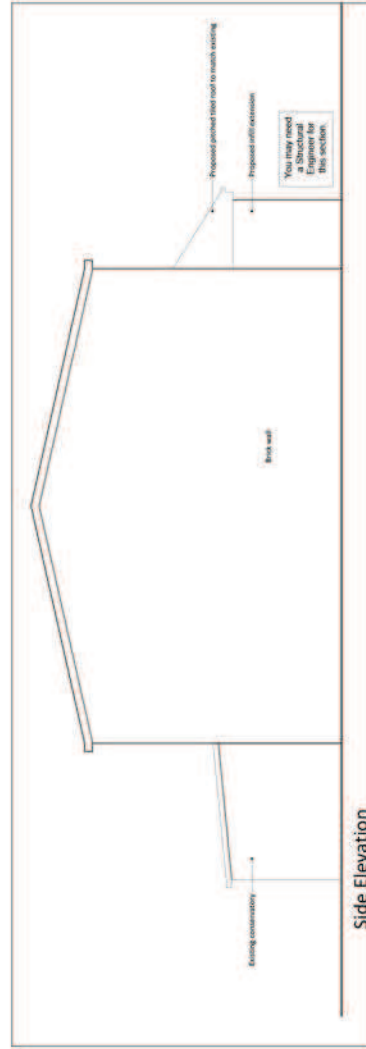
Photograph of 21 Knoll Crescent with neighbouring property



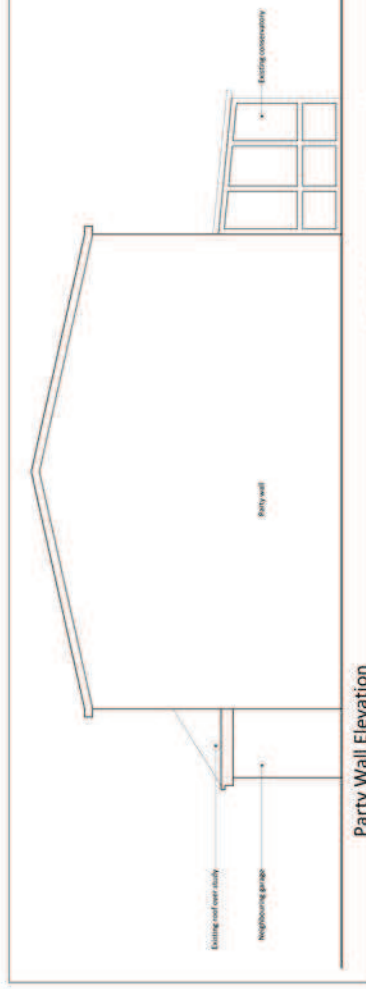
Plan



Roof Plan



Side Elevation



Party Wall Elevation

1. This drawing has been based upon a survey that uses itself based on OUTLINE measurements NOT a full measured survey. As a result, considerable attention to the dimensions of any proposed works must be applied, taking site dimensions and templates as necessary.

2. While this drawing can be used as a base drawing for construction purposes, it is not intended to be used for any work commences or any materials are ordered.

3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. For further information ask your architect.

4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.

5. Unless other arrangements have been specifically made, your architect should be responsible for obtaining all the requirements of the Building Regulations. Your building contractor should also liaise with the Building Control Officer regarding routine inspections of the work.

This symbol indicates that it may be beneficial to have more detailed design drawings prepared to illustrate elements of the design. Your architect and your building contractor can normally understand the intention of the design.

This symbol indicates that structural work may be undertaken by a suitable structural engineer. Your designer can help point you in the right direction.

