



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 26 AUGUST
2015

Time: 7.30 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)
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse
John Oswell

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<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2015>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

4. The Committee may ask questions of the

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

Agenda

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 meetings held on 16 July and 5 August 2015 1 - 10
- 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.

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	128 Queens Walk, Ruislip 70076/APP/2015/1490	Cavendish	Conversion of two storey, 4-bed dwelling house into 2 x 1-bed self contained flats involving alterations to rear. Recommendation: Approval	11 - 24 98 - 105
7	Windmill Court (Former Windmill PH) Windmill Hill, Ruislip 11924/APP/2015/2299	Manor	Variation of condition 3 (Opening Hours) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 to allow use of property as a 24 hour, 7 days gym (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre). Recommendation: Approval	25 - 38 106 - 108

8	Land Adjacent to 68 Knoll Crescent, Northwood 70975/APP/2015/2012	Northwood	Two storey detached dwelling with associated parking and amenity space. Recommendation: Refusal	39 - 54 109 - 116
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Old Clack Farm, Tile Kiln Lane, Harefield 42413/APP/2015/987	West Ruislip	Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom. Recommendation: Approval	55 - 70 117 - 127
10	Old Clack Farm, Tile Kiln Lane, Harefield 42413/APP/2015/988	West Ruislip	Listed Building Consent for a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom. Recommendation: Approval	71 - 82 128 - 138

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.

11	Enforcement Report	83 - 90
12	Enforcement Report	91 - 96

PART I - Plans for North Planning Committee

pages 97 - 138

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Minutes

NORTH PLANNING COMMITTEE

16 July 2015

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

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Peter Curling (Labour Lead) Raymond Graham Carol Melvin Jazz Dhillon Manjit Khatra Brian Stead David Yarrow</p>
	<p>OFFICERS PRESENT: James Rodger, Residents Services, Adrien Waite, Residents Services, Syed Shah, Residents Services, Tim Brown, Legal Services, and Ainsley Gilbert, Democratic Services</p>
<p>32.</p>	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Jem Duducu, John Morgan, John Morse, and John Oswell, all of whom had sent substitutes. Councillor Duncan Flynn had sent his apologies and had not been able to arrange for a substitute to be present.</p>
<p>33.</p>	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
<p>34.</p>	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 2 JUNE 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 2 June 2015 were agreed to be accurate.</p>
<p>35.</p>	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no such matters. The Chairman explained that applications relating to 2 Park Avenue and 2 Raisins Hill would be considered before the application at 26a Windmill Hill.</p>

36.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items marked as part 1 would be considered in part 1 and all items marked as part 2 would be considered in part 2.</p>
37.	<p>2 PARK AVENUE, RUISLIP 11331/APP/2015/807 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report, explaining that the application was for a two storey rear extension, which would be 3.3m deep, 6.4m wide and would be the full height of the building. Neighbouring properties had already built large extensions to the rear, and this would be no deeper than neighbouring properties. The separation distances were adequate, and the proposal was fully compliant with relevant LB Hillingdon policies.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> - The proposal would impact significantly on the outlook from 116 and 118 Bury Street, as well as impacting on sunlight, and potentially causing overlooking. <p>In response to questions from members, officers explained that:</p> <ul style="list-style-type: none"> - The proposed extension would be 26 metres from 116 Bury Street, and so only a very limited impact on that property was expected. - The windows on the second floor facing Bury Street would be obscure glazed, and would not be able to be opened. <p>Following debate, the recommendation for approval was moved, seconded, and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report, and an additional condition to ensure that obscure glazing, with restricted opening, was used in windows the first floor in the wall facing Bury Street.
38.	<p>2 RAISINS HILL, EASTCOTE, PINNER 32216/APP/2015/517 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report, explaining that the application was for a part two storey, part single storey side/rear extension and the conversion of roofspace to habitable use, including 2 rear dormers, 2 side rooflights and 1 front rooflight. It was considered to be oversized and detrimental to the street scene, and so was recommended for refusal.</p> <p>The petitioner showed 3 pictures, which the Chairman noted had not been verified as accurate by planning officers, and made the following points:</p> <ul style="list-style-type: none"> - The development would have a significant impact on the streetscene; - The proposal was not subservient to the original house; - The materials required to tie in with the existing property were hard to acquire and very expensive; - The proposal constituted overdevelopment.

	<p>The agent for the applicant made the following points:</p> <ul style="list-style-type: none"> - The proposal was for a larger home for the applicants, not a House of Multiple Occupancy; - The existing house was very small compared to the size of the plot; - The alterations would, in his view, remain subservient to the main house; - Other extensions along the road were more than half of the width of the property; - The development would not impact upon neighbours. <p>Following a brief debate a motion for refusal was moved, seconded and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be refused for the reasons set out in the officers report.
39.	<p>LAND FORMING PART OF 26A WINDMILL HILL, RUISLIP 67242/APP/2015/188 (<i>Agenda Item 6</i>)</p> <p>The Chairman noted that consideration of this application had been deferred from a previous meeting in order to receive more information relating to the footprint of previously refused schemes on the site.</p> <p>Officers introduced the report explaining that the application had been designed to allay the concerns of planning inspectors regarding the footprint. In 2012 an application had been refused because the property would be too wide and close to the front of the site. In 2014 a second application had been refused as a result of concerns that the frontage was too narrow. The Council's Tree Officer had raised concerns about the impact of the proposal on a protected Ash Tree, however, these had been dismissed by previous appeal inspectors. Officers felt that the proposed development was acceptable and so recommended approval. Members attention was drawn to the addendum report.</p> <p>In response to questions from members, officer explained that planning inspectors had not supported the argument that developing this plot of land would constitute backland development, as the site had a significant street facing frontage.</p> <p>Following debate a motion for approval was moved, seconded and agreed by use of the Chairman's casting vote.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report.
40.	<p>7 MORFORD WAY, EASTCOTE 42971/APP/2015/1629 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report, explaining that the proposal was for the conversion of roof space to habitable use to include a rear dormer, 2 rear roof lights, 2 front roof lights, a new window in the western side roof and the conversion of the roof from hip to gable ends, including the removal of chimney stack in rear roof. The proposal was considered to be unacceptable</p>

	<p>because of the impact of the changes on the dwelling, the wider conservation area and the streetscene generally; consequently it was recommended for refusal.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be refused for the reasons set out in the officers report.
41.	<p>JOEL STREET FARM, JOEL STREET, NORTHWOOD 8856/APP/2015/1333 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report, explaining that the proposal was for the erection of a single storey side extension, which would be used as an office. A similar scheme had previously been approved, and this application was also recommended for approval.</p> <p>A motion for approval was moved, seconded and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report.
42.	<p>61 & 61A HIGH ROAD, ICKENHAM 51656/APP/2014/4334 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report, explaining that the application was for the erection of three three-bed and three four-bed terraced houses over two storeys with habitable roofspace. Associated bin storage, parking, landscaping and amenity space would also be provided. The application involved the demolition of existing office and residential buildings.</p> <p>A submission from the Ickenham Residents Association had been distributed, and members attention was drawn to both this and the addendum report.</p> <p>In response to questions from members officers confirmed that the old chapel was in poor condition and had been used as a store room for many years.</p> <p>A motion for approval was moved, seconded, and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report, and an additional condition regarding the recording of historic details, to be drafted by officers.
43.	<p>S106 QUARTERLY MONITORING REPORT (<i>Agenda Item 12</i>)</p> <p>The report was noted.</p>

44.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>It was resolved:</p> <p>1. That the enforcement action as recommended in the officer's report be agreed.</p> <p>2. That the Committee agree 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.</p>
45.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>It was resolved:</p> <p>1. That the enforcement action as recommended in the officer's report be agreed.</p> <p>2. That the Committee agree 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.</p>
	<p>The meeting, which commenced at 8.10 pm, closed at 9.25 pm.</p>

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

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Minutes

NORTH PLANNING COMMITTEE

5 August 2015

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



	<p>MEMBERS PRESENT:</p> <p>Councillors: Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, Raymond Graham, Carol Melvin, John Morse and John Oswell.</p>
	<p>LBH OFFICERS PRESENT:</p> <p>Alex Chrusciak (Planning Service Manager), Syed Shah (Highway Engineer), Adrien Waite (Major Applications Manager), Tim Brown (Legal advisor) and Jon Pitt (Democratic Services Officer).</p>
47.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>No apologies for absence were received.</p>
48.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
49.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING ON 23 JUNE 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 23 June 2015 were agreed as a correct record.</p>
50.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman informed Members that item number 7 on the agenda in relation to 54-64 The Broadway, Joel Street, Northwood had been withdrawn by the applicant and had, therefore, been removed from the agenda.</p>
51.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>

52. **LANGSIDE, LARKSWOOD RISE, EASTCOTE - 68232/APP/2015/1899**

(Agenda Item 6)

Application in relation to a two storey detached property located on the south western side of Larkwood Rise, a cul-de-sac. The application sought planning consent for the conversion of a garage to habitable use, involving the replacement of a garage door with a window.

Officers introduced the report and outlined details of the application. There had been two previous applications in relation to the property and it was noted that the application under consideration was solely in relation to the conversion of a garage to habitable accommodation. Any enforcement issues in relation to the current or previous applications would need to be considered separately.

The property was on the boundary of the Conservation Area. Officers considered that the proposals were of acceptable appearance and that parking provision would be adequate. The application was recommended for approval on that basis.

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

The petitioner objecting to the proposals made the following points:

- The application under consideration was the third that had been submitted for the premises within a sixth month period and it was questioned whether there should be a limit on the number of applications that could be submitted.
- Previous work undertaken at the property had not been in accordance with the approved plans and retrospective applications had not been submitted to cover this. There were also concerns that future work may not keep to plan.
- Some construction work to convert the garage to habitable accommodation had already taken place, even though the application had not yet been approved.
- Photos provided by the petitioner did not match photos in the officer reports.
- The appearance of the property and the conversion of a garage to accommodation space would not be in keeping with other properties in the street.
- Construction that had taken place to date was having an adverse affect on neighbouring properties including loss of privacy, loss of light and in one case, loss of communications signals.
- The application should be considered as part of a larger single application rather than separate applications being considered for each element of the work.
- Work at the property should be stopped and a full assessment of its impact undertaken.

A representative of the applicant raised the following points:

- The application under consideration was for the conversion of a

garage to habitable accommodation and the replacement of the garage door with a window.

- The garage was not large enough for a car to be parked in it and had been used for storage for the previous five years.
- The application under consideration was considered to be in keeping with the area and would not have a detrimental effect on neighbouring properties.
- There were currently two off road parking spaces at the property which would be retained under the proposals.

The Chairman confirmed that the Committee was required to consider the application to convert the garage to habitable living space on its merits. Any issues in relation to other applications or possible enforcement activity at the property were not relevant and therefore, could not be considered. It was also noted that the application was just outside the Conservation Area and that there was no limit on the number of planning applications that could be submitted in relation to an individual property.

Members expressed concern that the plans did not match the current appearance of the building. The plans showed a sloping roof, when in fact, the roof formed a straight line. It was considered that the plans could not be approved until the Committee had the correct plans. Officers advised that the Committee was in possession of the correct plans as these were correct as of the date on which the planning officer visited the property. Any work undertaken at the site not in accordance with current or previously submitted plans was likely to be the subject of enforcement investigation. This would be considered separately and was not relevant to the Committee's determination of the current application.

The legal advisor confirmed that the Committee should consider the plans before them and that any enforcement action in relation to this or previous applications was a separate matter.

A recommendation for approval was moved, seconded and on being put to the vote was rejected by four votes to three.

The Chairman advised that he could see no clear justification on planning grounds for the Committee to overturn the officer recommendation for approval. It was considered that if the application went to appeal, it was likely that the appeal inspector would overturn the refusal and award costs. The members of the Committee, therefore, needed to make a clear case on valid planning grounds of their reason for refusal.

The legal advisor stated that there was a duty on public bodies to provide valid reasons for decisions taken and confirmed that members needed to provide valid reasons for refusal.

There was further discussion by the Committee and although concerns remained that some of the work undertaken at the property did not appear to be in accordance with the plans, no valid reason could be identified for refusing the application.

A second vote was held, upon which the recommendation for approval was moved, seconded and approved by six votes to one, with one abstention

	<p>being recorded.</p> <p>Resolved - That the application be approved as per the Officer's report.</p>
53.	<p>54 - 64 THE BROADWAY, JOEL STREET, NORTHWOOD - 63833/APP/2015/1485 (<i>Agenda Item 7</i>)</p> <p>The item was withdrawn from the agenda at the request of the applicant.</p>
54.	<p>27D FRITHWOOD AVENUE, NORTHWOOD - 70710/APP/2015/2041 (<i>Agenda Item 8</i>)</p> <p>Erection of a two storey side extension at a modern two-storey detached property.</p> <p>Officers introduced the report and outlined details of the application. It was noted that the property was in a small residential cul-de-sac and that some redesign had taken place compared to the originally submitted plans.</p> <p>The recommendation for approval was moved, seconded and on being put to vote was agreed unanimously.</p> <p>Resolved - That the application be approved as per the Officer's report.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.45 pm.</p>

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

Report of the Head of Planning, Sport and Green Spaces

Address 128 QUEENS WALK RUISLIP

Development: Conversion of two storey, 4-bed dwelling house into 2 x 1-bed self contained flats involving alterations to rear

LBH Ref Nos: 70076/APP/2015/1490

Drawing Nos: Location Plan (1:1250)
ASB190-05FPA2
ASB190-04FPA2
ASB190-03FPA2
ASB190-02FPA2
ASB190-01FPA2

Date Plans Received: 23/04/2015 **Date(s) of Amendment(s):**

Date Application Valid: 11/05/2015

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the subdivision of the two storey semi-detached property into 2 separate residential units with associated parking and amenity space.

There are no external alterations to the dwelling proposed but the proposed conversion would utilise approved certificate of lawfulness and prior approval developments comprising a single storey rear extension and loft conversion to provide the floorspace for 2 flats.

Although the description of the proposal is for 2 x 1 bed flats, the floor plans submitted for the first floor flat show a large kitchen dining area and a separate lounge area in the loft. This layout is essentially the same as previously submitted for the 2 bed flat and can easily be used without alteration as a 2 bed property. Accordingly, the development has been assessed on the basis of this potential worst case scenario.

Flat 1 would have a floor area of 72sqm and flat 2, 68sqm. This is compliant with gross internal area standards. The internal layouts are acceptable and fairly sizeable and well laid out with no oppressive visual outlook and no habitable windows in the side elevation which would lead to overlooking. As such, the development would not create an unacceptable living environment for future and neighbouring occupiers. Therefore, the development is considered compliant with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2015).

The proposal would also provide parking in accordance with the Council's adopted standards.

Accordingly, approval is recommended.

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 ASB190-05FPA2, ASB190-04FPA2, ASB190-03FPA2 and ASB190-02FPA2.

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 (2015).

3 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme to demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall:

- i. provide details of water collection facilities to capture excess rainwater;
- ii. 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 (2015) Policy 5.12.

4 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to APPROVE 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 APPROVE 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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
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.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
NPPF	National Planning Policy Framework
LPP 5.4	(2015) Retrofitting
LPP 5.12	(2015) Flood risk management

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Council's 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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will

require to be made good to the satisfaction of the Council and at the applicant's expense.

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

5 12 Encroachment

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

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 16 Property Rights/Rights of Light

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

8 115 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 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.

3. CONSIDERATIONS

3.1 Site and Locality

The site relates to a two storey semi-detached dwelling located on the eastern side of Queens Walk. The building is set back from the highway, benefits from off road parking (2 spaces) to the front driveway and the external walls of the building have been finished in brick and render. The property already benefits from a loft conversion with a gable ended roof and a rear dormer window gained under permitted development and a rear extension with part flat and part pitched roof. The dwelling has semi-detached properties to the north and south and has a flat enclosed garden to the rear which is east facing.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (Nov 2012)

The site has a PTAL rating of 1a (very poor).

3.2 Proposed Scheme

Planning permission is sought for a change of use from a single dwelling into 2 flats. There are no external alterations to the dwelling proposed but the proposed conversion would utilise the approved certificate of lawfulness and prior approval developments comprising a single storey rear extension and loft conversion to provide the floorspace for what is described as 2 x 1 bed flats. However it is noted that the floor plans for flat 2 show a large kitchen/dining room at first floor level with a separate lounge in the loft space. Given that the upper room is currently a bedroom with an en-suite it is realistic to assume that this room could be used as a second bedroom. The proposal is therefore assessed on the basis of the provision of 1 x 1 bed and 1 x 2 bed flats

Flat 1 (ground floor flat) would have a floor area of 72sqm and flat 2 (first floor and loft space), 68sqm. The rear garden would be divided resulting in 38sqm for flat 1 and 45sqm of garden space for flat 2.

3.3 Relevant Planning History

70076/APP/2014/2152 128 Queens Walk Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

Decision: 29-07-2014 Refused

70076/APP/2014/2765 128 Queens Walk Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

Decision: 11-09-2014 PRN

70076/APP/2014/2973 128 Queens Walk Ruislip

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 28-10-2014 Approved

70076/APP/2015/217 128 Queens Walk Ruislip

Conversion of 2 storey dwelling into 2 x 2-bed self contained flats

Decision: 02-04-2015 Withdrawn

Comment on Relevant Planning History

70076/APP/2015/217 - Conversion of 2 storey dwelling into 2 x 2 bed self contained flats (withdrawn)

70076/APP/2014/2973 CLD - Conversion of roof space to habitable use including a rear dormer (approved)

70076/APP/2014/2765 PAH - Single storey rear extension (PRN)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

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.
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
NPPF	National Planning Policy Framework
LPP 5.4	(2015) Retrofitting
LPP 5.12	(2015) Flood risk management

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 neighbouring owner/occupiers were consulted for a period of 21 days expiring on the 2nd June 2015.

Nine responses were received from adjoining neighbours raising the following issues:

- The plans state work has not commenced but work has been on-going since last August and it looks as though the property has already been converted into flats and been displayed for rent/has been let
- It is not in keeping with the other residential properties/family homes on the road, it will change the character of the area
- Increased parking on the road and traffic congestion
- The drawings show the flats with a separate dining room which can easily be converted making them two bedroom flats for which planning permission was previously withdrawn
- It would set a precedent for other properties to be converted
- Increased pressure on shared drains
- The existing layout as shown is not correct and has not been converted as shown in the previous plans
- Over intensification of use
- Insufficient parking provision
- Increased noise pollution
- Health and safety issues with increased wiring and appliances overloading the capabilities for a property of this size

- No evidence the materials used comply with fire, safety and noise insulation requirements
- Land Registry Documents state 'No flats or tenement houses shall be erected on the said land or any part thereof'. This to us means no conversions of family residences.
- A Juliette balcony has been installed in the loft reducing our privacy
- The application refers to 2 x 1 bed flats, however the advertisement of spareroom.co.uk ref 3866413 shows they are offering 2 double bedrooms with kitchen and lounge
- Increased risk of crime

A petition of objections with 102 signatures has also been received raising concerns that the development would:

- set a precedent,
- compromise the street scene,
- put stain on drainage and sewerage services,
- cause parking problems,
- and that there have been previous enforcement issues at the site.

South Ruislip Residents Association - no response

Internal Consultees

EPU: No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 1a (very poor). The London Plan (2011) range for sites with a PTAL of 0 to 1 in an urban area is 150-200 habitable rooms per hectare and 35-65 units per hectare. Based on a total site area of 0.026ha the site would have a residential density of 76 units per hectare and 307 habitable rooms per hectare.

The proposed development is marginally above the requirement. However, density is only on indicator for the acceptance of the scheme and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight.

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

Not applicable to the consideration of this application as the site is not located within an Archaeological Priority Area, Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

No objections are raised to the scheme in terms of airport safeguarding.

7.05 Impact on the green belt

Not applicable, the site is not located within the green belt.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of

existing and adjoining sites.

There are no external alterations to the property as a result of this proposal. The alterations already carried out comprise of recent developments under prior approval and permitted development to the rear of the property at ground floor and in the loft. It is considered, in visual terms, that this proposal would not result in any harm to the visual amenity of the area and that it would be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

The proposed development would not involve any extensions that have not already been approved via the permitted development or the neighbour notification scheme and it is noted that these would not breach the 45-degree line from any neighbouring occupiers. There are no new windows in any elevation and the windows proposed to serve the habitable rooms already serve habitable rooms and would result in no significant overlooking of any neighbouring property. Therefore, the situation would not be dissimilar to the existing relationship.

The proposed development would not cause any undue visual intrusion, loss of daylight, loss of sunlight or overlooking. Therefore, it is considered that the proposed development would not result in an un-neighbourly form of development in compliance with Policies BE20, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012).

7.09 Living conditions for future occupiers

The London Plan seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context. It sets out the minimum internal floor spaces required for flat developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

The London plan and HDAS - Residential Layout recommends that a 1 bedroom flat should have a minimum floor area of 50m² and a 2 bed flat a minimum floor area of 63m². The proposed flats would have internal floor areas of 72m² and 68m², which complies with the London Plan requirement and said Council adopted guidance. The internal layouts are fairly sizeable and well laid out with no oppressive visual outlook. The proposal is therefore considered to provide suitable living conditions for future occupiers and is acceptable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards which set out that this type of development should provide up to a maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted plans show the provision of 2 off street car parking spaces to the front of the

dwelling, which are accessed using the existing crossover. This would comply with the Council's adopted parking standards and would mean that each unit would be provided with a parking space.

The current layout sees access for parking to the front of both of numbers 128 and 130 provided by a shared drive positioned between the two properties. Whilst not demonstrated on the submitted plans, this layout means that each of the spaces proposed would be independently accessible.

It is acknowledged that the applications site is within an area of low accessibility to public transport, however the development does comply with the Council's adopted parking standards and it is not considered that a refusal reason in respect of inadequate parking provision could be justified and upheld at appeal.

Accordingly, the proposal would comply with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The plans identify the provision of secure cycle storage in the rear gardens of both proposed properties.

7.11 Urban design, access and security

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 20m² for a 1 bed flat and 25m² for a 2 bed flat would be required. The submitted plans show that the flats would have separate private gardens, divided by a close boarded fence at 1.8m, with areas of approximately 38m² and 45m² respectively. This is in accordance with Policy BE23 of the Local Plan and HDAS guidance.

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

The frontage of the application site is already hard surfaced and this would remain the case in the proposed situation. Accordingly, the proposal is not considered to give rise to any concerns regarding trees, landscaping or ecology.

7.15 Sustainable waste management

A covered bin store is identified to the rear of the property adjacent to the shared access path.

7.16 Renewable energy / Sustainability

A condition is recommended to be attached to this consent requiring the implementation of measures to reduce the use of potable water. As such the proposed development is considered to be in accordance with policies 5.4 and 5.14 of the London Plan (March 2015)

7.17 Flooding or Drainage Issues

Not relevant to this application.

7.18 Noise or Air Quality Issues

No details have been submitted to demonstrate that adequate sound insulation could be provided, however these details would be covered by Building Control regulations.

7.19 Comments on Public Consultations

Most of the objections received to the scheme have been addressed within the body of the report. Concern has been raised regarding the Juliette balcony resulting in loss of privacy, however this was installed under permitted development rights and is not part of the considerations for this application.

Other issues raised such as pressure on services and health and safety issues through increased use, would be controlled through CIL where appropriate.

The clause within the Land Registry Documents is a civil issues and separate from any planning consideration. Should planning approval be given for the proposed scheme, this would not override any requirements relating to other legislation.

The only enforcement investigation under consideration by the Council relates to the sub-division of the unit, which is the matter for consideration under this application.

7.20 Planning Obligations

Not relevant to this application.

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes Standards. The Council's SPD HDAS: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes Standards. It is considered that a condition could be imposed to secure full compliance with the Lifetime Homes Standards.

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 relevant to this application.

10. CONCLUSION

The proposed development complies with the adopted development plan and accordingly approval is recommended.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012)
The London Plan (2015)
Supplementary Planning Document HDAS: Accessible Hillingdon
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**128 Queens Walk
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
70076/APP/2015/1490

Scale:
1:1,250

Planning Committee:
North Page 23

Date:
August 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address WINDMILL COURT (FORMER WINDMILL PH) WINDMILL HILL RUISLIP

Development: Variation of condition 3 (Opening Hours) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 to allow use of property as a 24 hour 7 days gym (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre).

LBH Ref Nos: 11924/APP/2015/2299

Drawing Nos: D11954-01-K
Planning Statement
Transport Assessment

Date Plans Received: 19/06/2015 **Date(s) of Amendment(s):** 22/06/2015

Date Application Valid: 29/06/2015

1. SUMMARY

The proposed scheme seeks to vary the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 dated 27/11/2013, to allow use of the application property as a 24 hour, 7 days a week gymnasium.

Permission 11924/APP/2013/1871 allows for the change of use of the property from Use Class A1 (shops) to flexible use permitting Use Class A1 (Shops), Use Class A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre within Use Classes D1 and D2, with the approved hours being: 0800 to 2100 Mondays to Fridays, 0800 to 2100 Saturdays and 1000 to 1800 Sundays, Public and Bank Holidays.

The proposed scheme is considered to be acceptable in relation to policy considerations for the safeguarding of residential amenity of the occupiers of adjoining and nearby properties. The applicant has proposed measures in the submitted Planning Statement / Acoustic Report, which would satisfactorily mitigate the generation of noise from the proposed 24 hour, 7 days gymnasium use, and ensure that there is no disturbance to the rest periods of neighbouring residential occupiers. The Council's Environmental Protection Unit (EPU) Officers have not raised an objection in this regard. The Council's Highways Officers have not raised an objection in relation to traffic and parking, as the submitted Transport Statement has demonstrated acceptable highways and parking impacts.

Therefore, the proposed variation of the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 is considered not to be harmful to the residential amenity of the adjoining and nearby occupiers.

Accordingly the application is recommended for the grant of permission.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number D11954-01-K 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 (2015).

3 COM12 Use Within Same Use Class

The premises shall be used for any purpose within either Use Class A1, Use Class A2 or a Gymnasium, Dental Clinic or Health Centre, and for no other purpose (including any other purposes in Use Class D1 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure the development would not prejudice the free flow of traffic in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) to ensure no adverse impact on highway safety and parking issues.

4 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, no music shall be played or amplified sound system shall be used which is audible outside of the premises or inside adjoining buildings between the hours of 2300 and 0700, 7 days a week.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, the rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level detailed in the submitted report AA603/07/04/15_FINAL as 30dB (L90,T). The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, for the first 12 months of operation, a sound level monitor shall be installed to measure sound levels within the premises. Details of the sound levels shall be recorded on a monthly basis and made available to the local planning authority at request.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

Notwithstanding the details of noise mitigation contained in the submitted Acoustic Report / Planning Statement, reference UK-0069 Revision 2, a site management plan detailing how potential customer noise, including the control of unreasonable dropping of free weights or resistance weights, is to be submitted to and approved in writing by the Local Planning Authority prior to the approved use commencing. The approved management plan will thereafter be adhered to for the duration of the approved use.

REASON

To safeguard the amenities of adjoining residential occupiers in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

There shall be no loading or unloading of vehicles, outside the hours of 0800 and 1800 Mondays to Fridays, and between the hours of 0800 and 1300 on Saturdays. No loading shall be undertaken on Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE1, OE3 and S6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 (2015) and national guidance.

AM14 New development and car parking standards.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE26	Town centres - design, layout and landscaping of new buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R16	Accessibility for elderly people, people with disabilities, women and children
S6	Change of use of shops - safeguarding the amenities of shopping areas
S8	Change of use of corner shops

3 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

4 I26 Retail Development - Installation of a Shopfront

You are advised that planning permission will be required for the installation of a shopfront at these premises. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the former Windmill public house and it occupies a prominent corner location on the junction of Windmill Hill and Pembroke Road, Ruislip.

The site was granted planning permission in July 2007 (reference 11924/APP/2006/2632) for a mixed use scheme comprising residential on the upper floors with retail units on the ground floor. The development has been implemented and the site now comprises a part 3 storey / part 4 storey brick building. The residential units are currently occupied but the vacant retail units on the ground floor, which comprise a floor area of 630 square metres, are in a shell condition. Planning permission was granted in November 2013 (reference 11924/APP/2013/1871) for the change of use of the ground floor retail units from Use Class A1 shops to a more flexible range of uses permitting Use Class A1 (Shops), Use Class A2 (Financial and professional services), Use Class D1 (non-residential institutions) and D2 (assembly and leisure). The D1/D2 uses are limited to Dental clinic, Health centre or Gymnasium.

The location is made up of similar mixed uses with commercial uses at ground floor and residential above. The application site is located within the 'Developed Area' and the Ruislip

Manor Minor Town Centre as defined in the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme seeks to vary the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 dated 27/11/2013, to allow use of part of the vacant ground floor as a 24 hour, 7 days a week gymnasium (Anytime Fitness). The gymnasium would account for 415 square metres of the internal ground floor area.

3.3 Relevant Planning History

11924/ADV/2015/47 Former Windmill Ph Windmill Hill Ruislip
Installation of 2 x internally illuminated fascia signs

Decision:

11924/APP/2013/1871 Former Windmill Ph Windmill Hill Ruislip
Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre.

Decision: 20-11-2013 Approved

11924/APP/2015/2315 Former Windmill Ph Windmill Hill Ruislip
Installation of new shopfront

Decision:

11924/APP/2015/2437 Former Windmill Ph Windmill Hill Ruislip
Details pursuant to discharge condition 5 (Noise Mitigation) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre.)

Decision:

Comment on Relevant Planning History

11924/APP/2006/2632 - Redevelopment of site with a mixed use comprising thirty nine residential units in two blocks with ground and lower ground parking, amenity space and access from West Way and retail unit on ground floor facing Pembroke Road / Windmill Hill (involving demolition of public house) - Decision: Approved on 20/07/2007.

11924/APP/2013/1871 - Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or Health Centre D1/D2) - Decision: Approved on 27/11/2013.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.CI2	(2012) Leisure and Recreation
PT1.E5	(2012) Town and Local Centres
PT1.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE26	Town centres - design, layout and landscaping of new buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
R16	Accessibility for elderly people, people with disabilities, women and children
S6	Change of use of shops - safeguarding the amenities of shopping areas
S8	Change of use of corner shops

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters were sent to local residents and the Ruislip Residents Association on 1 July 2015, and a site notice was put up on 1 July 2015. A petition containing 28 signatures has been received from local residents objecting to the proposal.

The objection raised in the petition are as follows:

- Impact on residential amenity due to noise levels and disturbance (particularly to those in Windhill Court itself).
- Parking issues
- The use would attract anti social behaviour to the area

Case Officer Comments: These issues are addressed in the main body of the report.

Internal Consultees

HIGHWAYS OFFICER:

No objection is raised on highway grounds.

The existing permitted hours are 0800 to 2100 Mondays to Saturdays and 1000 to 1800 Sundays and Bank holidays. The extension of operating hours fall outside the highway network peak hours and trip generation is therefore not an issue.

The original transport statement compared car parking demand and available on street spare capacity. It is not considered that the extension of hours beyond 2100 would have any material impact on on-street parking.

ENVIRONMENTAL PROTECTION UNIT (EPU) OFFICER:

No objection to the proposal subject to the addition of suitable conditions to minimise disturbance to adjoining residential amenity. The submitted acoustic noise report has outlined measures to mitigate any noise disturbance from the new A/C condenser units to be installed for the gym.

The recommended conditions are:

a). Restricting the playing of music or use of amplified sound system that is audible outside of the premises or inside adjoining buildings between the hours of 2300 and 0700, 7 days a week; b). Restricting the rating level of the noise emitted from the site to at least 5dB below the existing background noise level, detailed in the submitted acoustic report as 30dB (L90,T). The noise levels shall be determined at the boundary of the nearest noise sensitive premises, and the measurements and assessment shall be made in accordance to the latest British Standard 4142; c). For the first 12 months of operation, a sound level monitor shall be installed within the premises to measure sound levels within the Gym. Details of the sound levels shall be recorded on a monthly basis and made available to the local planning authority at request; and d). A site management plan detailing how potential customer noise, including the control of unreasonable dropping of free weights or resistance weights is controlled to be submitted to the Environmental Protection Unit for approval. The approved management plan will thereafter be adhered to for the duration of the use.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of operating a gymnasium in the application property has already been established as acceptable under permission reference 11924/APP/2013/1871.

The assessment provided for this application below seeks to establish the merits of permitting the use of the approved gymnasium beyond the hours of 2100 on Mondays to Saturdays and 1800 on Sundays and Bank holidays.

7.02 Density of the proposed development

Not applicable to this application.

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

The site is not within a Conservation Area or Area of Special Local Character, and the application building is neither statutorily listed nor locally listed.

7.04 Airport safeguarding

This application raises no airport safeguarding concerns.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

It was previously considered under permission reference 11924/APP/2013/1871 that the approved gymnasium is compatible with a town centre location, and is not considered to be harmful in principle, to the character and appearance of the surrounding area.

Other than a small 0.3 millimetre by 0.3 millimetre glass louvre above an entrance door on the southern elevation fronting Pembroke Road, this application does not propose any specific alterations to the ground floor of the building (even though indicative sketch schemes have been provided). It is instructive to note that the applicant has submitted separate applications (references 11924/ADV/2015/47 and 11924/APP/2015/2315) for a new shopfront and associated advertisements for the approved gymnasium. The applications have not yet been determined.

Given the above, it is considered that the proposed development will not be harmful to the character and appearance of the area, and it complies with the requirements of Policies S6, BE13 and BE26 of the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

Policies OE1, OE3 and S6 of the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012) require a consideration of potential changes of use on the amenity enjoyed by adjoining and neighbouring residential properties.

The concern of the neighbours in respect of noise and disturbance is noted. The close proximity of the application premises to residential properties in the locality, as well as the existence of residential units above the property, is such that it was considered appropriate as part of permission 11924/APP/2013/1871 to restrict the hours of use of the premises to weekdays 0800 to 2200, Saturdays 0800 to 2200 and Sundays 0900 to 2000, to safeguard the residential amenity of adjoining and nearby occupiers.

The applicants have submitted that the 'Anytime Fitness' gym franchise operates on a 24 hour a day, 7 days a week model, which accounts for the proposed variation of the restrictive hours under Condition No. 3 of permission 11924/APP/2013/1871. The applicants have submitted an acoustic noise assessment report with noise mitigation measures embedded in a Planning Statement, which identifies the residential units above as the nearest noise sensitive receptors. Some of the mitigation measures outlined in the noise report are the installation of a secondary 'floating' concrete floor in the free weights area, housing external AC condenser units in an acoustic enclosure and locating them on anti-vibration mounts, using a sound level meter to control and maintain music levels at no higher than 71dB LAeq (78dBZ) on average, and installing non-opening windows and providing comfort cooling by air conditioning. The applicants further submit that the member usage statistics of some of the closest existing Anytime Fitness gyms to Ruislip Manor demonstrate that only a small percentage (generally between 1 percent and 5 percent) of members work out between the hours of 2300 and 0600.

It is instructive to note that the applicant has submitted an application (reference 11924/APP/2015/2437) to discharge Condition No. 5 attached to permission 11924/APP/2013/1871. Condition No. 5 requires the submission of and approval of details of noise mitigation measures including the LnTw measurements, prior to the approved gymnasium use commencing. The Council's EPU Officer has advised that the proposed measures are satisfactory to ensure the mitigation of airborne noise, impact sound from free weights, sound from the A/C condenser units and noise from the Air Handling Unit (AHU)

equipment. The Council's EPU Officer has advised that whilst the A/C condenser units have the possibility of generating the greater noise, the recommended conditions outlined above in the 'Internal Consultees' are considered adequate to mitigate such generation of noise.

The presence of other noise generating premises in close proximity to the application site such as as Kwik-fit and Daytona Motorcycles (which produce intermittent loud noises such as impact wrenches and the revving of engines) is noted. It is noted that these neighbouring premises do not have opening hours that extend beyond 1800, and would not therefore generate noise at the times affected by this application. The applicant has submitted and evidenced that only a small percentage of members are likely to work out between the hours of 2300 and 0600, and as such, any cumulative noise generated from the 'comings and goings' of customers accessing the premises at such late hours is such that it would not result in the transmission of unacceptable noise and disturbance to adjoining and nearby occupiers. Therefore, it is considered that the proposal would not be significantly harmful to the amenity of adjoining and nearby occupiers, and accord with policies OE1, OE3 and S6 of the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The concern of the neighbours in respect of traffic and parking issues is noted. The applicant has submitted that anticipated users of the gymnasium would potentially include residents of Windmill Court itself, and members of the local community who could walk to the premises from either home or work, reducing their dependence on driving or using mass transit. The applicant has submitted that the information in the Transport Statement approved with permission 11924/APP/2013/1871 is applicable in respect of car parking demand and available on-street spare capacity. The Council's Highways Officer has no objection to the proposed scheme and has advised that the extension of operating hours falls outside the highway's network peak hours. As such, trip generation to the application premises is not an adverse concern, as the extension of hours beyond 2100 would not have any material impact on available on-street parking.

The neighbours submit that proposing a 24 hour gymnasium with access to heavy duty equipments so late at night, with no attendant staff and located opposite an existing low cost public house (JJ Moons) will result in anti-social behaviour. In this regard, it is instructive to note that the applicants have submitted that gym members will use a security-access key fob to enter the premises, even when it is not staffed. This would ensure that the gym facility never closes the door to active members with a unique swipe entrance for key. It is considered that this measure of accessing the premises would help to ensure a reasonable level of security in and around the premises.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site is located within a mixed use area, which forms a local / neighbourhood centre. There is good public transport including the railway station within a few minutes walking distance of the application site.

As outlined in the above section, the Highways Officer has not raised any objections to the proposed use of the approved gymnasium on a 24 hour, 7 days a week basis. There is a loading layby in Pembroke Road along the site frontage. 3 on-site parking spaces are provide for staff. Customers travelling by car will have to use on-street or off street places in car parks. Surveys indicate spare capacity of at least 38 spaces in the vicinity of the site, which the Highways Officer considers to be an acceptable provision.

As such it is considered that the proposed scheme complies with policy AM7 and AM14 of the adopted Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

In terms of access and security, it has been outlined above in the 'Impact on Neighbours' section that customers accessing the gymnasium on the application premises will use a security-access key fob to enter the premises, even when it is not staffed. This would ensure that the gym facility never closes the door to active members with a unique swipe entrance for key. It is considered that this measure of accessing the premises would help to ensure a reasonable level of security in and around the premises.

7.12 Disabled access

The proposed development would not alter the previously approved layout of the unit and would comply with Policy R16 of the adopted Hillingdon Local Plan (November 2012) and Policy 7.2 of the London Plan (July 2011).

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

The approved gymnasium would make use of the existing refuse storage arrangement that was approved as part of permissions 11924/APP/2006/2632 and 11924/APP/2013/1871.

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

As discussed above in the 'Impact on Neighbours' section, the Council's EPU Officer has considered that the proposed scheme is acceptable on the grounds of the generation of noise and disturbance to adjoining and nearby residents. Therefore, the proposal accords with Policy OE5 of the adopted Hillingdon Local Plan Part Saved Policies (November 2012)

7.19 Comments on Public Consultations

The points and concerns raised by third parties relate to noise, traffic and anti-social issues. These have been discussed in detail in the planning assessment of the scheme above. In relation to traffic and anti-social behaviour, there is no evidence to suggest the proposal would result in any adverse impacts in relation to parking activity and crime in the surrounding area.

It has also been assessed that the proposal would not result in adverse impact on the amenity of adjoining and nearby residential occupiers in terms of noise nuisance and disturbance.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

There are no other issues for consideration.

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.

10. CONCLUSION

The proposed scheme seeks to vary the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 dated 27/11/2013, to allow use of the application property as a 24 hour, 7 days gymnasium.

The proposed scheme is considered to be acceptable in relation to policy considerations for the safeguarding of residential amenity of the occupiers of adjoining and nearby properties. The proposed mitigation measures have been considered satisfactory by the Council's EPU Officer, and subject to the addition of conditions, the scale, intensity and location of the proposed 24 hour, 7 days gymnasium use are such that the approved gymnasium use would not result in the generation of unacceptable noise and disturbance on neighbouring residential occupiers. Therefore, the proposed variation of the opening hours permitted by Condition No. 3 of planning permission reference 11924/APP/2013/1871 is considered not to be harmful to the residential amenity of the adjoining and nearby occupiers.

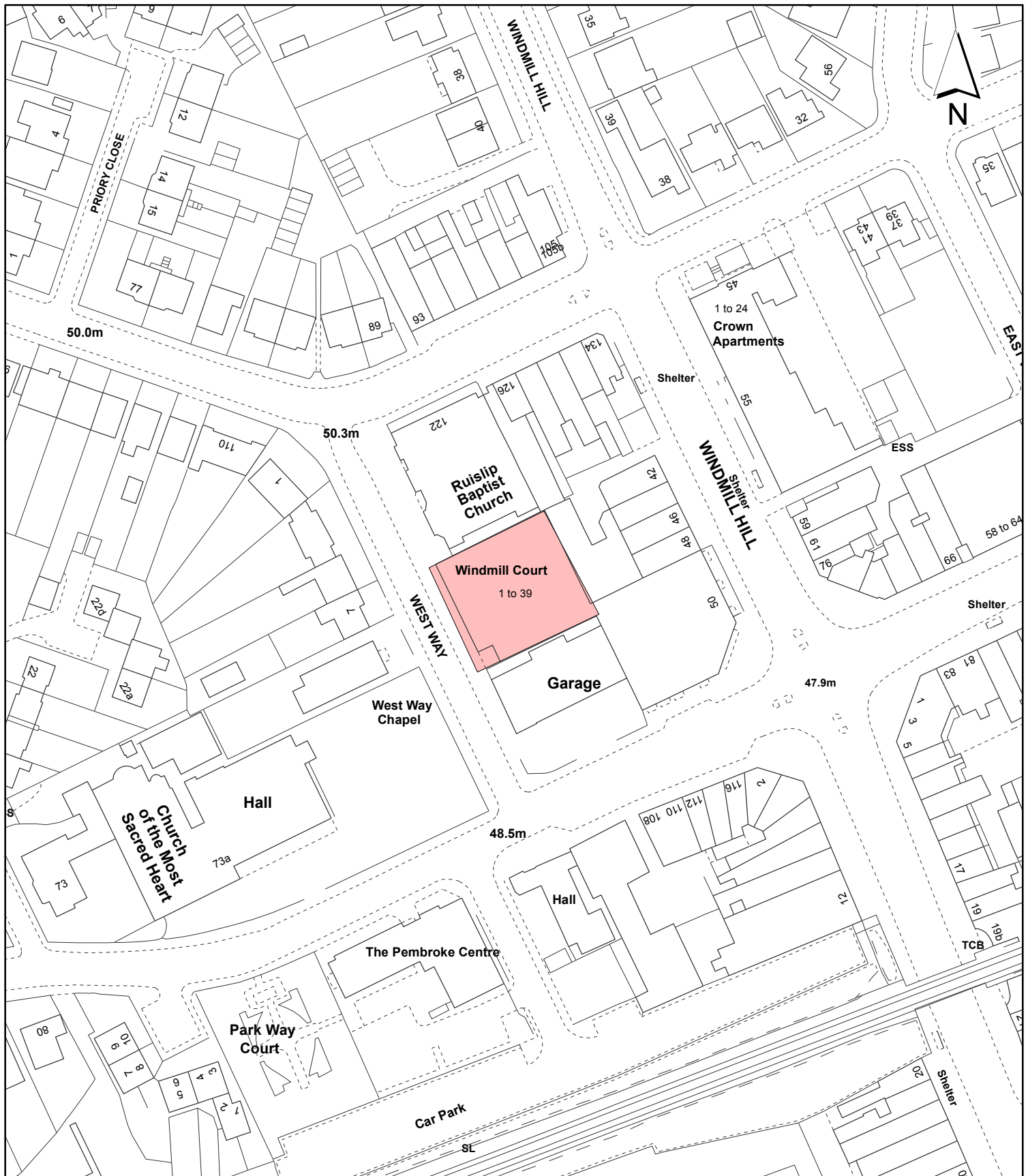
Accordingly the application is recommended for grant of permission.

11. Reference Documents

National Planning Policy Framework.
London Plan (March 2015).
Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Windmill Court (Former Windmill PH)
 West Way
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

11924/APP/2015/2299

Scale:

1:1,250

Planning Committee:

North Page 37

Date:

August 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 68 KNOLL CRESCENT NORTHWOOD

Development: Two storey detached dwelling with associated parking and amenity space

LBH Ref Nos: 70975/APP/2015/2012

Drawing Nos: Tree Survey
Planning, Design and Access Statemen
553.15.4
3D Elevation
14/2849/10A Rev A
14/2849/14A Rev A
14/2849/13A Rev A
14/2849/11A Rev A

Date Plans Received: 29/05/2015 **Date(s) of Amendment(s):**

Date Application Valid: 18/06/2015

1. SUMMARY

This application seeks permission for a two storey detached dwelling with associated parking and amenity space within an area of land to the rear of 41 and 43 The Drive, Northwood. The house would be accessed off the southern arm of Knoll Crescent.

The site is considered to be a backland development. In the light of recent changes in policy and guidance in relation to backland development, and given the harm that would be caused to the character and appearance arising from this development it is considered that the development would be unacceptable.

This area currently forms an essential break in the built form and an area of amenity that contributes to the street scene. There is also a useful turning area for vehicles, which serves to emphasise its openness. The loss of this area to further buildings would harm this openness and amenity of the area. Similarly the open aspect from the rear of the properties in The Drive, including the donor property and No.41, would be lost. The proposal would therefore fail to retain the open and green nature that is characteristic of the area.

It is considered that the scheme does not make adequate provision for the long-term protection of several trees on and off-site, nor does it take into account tree protection measures during construction works. The scheme is therefore unacceptable, and contrary to Policy.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP

Policies (November 2012), and Policy 3.5 of the London Plan (July 2015).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the streetscene, causing harm to the visual amenities of the surrounding area. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012).

3 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for the protection and long-term retention of valuable trees. The proposal therefore does not comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (July 2015).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

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.
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.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 5.13	(2015) Sustainable drainage
LPP 5.18	(2015) Construction, excavation and demolition waste
LPP 5.7	(2015) Renewable energy
LPP 7.14	(2015) Improving air quality
LPP 7.4	(2015) Local character

4

You are advised that the proposed development represents chargeable development under the London Borough of Hillingdon and the Mayor's Community Infrastructure Levy Charging Schedules. Should the application be subject to an appeal which it allowed the development would be liable.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the rear of Nos. 41 and 43 The Drive. Though it should be noted that all of the application land is in the ownership of No. 43 The Drive, a currently vacant property. The site is oblong in shape, measuring 19.1m wide by 71.7m deep, and comprises the rear garden of No 41 The Drive and also extends to the rear of No. 43 The Drive. The site comprises of areas of lawn, trees and vegetation, has an overall area of 0.13Ha, can best be described as verdant in character, and is the subject of area TPO No. 124 which covers land at 35-49 The Drive.

It is worth noting that since the refusal of planning permission for a previous scheme, tree felling and general vegetation removal has been undertaken on the site. However, no protected trees have been removed.

The southern boundary of the site adjoins the southern arm of Knoll Crescent, which currently terminates in the form of a turning area adjacent to the site. Knoll Crescent is characterised by relatively modern properties of several different designs situated within a pleasant semi-urban environment.

The application site forms part of an area of generally wooded garden land which separates the northern and southern arms of Knoll Crescent.

The application site slopes down in an easterly direction from the host dwelling. Therefore the properties in Knoll Crescent [south] are at a considerably lower level than those in The drive.

Beyond the south eastern boundary is land designated as Green Belt and a Site of Interest for Nature Conservation.

3.2 Proposed Scheme

The application site remains the same as for the refused scheme but now only proposes 1 detached house to be built within the rear garden area with access from Knoll Crescent, effectively forming an extension of the existing Knoll Crescent street scene. The proposed house would be to the west of the site. The remaining land to the east, is shown within the current application site but the application does not show the applicants intention for this area.

The footpath will lead to a detached house that is designed to be set into the slope of the site. The proposed house would be two storeys with a maximum height of 5.5m incorporating a flat green roof above. The building would be 15m wide, 7m deep with a terrace at first floor level accessed from the bedroom. It is designed in an 'L' shape with the accommodation sited around a courtyard. Internally this family sized dwelling provides 4 bedrooms on the first floor and a ground floor kitchen and dining space with separate living room creating 179sq.m of internal floorspace. The first floor bridges over the ground floor amenity space enabling views through the building to the trees and landscaping to the rear. Two parking spaces will be set between the existing trees. The materials would be mainly timber.

3.3 Relevant Planning History

68458/APP/2012/779 Land Rear Of 41 & 43 The Drive Northwood

4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front

Decision: 08-08-2012 Refused

68458/APP/2013/1405 Land Rear Of 41 & 43 The Drive Northwood

2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover

Decision: 28-08-2013 Refused

Appeal: 20-02-2014 Dismissed

Comment on Relevant Planning History

Under ref: 68458/APP/2012/779, planning permission was refused for the erection of 4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and

installation of vehicular crossover to front on the same area of land for the following reason:

1.The proposed development would constitute backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 3.5 of the London Plan (July 2011).

2.The proposal would result in the loss of a significant number of trees (including protected trees)and would adversely impact on the green vista and arboreal character of the area. The proposal does not take into account the future growth / size of trees and the impact that this growth would have on the amenities of the proposed occupiers. The proposal therefore does not comply with Policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the Hillingdon Unitary Development Plan Saved Polices (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

Under ref: 68458/APP/2013/1405, planning permission was refused and dismissed at appeal for the 2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover for the following reasons:

1. The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (July 2011).

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

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.H1 (2012) Housing Growth

Part 2 Policies:

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.
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.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 5.13	(2015) Sustainable drainage
LPP 5.18	(2015) Construction, excavation and demolition waste
LPP 5.7	(2015) Renewable energy
LPP 7.14	(2015) Improving air quality
LPP 7.4	(2015) Local character

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

30 neighbouring properties and the Northwood Residents Association were notified of the proposed development on 23rd June 2015 and a site notice was erected adjacent the site on 12th June 2015.

By the close of the consultation period 21 neighbouring residents had objected to the proposed development and a petition with 98 signatures was received. A letter from a local MP has also objected to the planning application.

The objections can be summarised as the following:

- i) Backland development
- ii) Encroachment on to neighbouring properties land.
- iii) Under provision of parking;
- iv) Traffic impact & harm to highway safety;
- v) Loss of trees;
- vi) Set a precedent for more houses to be developed on this site;
- vii) Harm to character and appearance of the surrounding area;
- viii) Potential foundation issues;
- ix) Loss of biodiversity;
- x) Potential Flooding and Drainage issues;

Case Officer Comments: These above concerns will be considered in the main body of the report.

Concerns raised relating to impact on foundations which is a matter dealt with under other legislation

Internal Consultees

HIGHWAY COMMENTS:

As there is no garage with the property, provision should be made for secure and covered cycle storage.

The two parking spaces are accessed off a turning head, a condition is required to ensure no parking takes place at any time on the turning head.

Subject to the above, no objections are raised on highway grounds.

TREES AND LANDSCAPE COMMENTS:

Tree Preservation Order (TPO) / Conservation Area: The site is covered by TPO 124.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several large, mature protected trees on and adjacent to this site. Some basic tree information has been provided, but further information is required.

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

- A tree survey to categorise the trees on and off site;
- An Arboricultural Impact Assessment to show how the proposal fits within the context of the trees on and off site;
- Existing and proposed levels (any proposed changes in levels must be clearly defined and shown in colour on the plans);

- All existing and proposed drainage must be shown;
- A tree protection plan to show how the trees (to be retained) will be protected during development;
- An arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed;
- Details of how the tree protection measures will be assessed before demolition /construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

Conclusion (in terms of Saved Policy BE38): If the information is not forthcoming then the scheme will be considered unacceptable because it does not make adequate provision for the protection and long-term retention of valuable trees.

Note: This report is based on a desktop appraisal.

EPU:

I refer to your consultation of 24 June regarding the above application. I have had a look at the historic maps and the site does not appear to have had a contaminative use. It appears to be a large garden and I would advise applying a condition to ensure that the new garden soils are clean and free from contamination as below.

The photographs in the planning statement seem to indicate the current gardens should be clean and have not been used for any commercial purpose.

A condition is recommended to minimise risk of contamination from garden and landscaped areas.

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As with the previous application, this proposal would represent backland development to which there have been recent changes to policy, as contained within both the London Plan 2015 and the National Planning Policy Framework.

With regard to the London Plan, Policy 3.5 states that developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDF's introduce a presumption against development on back gardens where this can be locally justified.

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

The Hillingdon Local Plan: Part 1 Strategic Policies (November 2012) in policy BE1 requires that all new development should improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Point 9 of policy BE1 seeks to prevent proposals that would result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

Consideration also needs to be given to 'saved' Unitary Development Plan policy H12. This policy seeks to prevent backland development where it would cause undue disturbance or loss of privacy to adjoining neighbours.

It is considered that this proposal is clearly a backland development. The loss of the rear garden area and the impact of the new building proposed on an otherwise green space, adjacent to the Green Belt and clearly visible from both public and private areas would be detrimental to the character of the area.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within Green Belt land although it is adjacent to it. However, given the existing built environment and its relationship with the boundary, it is considered on balance that there would be no adverse impact on the openness of the Green Belt. Where seen from within the adjoining Green Belt the buildings would be seen as a continuation of the Knoll Crescent properties. No Green Belt issues are therefore raised by this application

7.07 Impact on the character & appearance of the area

As detailed elsewhere in this report, the proposed development would impact on the character and appearance of the area, resulting in the loss of an area of open space that contributes to the character of the area and the amenities of existing residents that surround the site.

This is particularly apparent from the end of Knoll Crescent, where the access to the proposed site would be created and the house constructed. This area currently forms a break in the built form and an area of amenity that contributes to the street scene. This break in built form is considered essential to allow for the prominence of the trees to remain

the dominate visual feature safeguarding the current character of the area.

Fronting towards the turning area for vehicles, the site is prominent emphasising its openness. The loss of this area to further buildings would harm this openness and amenity value. Similarly the open aspect from the rear of the properties in The Drive, including the donor property and No.41, would be lost.

The proposal would therefore fail to retain the open and green nature that is characteristic of the area, and would be contrary to Policy BE1 of the adopted Hillingdon Local Plan: Part One Strategic Policies (November 2012), Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (July 2015).

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance maintained between facing habitable room windows and private amenity space, considered to be a 3m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy.

Whilst the proposed development would result in a harmful change in character of the area, it is considered that there would be no material impact on the amenities of adjoining occupiers. Appropriate conditions could be imposed on any planning permission granted to ensure that there would be no adverse impact on the amenities of the adjoining occupiers, such as, for example through the provision of obscure glazing, or preventing the installation of roof extensions and dormers, or outbuildings.

The new buildings would be sited at a lower level than the properties in The Drive, similar to the existing relationship with other properties in The Drive and Knoll Crescent. The relationship between the new buildings with the properties adjacent in Knoll Crescent would also be satisfactory.

There would thus be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

In this respect the proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The London Plan, adopted in 2015, overrides the Council's space standards and this is a material consideration in this application.

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

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 3 bedroom, 5 person dwelling, to have a

minimum size of 96 sq.m. The proposed new dwellings would be approximately 179sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the houses and the character of the area.

The side/rear amenity space meets these requirements and therefore would provide a satisfactory standard of residential amenity for future householders. The level of amenity space retained for the use of no.43 The Drive would also remain acceptable in accordance with the Council's guidance. As such, the scheme complies with Policies BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed bedrooms would be screened by hedges and set more than 21m from neighbouring properties and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2015).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Two parking spaces are provided for the proposed dwelling. This is considered satisfactory and in accordance with the Council's parking standards.

The Council's Highways Engineer raises no objection to the proposed parking and access arrangements (other than in respect of secure covered cycle storage should be provided). In addition, a condition is required to ensure no parking takes place at any time on the turning head. As such, it is considered that the scheme complies with Policies AM7 and AM14 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The impact of the development on the verdant character of the area the design of the houses and their relationship with each other, in their own right, are considered unacceptable.

The proposed house, would have a flat green roof above with a terrace to the side. The building would be constructed of timber to integrate with the surroundings. However, the house would sit within the building line of the existing houses fronting onto Knoll Crescent.

The proposed design would not follow the pattern of development with the houses on Knoll Crescent and The Drive which have a clear consistency to their design. It is therefore considered that the design of the house as proposed would detract from the character and appearance of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

With regard to access and security, had the application not been recommended for refusal,

conditions would have been sufficient to ensure compliance with the requirements of Policy BE18 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and the Council's Supplementary Planning Guidance on Community Safety by Design

7.12 Disabled access

See section 7.11.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

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

As detailed in the Trees and Landscape Officers comments, it is considered that the scheme does not make adequate provision for the long-term protection of several trees on and off-site, nor does it take into account tree protection measures during construction works. The scheme is therefore unacceptable, and contrary to Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The house would have individual bin stores and the future occupiers could bring their rubbish to the end of the proposed access drive on refuse collection day accordingly the waste management provision is not considered to raise a concern.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

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

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 180sq metres of additional floorspace are as follows:

Hillingdon CIL = £17,893.67

Mayoral CIL = £7,006.28

Total = £24,899.95

7.21 Expediency of enforcement action

There are no enforcement issues raised by 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

10. CONCLUSION

The proposal would involve the loss of garden land and landscaping which contribute to the character and appearance of the surrounding area. The proposed design of the house would detract from the character and appearance of the streetscene. The scheme also fails to make adequate provision for the protection and long-term retention of valuable trees.

For these reasons it is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2015)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land adjacent to 68 Knoll Crescent
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
70975/APP/2015/2012

Scale:
1:1,250

Planning Committee:
North Page 53

Date:
August 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address OLD CLACK FARM TILE KILN LANE HAREFIELD

Development: Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

LBH Ref Nos: **42413/APP/2015/987**

Drawing Nos: 13/36/30 Site Location Plan
13/36/31 Site Plan as Existing
13/36/32 Floor Plans as Existing
13/36/33 House Elevations and Section as Existing
13/36/34 Barn Plans, Elevations and Sections as Existing
13/36/35 Site Plan as Proposed
Design & Access Statement
SK50 - Reinstated Barn Doors
1336-36 Rev A Floor Plans as Proposed
1336-37 Rev A Elevations as Proposed
Heritage Assessment

Date Plans Received: 17/03/2015 **Date(s) of Amendment(s):** 08/07/2015
Date Application Valid: 10/04/2015 17/07/2015
17/03/2015

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at the eastern end of Tile Kiln Lane and comprises of two Grade II Listed Buildings; Old Clack Farmhouse and the Barn to the west of Old Clack Farmhouse. The nearest residential properties are located along Tile Kiln Lane southwest of the site. The site is located within the Green Belt.

1.2 Proposed Scheme

Planning permission is sought for the erection of a two-storey and single storey rear extension and a single storey side extension to the farmhouse along with a glazed link to connect the farmhouse and the barn. The proposal would also include internal alterations to the barn to provide a bedroom suite and bathroom.

1.3 Relevant Planning History

41587/88/0535 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Erection of detached dwellinghouse with integral garage

Decision Date: 05-08-1988 Withdrawn **Appeal:**

41587/A/89/0424 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Repositioning and conversion of existing detached barn to form a three-bedroom dwellinghouse

and erection of 2 detached double garages

Decision Date: 25-04-1989 Withdrawn **Appeal:**
41587/B/89/0571 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Repositioning & conversion of existing detached barn, to form A3 bedroom dwelling house & erection of 2 detached double garages (Application for Listed Building Consent)

Decision Date: 25-04-1989 Withdrawn **Appeal:**
42413/88/1982 Old Clack Farm Tile Kiln Lane Harefield
Erection of a new roof. (Application for Listed Building Consent).

Decision Date: 23-04-1992 NFA **Appeal:**
42413/APP/2015/988 Old Clack Farm Tile Kiln Lane Harefield
Listed Building Consent for a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

Decision Date: **Appeal:**
42413/B/90/0432 Old Clack Farm Tile Kiln Lane Harefield
Erection of a detached garage, stable block and retention of pool house

Decision Date: 24-10-1990 Approved **Appeal:**
42413/PRC/2014/34 Old Clack Farm Tile Kiln Lane Harefield
Rear and side extension and conversion of barn to residential to an existing listed building

Decision Date: 19-03-2015 NO **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 22 local owners/occupiers and a site notice was displayed. No responses were received.

Ruislip Residents Association:
No response received.

Ruislip, Northwood and Eastcote Local History Society:
I am writing on behalf of the society to express our concerns about two features of the above planning application.

We are concerned that the proposed glazed corridor link between the house and barn will be unsympathetic and out of keeping with the traditional rural look of both buildings. It will detract from the appearance of these 16th century Grade 2 listed farm buildings.

Also we would question the assertion that the barn has already been 'compromised' by earlier alterations and therefore these proposed developments will have little effect. We would request that this be looked at again.

We support the other proposed changes, which respect the historical character of the buildings.

Harefield Tenants and Residents Association:

This property is well tucked away and very hard to view but it is in Green Belt and therefore the HTRA object to this application. It is over development in the Green Belt.

Greater London Archaeology Advisory Service (GLAAS):

Although the site lies outside an archaeological priority area, the submitted Heritage Assessment by Danks Badnell Architects Ltd dated April 2015 indicates that the house and barn date to the 16th century, although numerous additions/alterations have subsequently been made to the buildings. There is a potential for archaeological remains associated with the early origins and later phases of the grade II listed house and barn to survive.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

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

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

It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

INTERNAL

Conservation Officer:

The two buildings subject of this application, the barn and former farm house, are both Grade II Listed, timber framed and date from the 16th century - the buildings were listed in 1974. The site falls within the Green Belt. There have been extensive pre-application discussions with the architect.

Barn

The barn has already been subdivided to create an open first floor with a utility, WC and garage at ground floor. The floors are linked via a modern staircase that is open at both ends. The first floor is supported on what appears to be a series of steel frames, enclosed in moulded GRP and fairly convincingly disguised as large timbers. This appears not to have damaged the original timber framing of the barn, and may now even be providing some support to it. The impressive original timber roof structure is visible within the first floor space.

The proposed works are to the ground floor to create a bedroom and sitting area and improved bathroom and WC facilities. The access to the attic floor is also to be repositioned and a new external door created where the existing toilet is located, under the staircase. As the internal ground floor space has already been subdivided, none of proposed changes would adversely affect the original structure, save for the removal of an area of old brickwork within the plinth, where the new doorway is proposed. This opening will need to be positioned between two existing studs to avoid damage to the historic timber framing of the structure.

The issue with regard to the barn is that there is no record of any approval for its conversion to residential, or for the works to subdivide the building. It appears that this work has occurred since the planning application (withdrawn) for the relocation and conversion of the barn in 1989, but has not been undertaken by the current owners, see the architect's letter dated 8th May. Investigation suggests that it may have been undertaken by a previous owner about 20 years ago, the architect's letter advises that it may have been used as an office. These works appear to have included the alteration of the windows in the barn and resulted in the removal of an early full height set of doors on the north elevation. I am awaiting further advice on the original condition of the building at the time of listing from the HE archives and also from SPAB, who apparently undertook a survey of the barn some time ago.

If agreed, this application will regularise the situation as regards the works to the barn as from the date of a decision, any works prior to consent will remain as unauthorised. It would, however, be preferable not to agree the loss of the barn doors and new barn windows, which are of a poor design, within any approval. Re the former, I suggest that the applicant look at putting a glazed screen in this location with a fixed set of barn doors to the exterior. The windows could be covered by condition with a view to getting better windows long term - how this is worded will need to be agreed. This will need to be discussed with the architect so that his client understands why this is being requested.

House

The original early range has a rectangular footprint and faces south. There are later, timber

framed additions to the north. I note that the supporting information suggests that they are 1930s in date, but from inspection, it appears that they may be earlier with a 20th century makeover.

The proposals are for a modest single storey addition, with a mono pitched roof, located off the existing dining room. The existing ground floor window will be converted to form a door and the externally the new structure would sit neatly under the first floor windows. The other addition would be larger and also located off the later addition to the house. This would contain a dining area, utility and two bedrooms at first floor with a Jack and Jill bathroom above, accessed by a separate staircase. A new door is proposed into the existing utility area at ground floor. This addition is also considered to be well designed and would read as a secondary element to the main building. The only revision suggested is the inclusion of a half hip to the gable end.

Link

There are no objections to this in principle, but this would need to be carefully designed, either as a modern glazed link or as a part timber/part glazed loggia type structure. The existing wall should remain unchanged. The details on this are sketchy at present and more information on its design and materials, and the areas of linkage with the listed structures, would need to be required by condition.

Archaeology

Given the age of the building, GLAAS should be consulted to see if they require any pre application determination, a desk top assessment or just a watching brief for the works.

Conditions would need to be attached to any approval to cover:

- Structural details of the new additions, including footings and method of construction
- A schedule of works to the original buildings, including roof structure.
- HE building recording to Level 1 prior to the start of work on site
- Details of new flues and vents
- Details of external pipe runs
- Works to the structures for fire and sound proofing, and thermal upgrading
- Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings
- Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix
- Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.
- Details of the design and construction of all new internal joinery
- All new gutters and downpipes to be of painted cast metal
- Details of works to create a new doorway into the barn from the glazed link
- A condition to require works to stop if historic features are uncovered, relating particularly to the historic timber framing.
- Archaeological condition as advised by GLAAS

Generally acceptable, but some revision required as discussed above.

Officer comments:

The applicant has provided revised plans which address the issues raised by the Conservation Officer.

Floodwater Management Officer:

The boundary of the site is the Cannons Brook Watercourse which is a designated main river and as such the border of the site is within Flood Zone 3 and 2. There is no information within the application about the flood risk to the site. However, this is an extension to an existing property which is not being extended within the area at flood risk, and is just outside the consultation zone of 20m from the main river for the Environment Agency and therefore there are no objections to the proposed development.

However in order to maintain the low level of risk to the property, the landowner should be reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- 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
- BE19 New development must improve or complement the character of the area.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main planning issues relate to the impact the proposal would have on the Grade II Listed Buildings, the character and appearance of the area and on the Green Belt.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposed works to the Grade II Listed Old Clack Farmhouse involves the erection of a two storey and single storey rear extension along with a single storey side extension; works to the Grade II Listed Barn would involve alterations to provide a bedroom suite and bathroom. The house and barn would be connected by a glazed link which would be located behind an existing wall and doorway between the farmhouse and the barn.

Subject to the provision of suitable conditions on any consent granted, the Council's Conservation Officer raises no objection to the proposed extensions to the Grade II Listed Farmhouse or to the alterations to the Grade II Listed Barn, nor to the glazed link connecting the two buildings. It is considered that the proposed works would not cause harm to the historic fabric of either of the Grade II Listed Buildings. The proposed plans have also satisfactorily addressed the matter of the previous unauthorised removal of the barn doors. In terms of scale and design, the proposed extensions are considered to be in keeping with the character and appearance of the Grade II Listed Buildings or on the surrounding area. As such the proposed scheme complies with Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application site is also located within the Green Belt; Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that developments in the Green Belt would not be permitted where the development would injure the visual amenity of the Green Belt by their siting, materials and design.

In regards to the impact on the surrounding Green Belt, the National Planning Policy Framework (NPPF) will not allow extensions or alterations to a building where it results in disproportionate additions over and above the size of the original building. With regard to the original building it is made clear within Annex 2 of the NPPF that the original building is a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built.

The issue is thus whether the proposed extensions to Old Clack Farm would be disproportionate. No definition of disproportionate is given in the Framework, or in local policy. Therefore, assessing proportionality is primarily an objective test based on the increase in size. Whether the proposal is a disproportionate addition is fundamentally a matter of the relative increase in overall scale and bulk of the original building.

While there is no set definition within the NPPF of what constitutes a proportionate extension, it has been considered through appeals and case law that extensions in the Green Belt are normally only considered to be proportionate where they result in less than a 50% increase in floor space and/or footprint from the original building, depending on which is more appropriate in the circumstance. Given height is involved it is considered that floor space would be more appropriate in this case.

On the basis of the information before the Local Planning Authority, the original footprint of the Old Clack Farmhouse is 329sq.m; the proposed extensions would add 77sq.m of floor space which represents a 23% increase over the floor space of the original farmhouse building. When including the Barn, with an original footprint of 173sq.m, the proposed extensions would result in a 15% increase in floor space.

In 1990 planning permission (ref: 42413/B/90/0432) was granted for the erection of a detached garage and a stable block and the retention of a pool house. The buildings would have resulted in a 63sq.m increase in floor space, although it appears that the detached garage was not built. Therefore, together with the 1990 planning permission, the extensions proposed as part of the current application would result in 28% increase in floor space of the original farmhouse and barn. As such, the proposed scheme would not result in disproportionate additions to Old Clack Farm and would not injure the visual amenity of the Green Belt, thereby complying with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF

The application is therefore 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,

13/36/30 Site Location Plan
13/36/31 Site Plan as Existing
13/36/32 Floor Plans as Existing
13/36/33 House Elevations and Section as Existing
13/36/34 Barn Plans, Elevations and Sections as Existing
13/36/35 Site Plan as Proposed
1336-36 Rev A Floor Plans as Proposed
1336-37 Rev A Elevations as Proposed
SK50 - Reinstated Barn Doors

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 (2015).

3 HO4 Materials

Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority:

Planning Authority before the relevant part of the work is begun.

(a) Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings

(b) Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix

(c) Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.

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 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

5 HO9 Tree Protection

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 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 of the London Plan (2015).

6 NONSC Further Details

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

- (a) Structural details of the new additions, including footings and method of construction
- (b) Details of new flues and vents
- (c) Details of external pipe runs
- (d) Works to the structures for fire and sound proofing, and thermal upgrading
- (e) Details of the design and construction of all new internal joinery
- (f) Details of works to create a new doorway into the barn from the glazed link

REASON

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

7 NONSC Details of doors and opening to north elevation of the barn

Notwithstanding the approved plans, details of the doors and opening to the north elevation of the barn shall be submitted to and approved in writing by the Local Planning Authority prior to this element of the works starting on site.

REASON

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

8 LB12 Hidden Features

Any hidden historic features (relating particularly to the historic timber framing) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention/proper recording, as required by the Council.

REASON

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

9 LB6 Inspection of the building prior to demolition

Prior to alteration or demolition, the building should be recorded to Level 1 as defined by Heritage England, and following agreement with LBH and where appropriate Heritage England, copies of the document sent to the Uxbridge Local History Library archive and Heritage England for inclusion in the London Heritage Environment Record.

REASON

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

10 NONSC Schedule of Works

A schedule of works to the original buildings, including roof structure shall be submitted to and approved in writing by the Local Planning Authority

REASON

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

with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

11 NONSC Gutters and Downpipes

All new gutters and downpipes shall be painted cast metal.

REASON

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

12 OTH2 Archaeology

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

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in Section 12 of the NPPF and Policy BE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

- 1** In order to maintain the low level of risk to the property, the landowner is reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.
- 2** The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

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
PT1.HE1	(2012) Heritage
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

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
BE19	New development must improve or complement the character of the area.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on

Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

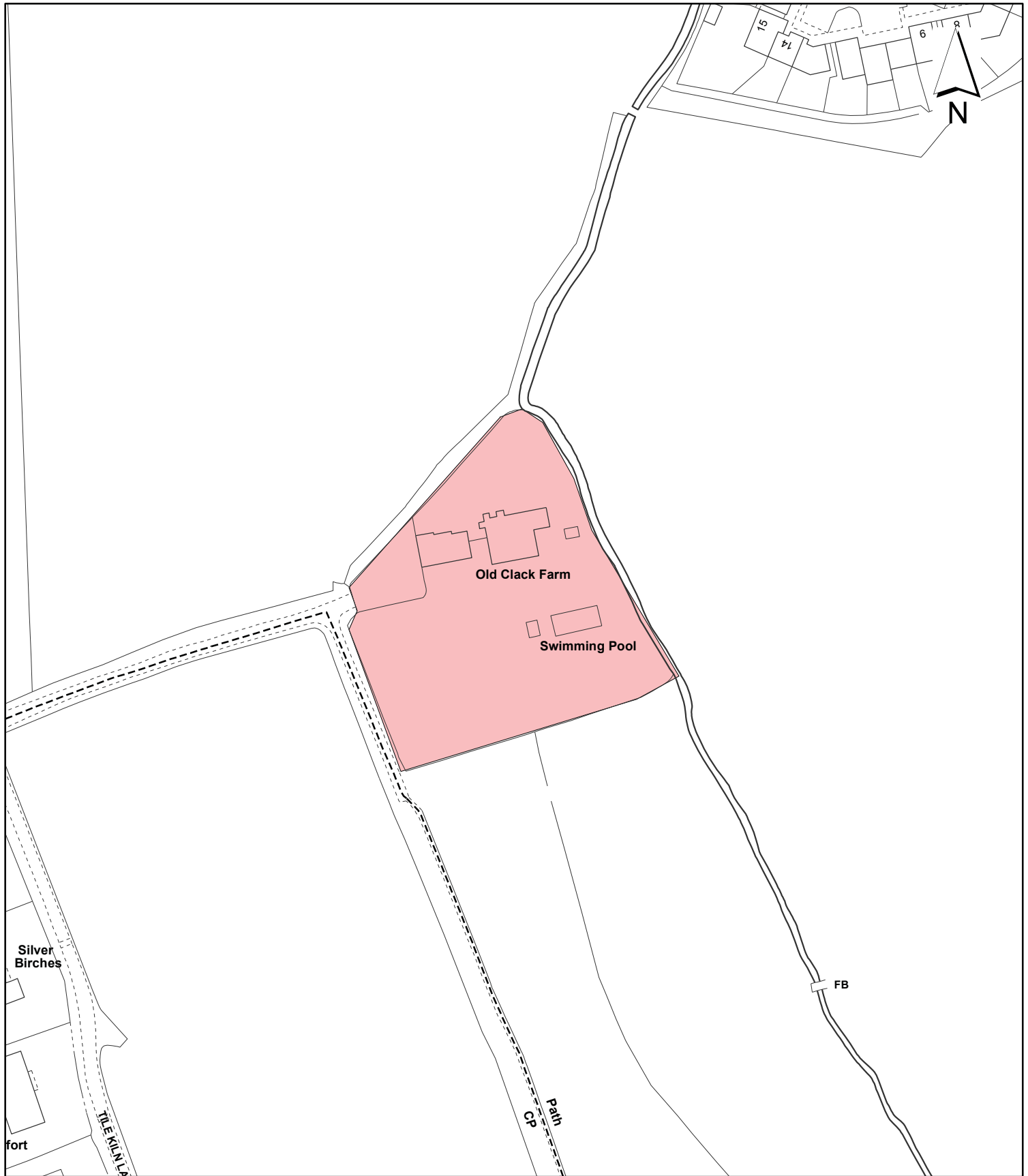
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (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: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Old Clack Farm
 Tile Kiln Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
42413/APP/2015/987

Scale:
1:1,250

Planning Committee:
North Page 69

Date:
August 2015



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Report of the Head of Planning, Sport and Green Spaces

Address OLD CLACK FARM TILE KILN LANE HAREFIELD

Development: Listed Building Consent for a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

LBH Ref Nos: **42413/APP/2015/988**

Drawing Nos: 13/36/30 Site Location Plan
13/36/31 Site Plan as Existing
13/36/32 Floor Plans as Existing
13/36/33 House Elevations and Section as Existing
13/36/34 Barn Plans, Elevations and Sections as Existing
13/36/35 Site Plan as Proposed
Design & Access Statement
Heritage Assessment
1336-36 Rev A Floor Plans as Proposed
1336-37 Rev A Elevations as Proposed
SK50 - Reinstated Barn Doors

Date Plans Received:	17/03/2015	Date(s) of Amendment(s):	08/07/2015
Date Application Valid:	10/04/2015		17/03/2015 17/07/2015

1. CONSIDERATIONS

1.1 Site and Locality

The site is located at the eastern end of Tile Kiln Lane and comprises of two Grade II Listed Buildings; Old Clack Farmhouse and the Barn to the west of Old Clack Farmhouse. The nearest residential properties are located along Tile Kiln Lane southwest of the site. The site is located within the Green Belt.

1.2 Proposed Scheme

Listed Building Consent is sought for the erection of a two-storey and single storey rear extension and a single storey side extension to the farmhouse along with a glazed link to connect the farmhouse and the barn. The proposal would also include internal alterations to the barn to provide a bedroom suite and bathroom.

1.3 Relevant Planning History

41587/88/0535 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Erection of detached dwellinghouse with integral garage

Decision Date: 05-08-1988 Withdrawn **Appeal:**

41587/A/89/0424 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Repositioning and conversion of existing detached barn to form a three-bedroom dwellinghouse

and erection of 2 detached double garages

Decision Date: 25-04-1989 Withdrawn **Appeal:**
41587/B/89/0571 Adjoining Old Clack Farm, Tile Kiln Lane Harefield
Repositioning & conversion of existing detached barn, to form A3 bedroom dwelling house & erection of 2 detached double garages (Application for Listed Building Consent)

Decision Date: 25-04-1989 Withdrawn **Appeal:**
42413/88/1982 Old Clack Farm Tile Kiln Lane Harefield
Erection of a new roof. (Application for Listed Building Consent).

Decision Date: 23-04-1992 NFA **Appeal:**
42413/APP/2015/987 Old Clack Farm Tile Kiln Lane Harefield
Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

Decision Date: **Appeal:**
42413/B/90/0432 Old Clack Farm Tile Kiln Lane Harefield
Erection of a detached garage, stable block and retention of pool house

Decision Date: 24-10-1990 Approved **Appeal:**
42413/PRC/2014/34 Old Clack Farm Tile Kiln Lane Harefield
Rear and side extension and conversion of barn to residential to an existing listed building

Decision Date: 19-03-2015 NO **Appeal:**

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 22 local owners/occupiers and a site notice was displayed. No responses were received.

Ruislip Residents Association:
No response received.

Greater London Archaeology Advisory Service (GLAAS):
Although the site lies outside an archaeological priority area, the submitted Heritage

Assessment by Danks Badnell Architects Ltd dated April 2015 indicates that the house and barn date to the 16th century, although numerous additions/alterations have subsequently been made to the buildings. There is a potential for archaeological remains associated with the early origins and later phases of the Grade II Listed house and barn to survive.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development would not cause sufficient harm to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding. The archaeological interest should be conserved by attaching a condition as follows:

Reason: Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

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

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

It is recommended that the archaeological fieldwork should comprise of the following:
Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

INTERNAL

Conservation Officer:

The two buildings subject of this application, the barn and former farm house, are both Grade II Listed, timber framed and date from the 16th century - the buildings were listed in 1974. The site falls within the Green Belt. There have been extensive pre-application discussions with the architect.

Barn

The barn has already been subdivided to create an open first floor with a utility, WC and garage at ground floor. The floors are linked via a modern staircase that is open at both ends. The first floor is supported on what appears to be a series of steel frames, enclosed in moulded GRP and fairly convincingly disguised as large timbers. This appears not to have damaged the original timber framing of the barn, and may now even be providing some support to it. The impressive original timber roof structure is visible within the first floor space.

The proposed works are to the ground floor to create a bedroom and sitting area and improved bathroom and WC facilities. The access to the attic floor is also to be repositioned and a new external door created where the existing toilet is located, under the staircase. As the internal ground floor space has already been subdivided, none of proposed changes would adversely affect the original structure, save for the removal of an area of old brickwork within the plinth, where the new doorway is proposed. This opening will need to be positioned between two existing studs to avoid damage to the historic timber framing of the structure.

The issue with regard to the barn is that there is no record of any approval for its conversion to residential, or for the works to subdivide the building. It appears that this work has occurred since the planning application (withdrawn) for the relocation and conversion of the barn in 1989, but has not been undertaken by the current owners, see the architects letter dated 8th May. Investigation suggests that it may have been undertaken by a previous owner about 20 years ago, the architect's letter advises that it may have been used as an office. These works appear to have included the alteration of the windows in the barn and resulted in the removal of an early full height set of doors on the north elevation. I am awaiting further advice on the original condition of the building at the time of listing from the HE archives and also from SPAB, who apparently undertook a survey of the barn some time ago.

If agreed, this application will regularise the situation as regards the works to the barn as from the date of a decision, any works prior to consent will remain as unauthorised. It would, however, be preferable not to agree the loss of the barn doors and new barn windows, which are of a poor design, within any approval. Re the former, I suggest that the applicant look at putting a glazed screen in this location with a fixed set of barn doors to the exterior. The windows could be covered by condition with a view to getting better windows long term - how this is worded will need to be agreed. This will need to be discussed with the architect so that his client understands why this is being requested.

House

The original early range has a rectangular footprint and faces south. There are later, timber framed additions to the north. I note that the supporting information suggests that they are 1930s in date, but from inspection, it appears that they may be earlier with a 20th century makeover.

The proposals are for a modest single storey addition, with a mono pitched roof, located off the existing dining room. The existing ground floor window will be converted to form a door and the externally the new structure would sit neatly under the first floor windows. The other addition would be larger and also located off the later addition to the house. This would contain a dining area, utility and two bedrooms at first floor with a Jack and Jill bathroom above, accessed by a separate staircase. A new door is proposed into the existing utility area at ground floor. This addition is also considered to be well designed and would read as a secondary element to the main building. The only revision suggested is the inclusion of a half hip to the gable end.

Link

There are no objections to this in principle, but this would need to be carefully designed,

either as a modern glazed link or as a part timber/ part glazed loggia type structure. The existing wall should remain unchanged. The details on this are sketchy at present and more information on its design and materials, and the areas of linkage with the listed structures, would need to be required by condition.

Archaeology

Given the age of the building, GLAAS should be consulted to see if they require any pre application determination, a desk top assessment or just a watching brief for the works.

Conditions would need to be attached to any approval to cover:

- Structural details of the new additions, including footings and method of construction
- A schedule of works to the original buildings, including roof structure.
- HE building recording to Level 1 prior to the start of work on site
- Details of new flues and vents
- Details of external pipe runs
- Works to the structures for fire and sound proofing, and thermal upgrading
- Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings
- Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix
- Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.
- Details of the design and construction of all new internal joinery
- All new gutters and downpipes to be of painted cast metal
- Details of works to create a new doorway into the barn from the glazed link
- A condition to require works to stop if historic features are uncovered, relating particularly to the historic timber framing.
- Archaeological condition as advised by GLAAS

Generally acceptable, but some revision required as discussed above.

Officer comments:

The applicant has provided revised plans which address the issues raised by the Conservation Officer.

Floodwater Management Officer:

The boundary of the site is the Cannons Brook Watercourse which is a designated main river and as such the border of the site is within Flood Zone 3 and 2. There is no information within the application about the flood risk to the site. However, this an extension to an existing property which is not being extended within the area at flood risk, and is just outside the consultation zone of 20m from the main river for the Environment Agency and therefore there are no objections to the proposed development.

However in order to maintain the low level of risk to the property, the landowner should be reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

5. **MAIN PLANNING ISSUES**

The main planning issue relates to the impact the proposal would have on the Grade II Listed Buildings.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings.

Subject to the provision of suitable conditions on any consent granted, the Council's Conservation Officer raises no objection to the proposed extensions to the Grade II Listed Farmhouse or to the alterations to the Grade II Listed Barn, nor to the glazed link connecting the two buildings. It is considered that the proposed works would not cause harm to the historic fabric of either of the Grade II Listed Buildings. The proposed plans have also satisfactorily addressed the matter of the previous unauthorised removal of the barn doors. It is considered that the scale and design of the proposed extensions would be in keeping with the character and appearance of the Grade II Listed Buildings.

The proposed scheme is considered to comply with Policies BE8 and BE9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application for Listed Building Consent is therefore recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the

satisfaction of the Local Planning Authority within six months of the works being completed

REASON

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

3 LB3 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

REASON

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

4 LB6 Inspection of the building prior to demolition

Prior to alteration or demolition, the building should be recorded to Level 1 as defined by Heritage England, and following agreement with LBH and where appropriate Heritage England, copies of the document sent to the Uxbridge Local History Library archive and Heritage England for inclusion in the London Heritage Environment Record.

REASON

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

5 LB9 Samples of materials

Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

- (a) Details of the design and materials of the glazed link, including how the new structure would link with the existing buildings
- (b) Samples of all new external materials and finishes, including tiles, render, timber finishes, lead work, bricks and mortar mix
- (c) Design and materials of all new doors, windows and dormer windows, all to be of timber and traditionally constructed.

REASON

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

6 LB10 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

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

7 LB11 Further Details (Listed Buildings)

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

- (a) Structural details of the new additions, including footings and method of construction
- (b) Details of new flues and vents
- (c) Details of external pipe runs
- (d) Works to the structures for fire and sound proofing, and thermal upgrading
- (e) Details of the design and construction of all new internal joinery
- (f) Details of works to create a new doorway into the barn from the glazed link

REASON

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

8 NONSC Details of doors and opening to north elevation of the barn

Notwithstanding the approved plans, details of the doors and opening to the north elevation of the barn shall be submitted to and approved in writing by the Local Planning Authority prior to this element of the works starting on site.

REASON

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

9 LB12 Hidden Features

Any hidden historic features (relating particularly to the historic timber framing) which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention/proper recording, as required by the Council.

REASON

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

10 NONSC Schedule of Works

A schedule of works to the original buildings, including roof structure shall be submitted to and approved in writing by the Local Planning Authority

REASON

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

11 NONSC Gutters and Downpipes

All new gutters and downpipes shall be painted cast metal.

REASON

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

12 OTH2 Archaeology

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

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

Heritage assets of archaeological interest are expected to survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and in Section 12 of the NPPF and Policy BE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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

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

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

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 The written scheme of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage

Greater London Archaeology guidelines. It must be approved by the planning authority before any on-site development related activity occurs.

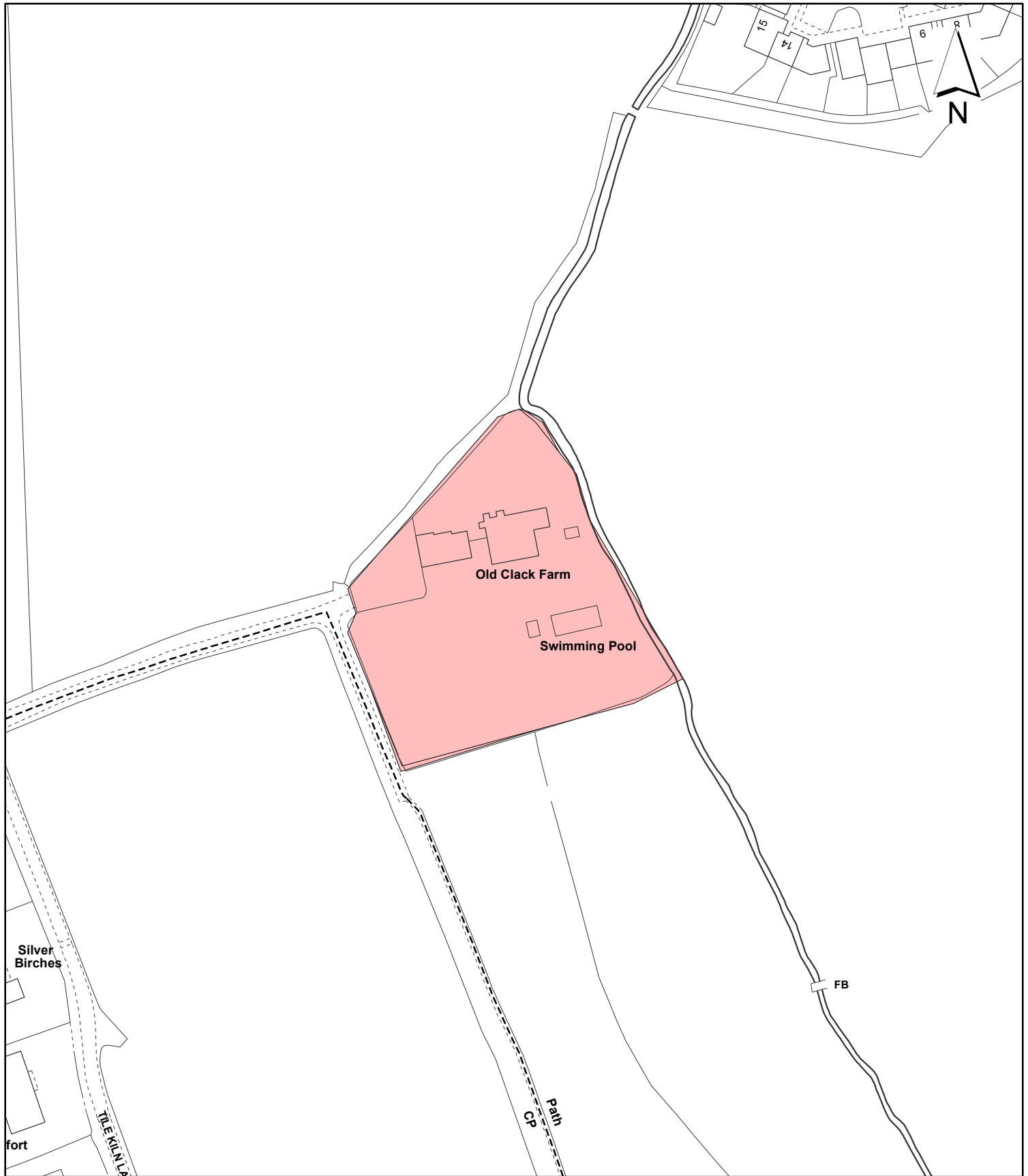
It is recommended that the archaeological fieldwork should comprise of the following:

Watching Brief: A watching brief involves the proactive engagement with the development groundworks to permit investigation and recording of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

- 5** In order to maintain the low level of risk to the property, the landowner is reminded about their responsibilities to maintain the bank of the watercourse within the boundary of their property. Further information can be found in 'Living on the Edge' publication produced by the Environment Agency.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Old Clack Farm
 Tile Kiln Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
42413/APP/2015/988

Scale:
1:1,250

Planning Committee:
North Page 81

Date:
August 2015



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Plans for North Applications Planning Committee

26th August 2015



HILLINGDON
LONDON

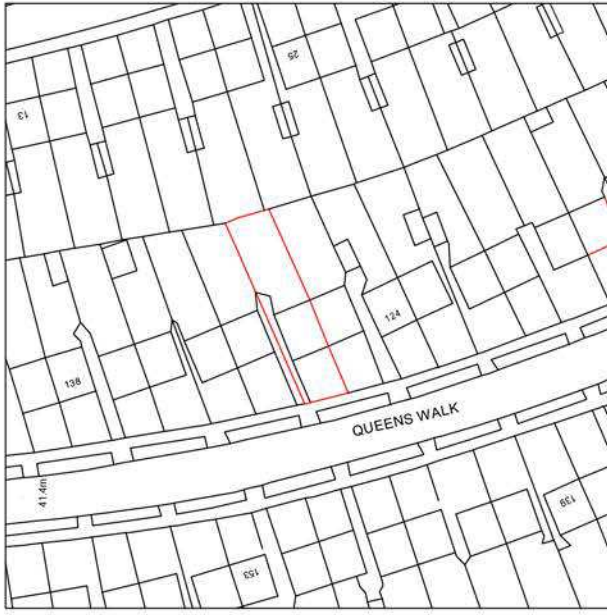
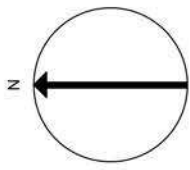


INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

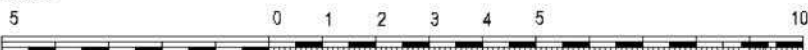
Address 128 QUEENS WALK RUISLIP
Development: Conversion of two storey, 4-bed dwelling house into 2 x 1-bed self contained flats involving alterations to rear
LBH Ref Nos: 70076/APP/2015/1490

Date Plans Received: 23/04/2015 **Date(s) of Amendment(s):** 23/04/0015
Date Application Valid: 11/05/2015



LOCATION PLAN
SCALE 1:1250

Metres

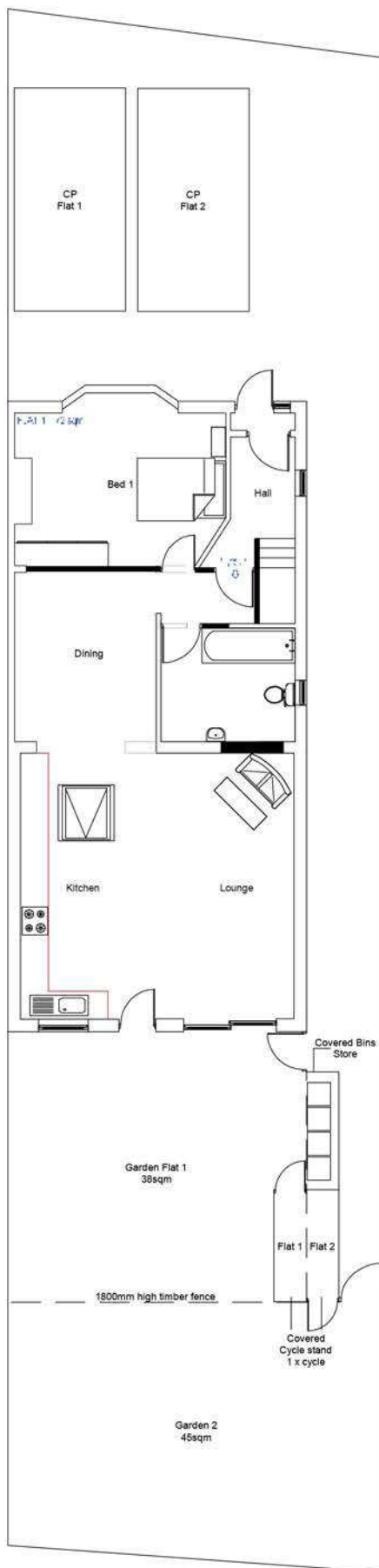


SCALE 1 : 100

REV/NOTES:

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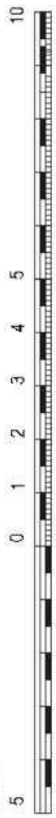
Application: FPA – COU from Dwelling to 2 x one bed flats			
Client:	Mr Huseini Mrs Tasneem Kagdi,	Date:	15 th April 2015
Site:	128 Queens Walk, London, HA4 0NS	Drawn By:	Curps Benning
Scale:	Refer to Drawing @ A3	Dwg No:	ASB190 – 03FPA2

PROPOSED SITE LAYOUT
Scale 1:100

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Planning consultants and Surveyors

Exchange House 494
Midsommer Boulevard
Central Milton Keynes Tel : 07854 351 934 - 0808 138 1383
MK9 2EA Email : asb@gtdesignz ltd.com

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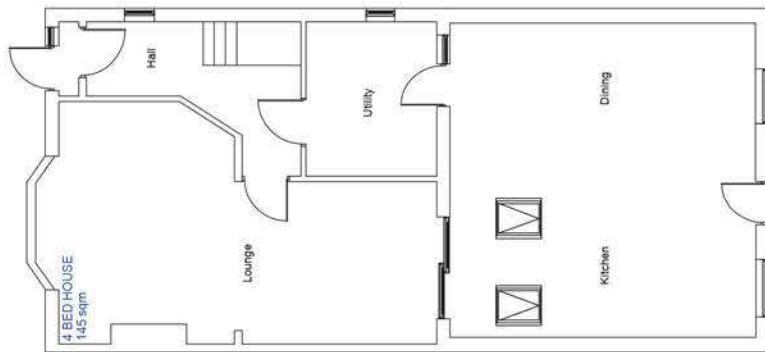


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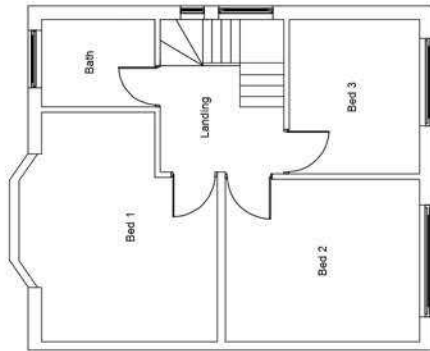
REMARKS:

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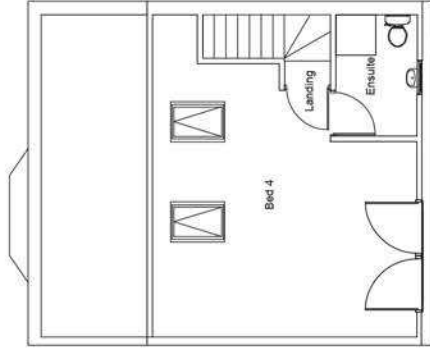
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EXISTING GF LAYOUT
Scale 1:100



EXISTING FF LAYOUT
Scale 1:100



EXISTING LOFT LAYOUT
Scale 1:100

Application: **FPA – COU from Dwelling to 2 x one bed flats**

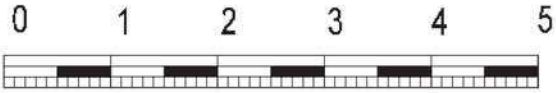
Client: Mr Husam Mhs Tawneem Kogali Date: 15th April 2015
Site: 128 Queens Walk, London, E14 0NS Drawn By: Ourps Benning
Scale: Refer to Drawing @ A3 Dwg No: ASB1100 – 01FPA2

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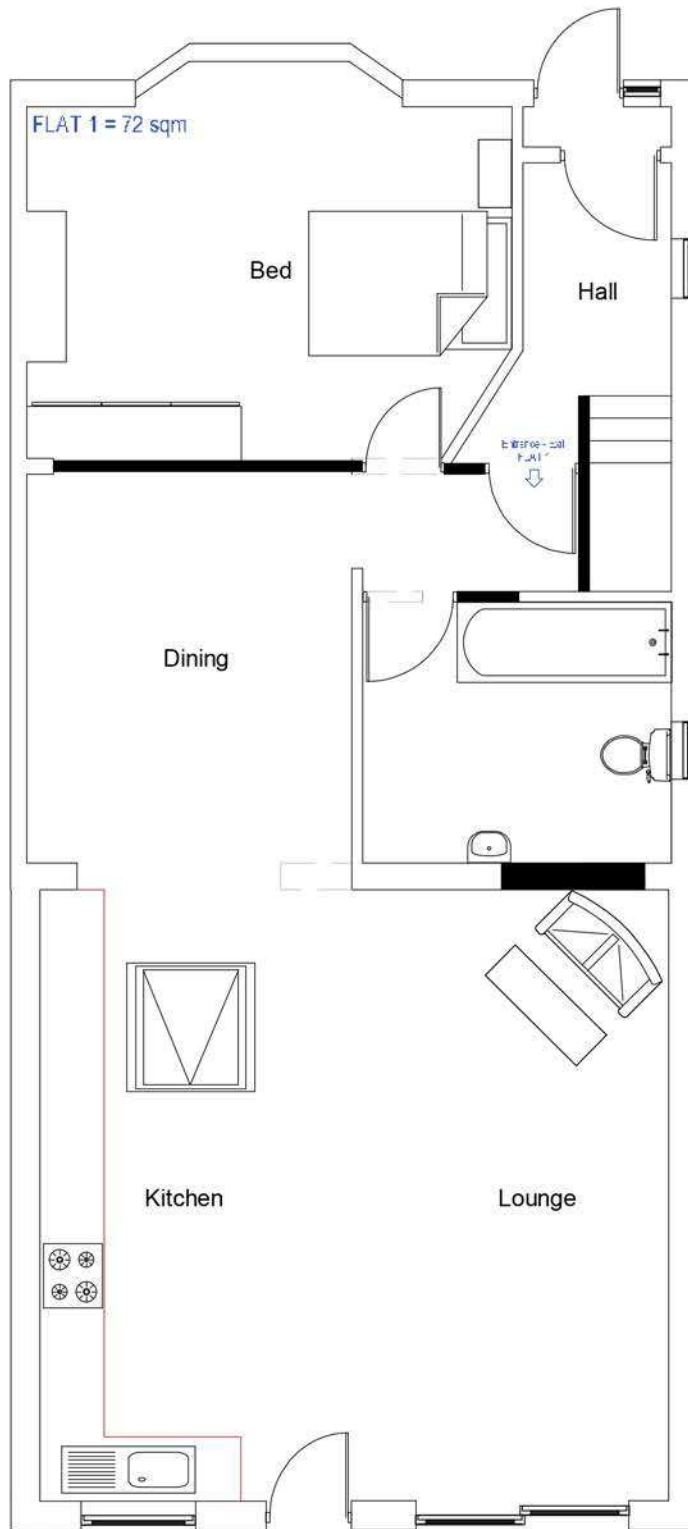
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Metres



SCALE 1 : 50

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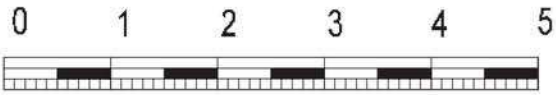
PROPOSED GF LAYOUT
 Scale 1:50

Application: FPA – COU from Dwelling to 2 x one bed flats			
Client:	Mr Huseini Mrs Tasneem Kagdi	Date:	15 th April 2015
Site:	128 Queens Walk, London, HA4 0NS	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No.:	ASB190 – 04F PA2

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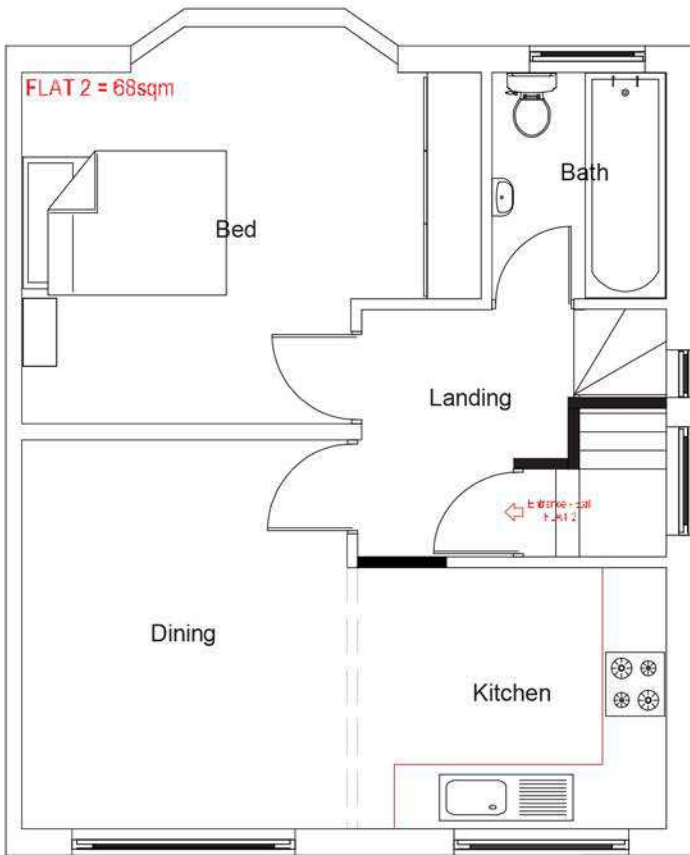


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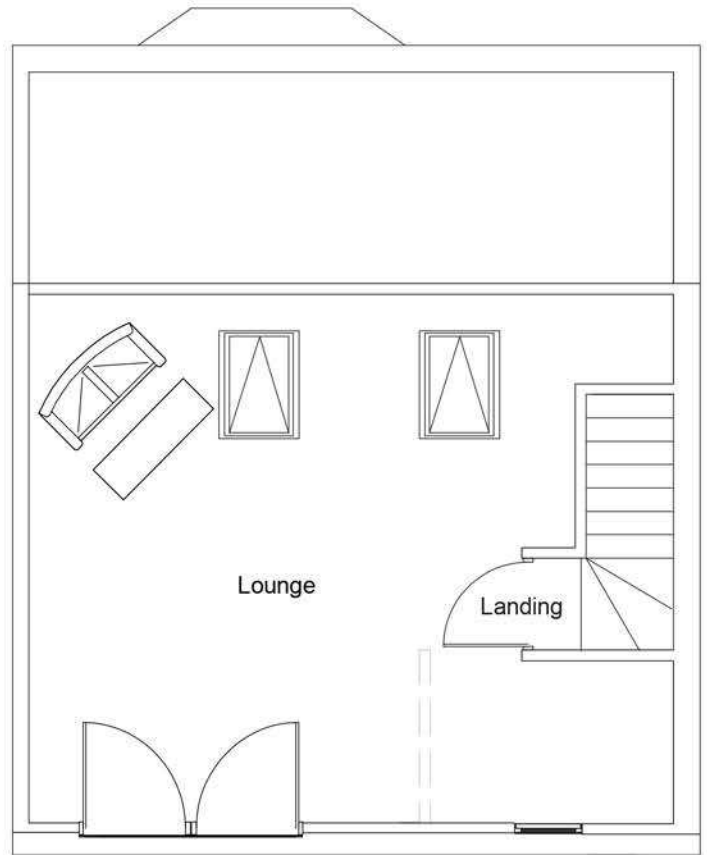
REV:NOTES:

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PROPOSED FF LAYOUT
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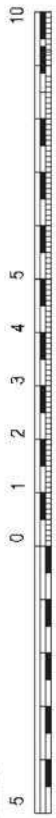
PROPOSED LOFT LAYOUT
Scale 1:50

Application: FPA – COU from Dwelling to 2 x one bed flats			
Client:	Mr Huseini Mrs Tasneem Kagdi	Date:	15 th April 2015
Site:	128 Queens Walk, London, HA4 0NS	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg No.:	ASB190 – 05F PA2

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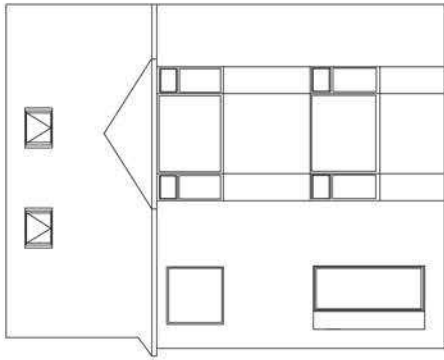
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Central Milton Keynes Tel : 07854 351 934 - 0800 139 1383
MK9 2EA Email : asb@tdesignztd.com

Metres

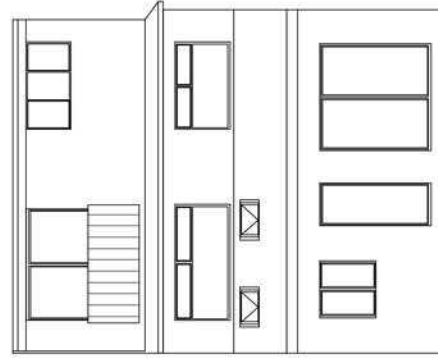
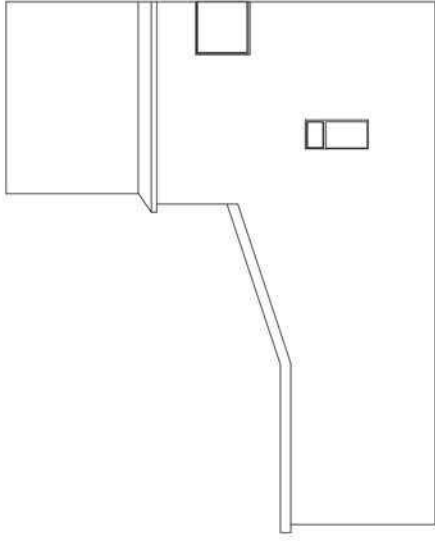
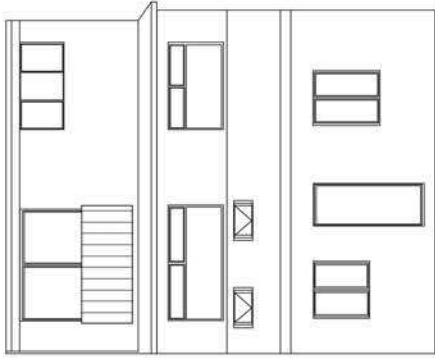


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PROPOSED FRONT / REAR & SIDE ELEVATIONS
 Scale 1:100



PROPOSED REAR ELEVATION
 Scale 1:100

Application: **FPA – COU from Dwelling to 2 x one bed flats**
 Client: Mr Hussain, Mrs Tasneem Knight Date: 15th April 2015
 Site: 128 Queens Walk, Corpus Binning Drawn By:
 London, HA4 0NS Refer to Drawings @ A3 Dwg No: ASB190 – 02F PA2
 Scale:

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Site Address:

**128 Queens Walk
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
70076/APP/2015/1490

Scale:
1:1,250

Planning Committee:
North Page 105

Date:
August 2015



HILLINGDON
 LONDON

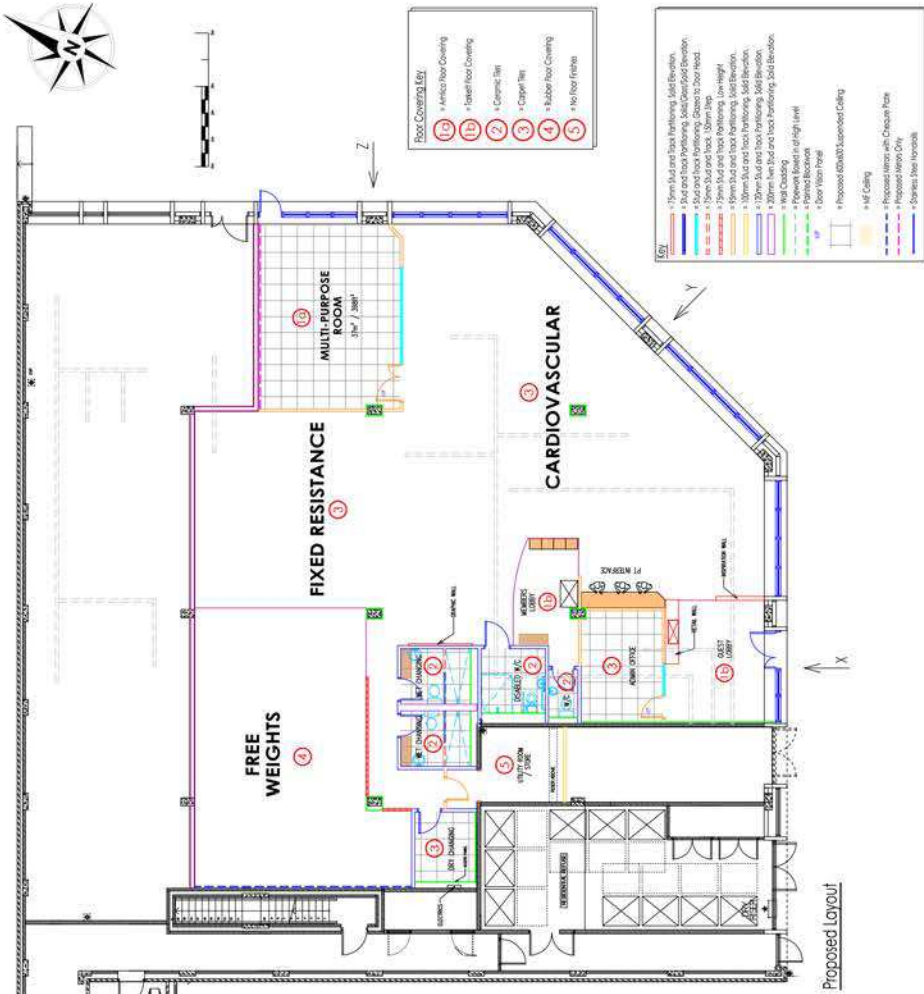
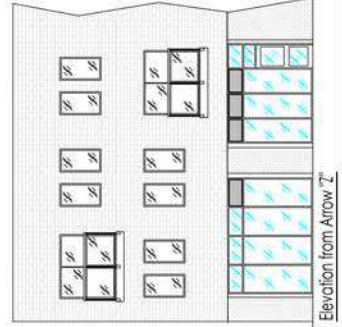
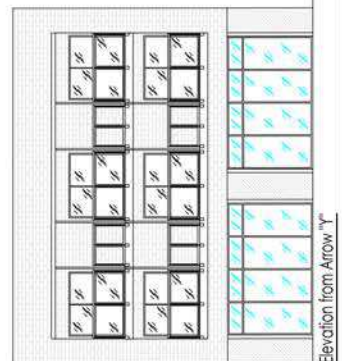
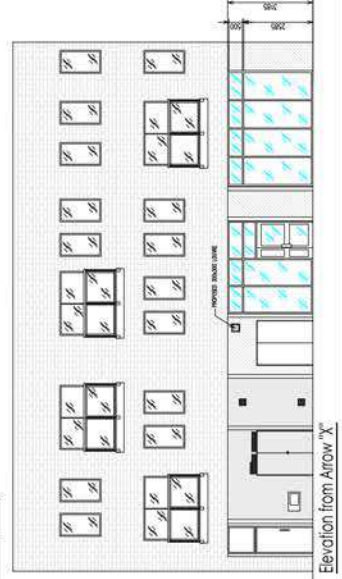
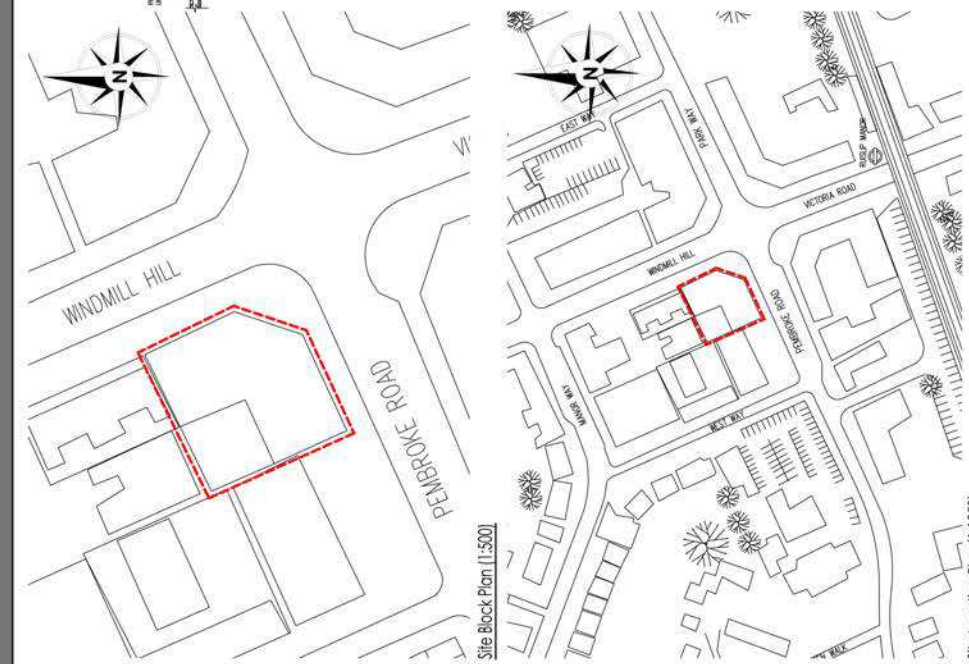
Report of the Head of Planning, Sport and Green Spaces

Address WINDMILL COURT (FORMER WINDMILL PH) WEST WAY RUISLIP

Development: Variation of condition No. 3 (Opening Hours) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 to allow use of property as a 24 hour 7 days gym (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre).

LBH Ref Nos: 11924/APP/2015/2299

Date Plans Received: 19/06/2015 **Date(s) of Amendment(s):** 22/06/2015
Date Application Valid: 29/06/2015



Roof Covering Key

1	1 - 15mm Slab and back hatching, 100k Elevation
2	2 - 15mm Slab and back hatching, 100k Elevation
3	3 - 15mm Slab and back hatching, 100k Elevation
4	4 - 15mm Slab and back hatching, 100k Elevation
5	5 - 15mm Slab and back hatching, 100k Elevation

Roof Covering Key

1	1 - 15mm Slab and back hatching, 100k Elevation
2	2 - 15mm Slab and back hatching, 100k Elevation
3	3 - 15mm Slab and back hatching, 100k Elevation
4	4 - 15mm Slab and back hatching, 100k Elevation
5	5 - 15mm Slab and back hatching, 100k Elevation



- 1 - 15mm Slab and back hatching, 100k Elevation
- 2 - 15mm Slab and back hatching, 100k Elevation
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- 5 - 15mm Slab and back hatching, 100k Elevation

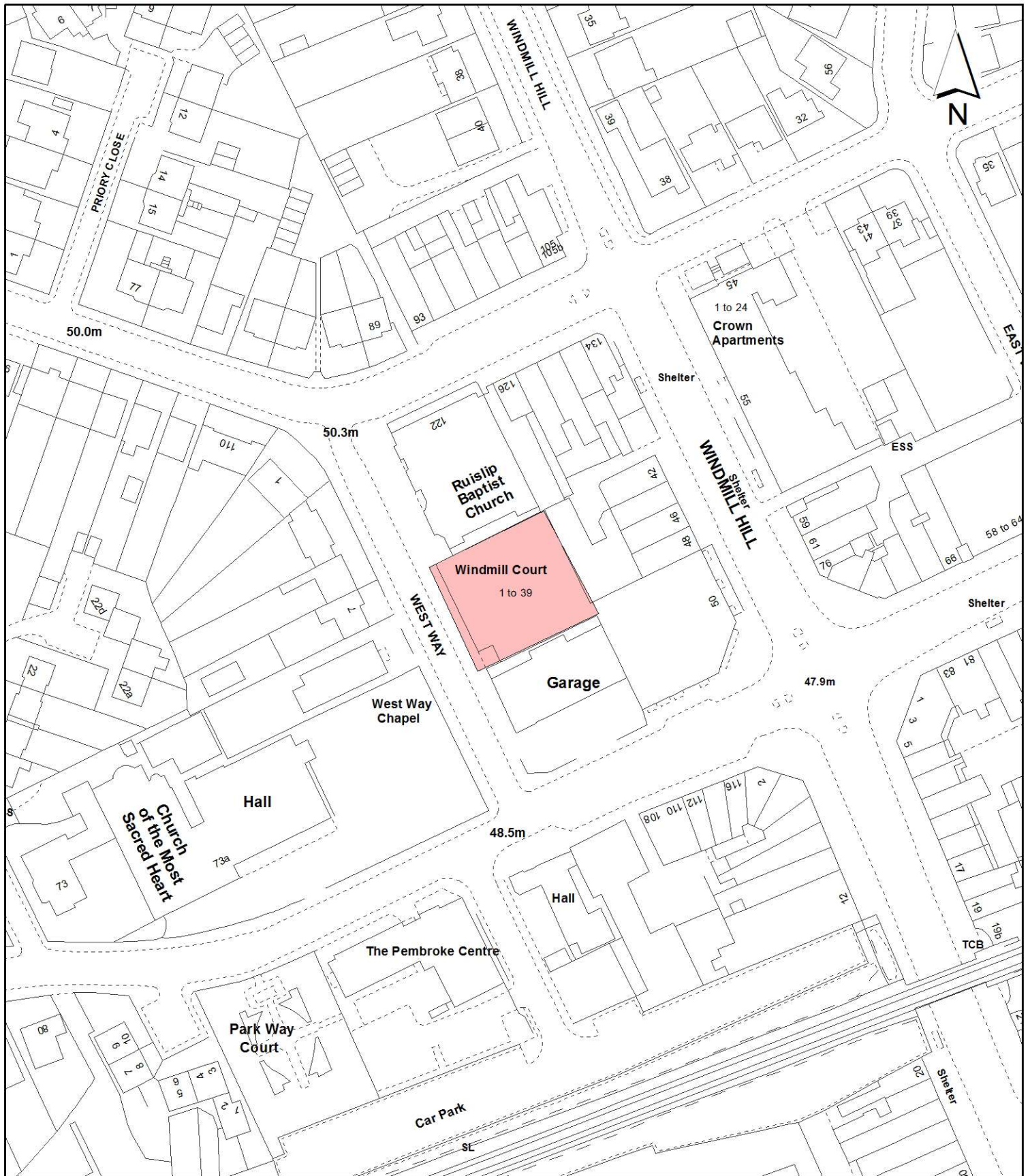
REVISION	DATE
01/05/2015	01/05/2015
01/05/2015	01/05/2015
01/05/2015	01/05/2015
01/05/2015	01/05/2015
01/05/2015	01/05/2015

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 01464 489949
 www.storageconcepts.co.uk

ANYTIME FITNESS
 RUSTIP - GA / PLANNING

CHECKED BY: J. Lush
 DRAUGHTS PERSON: C. Whittington
 DATE: 01/05/2015
 SCALE: 1:100 @ A1
 DRAWING NUMBER: D11954-01-K



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Site Address:

**Windmill Court (Former Windmill PH)
 West Way
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

11924/APP/2015/2299

Scale:

1:1,250

Planning Committee:

North Page 108

Date:

August 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 68 KNOLL CRESCENT NORTHWOOD
Development: Two storey detached dwelling with associated parking and amenity space
LBH Ref Nos: 70975/APP/2015/2012

Date Plans Received: 29/05/2015
Date Application Valid: 18/06/2015

Date(s) of Amendment(s):

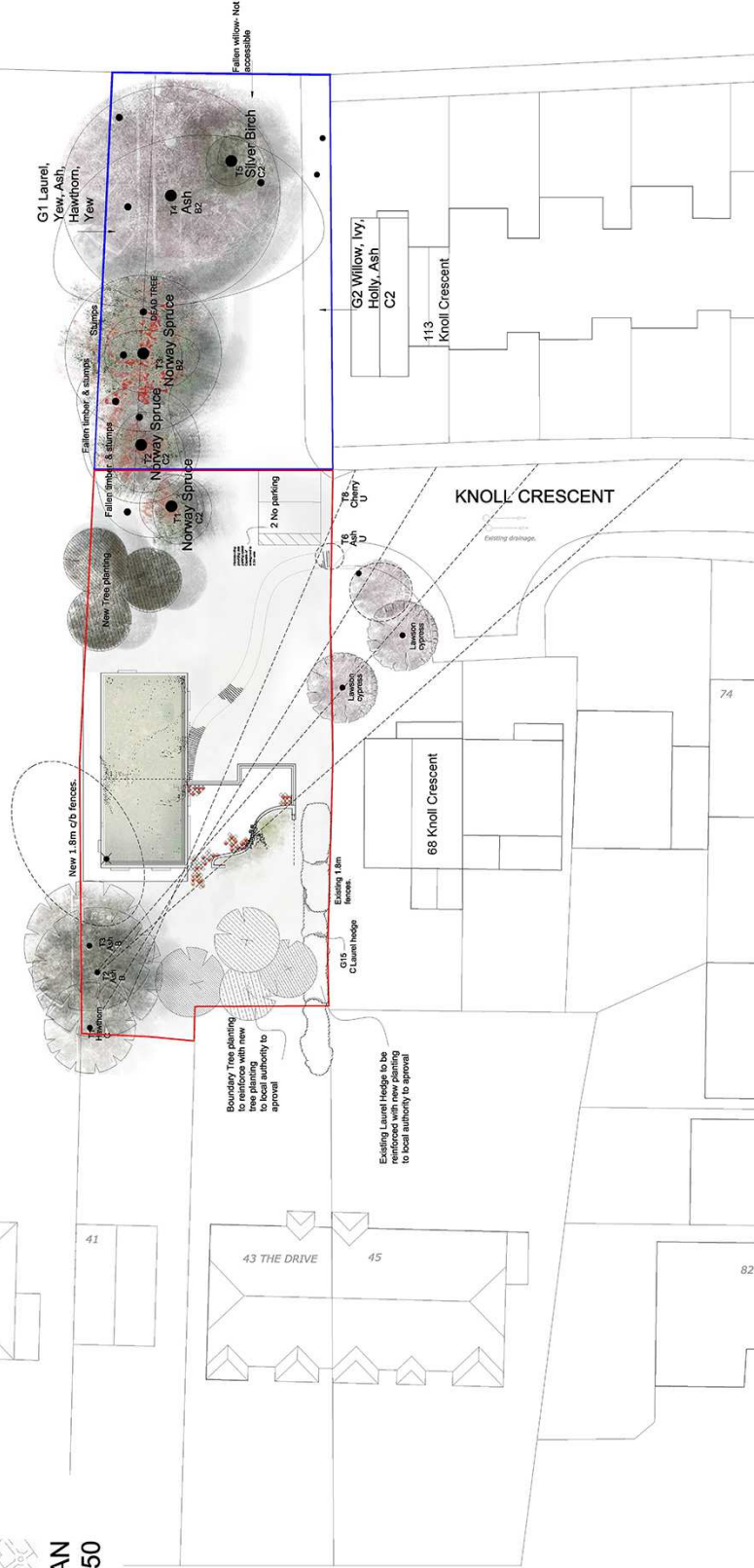
REVISION	DATE	DESCRIPTION
A	08-06-15	SCALE & PROJECT NAME CHANGED



KNOLL CRESCENT



LOCATION PLAN
1:1250



Scale Bar 1:200 @ A1 Metres
0 4 8 12 16 20 24 28 32 36 40

LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

14/2849/10 A REVISION
1:200 @ A1 A

Planting Schedule Plan 553.15

Trees			
Key	Species	girth size	container size
Be	Betula errantii	12 to 14	46 litre
Cs	Cercis siliquastrum	12 to 14	45 litre
Lj	Ligustrum japonicum	12 to 14	45 litre
TOTAL			4

Hedging		
Species	Size	planting density
Prunus laurocerasus (Laurel)	5 litre	3/m
TOTAL		200

Ground cover shrubs				
Key	Species	Size	planting density	Qty
Bc	Bergenia cordifolia	3 litre	6/m	15
Vd	Viburnum davidii	3 litre	4/m	15
TOTAL				30