**Scheme Level**  
from an outline survey

Drawing name: Ground Floor, Roof Plan, Elevations as Proposed

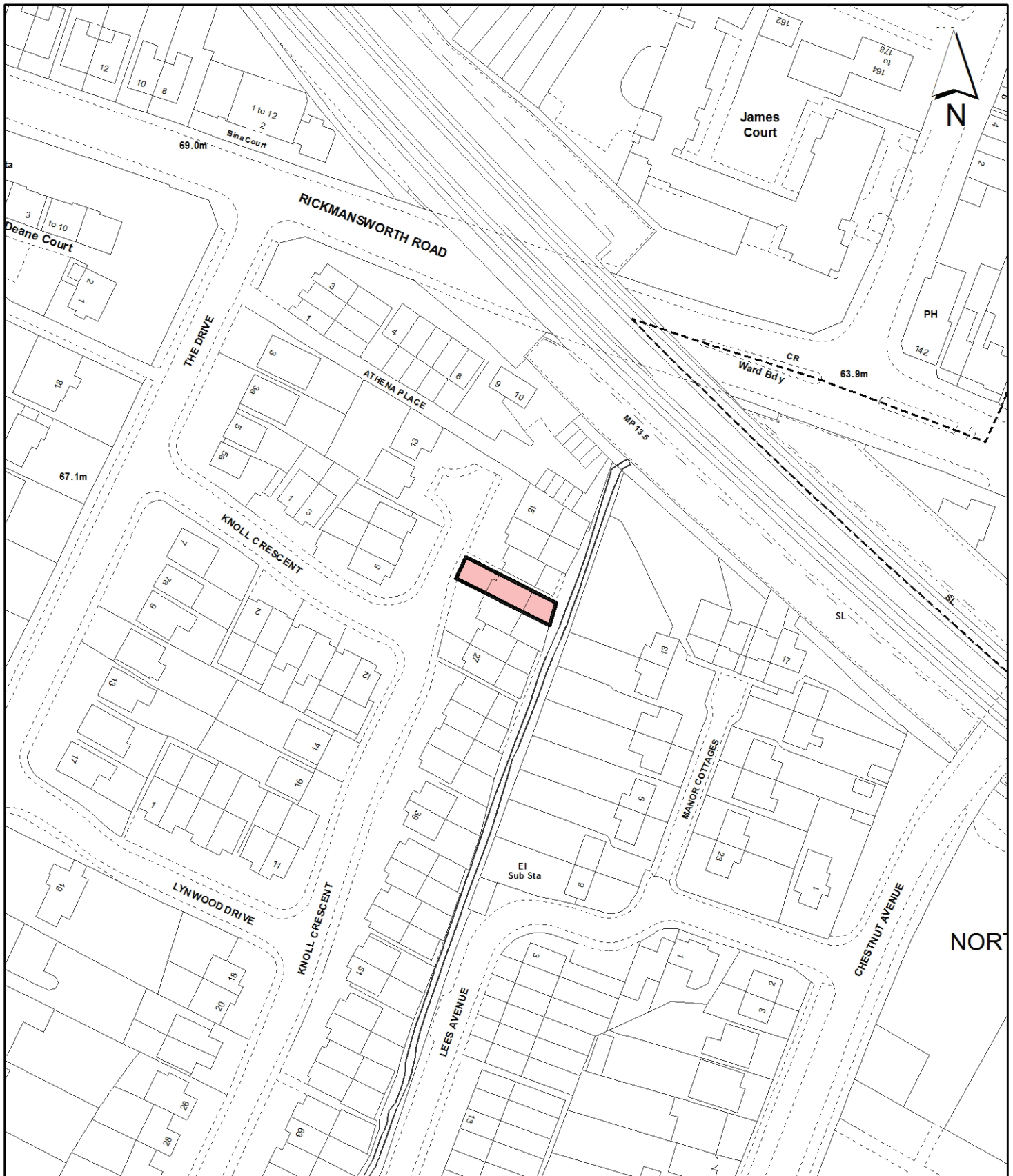
Date:	21.05.13	Job no:	66088-12	Drawing no:	100
Scale:	1:50@A1	Revision:	06	Drawn by:	MMM

Your Architect Your Home Licensee:  
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1 Asness Gardens  
Greenford UB8 3UL

Tel: 07952 331607  
Email: uxbridge@architect-yourhome.com

Project name:  
Mr & Mrs Wise  
21 Knoll Crescent, Northwood, HA6 1HH

**architectyourhome**



**Notes**



Site boundary

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Site Address

**21 Knoll Crescent  
Northwood**

Planning Application Ref:

**52149/APP/2014/2877**

Planning Committee

**North Page 178**

Scale

**1:1,250**

Date

**October 2014**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON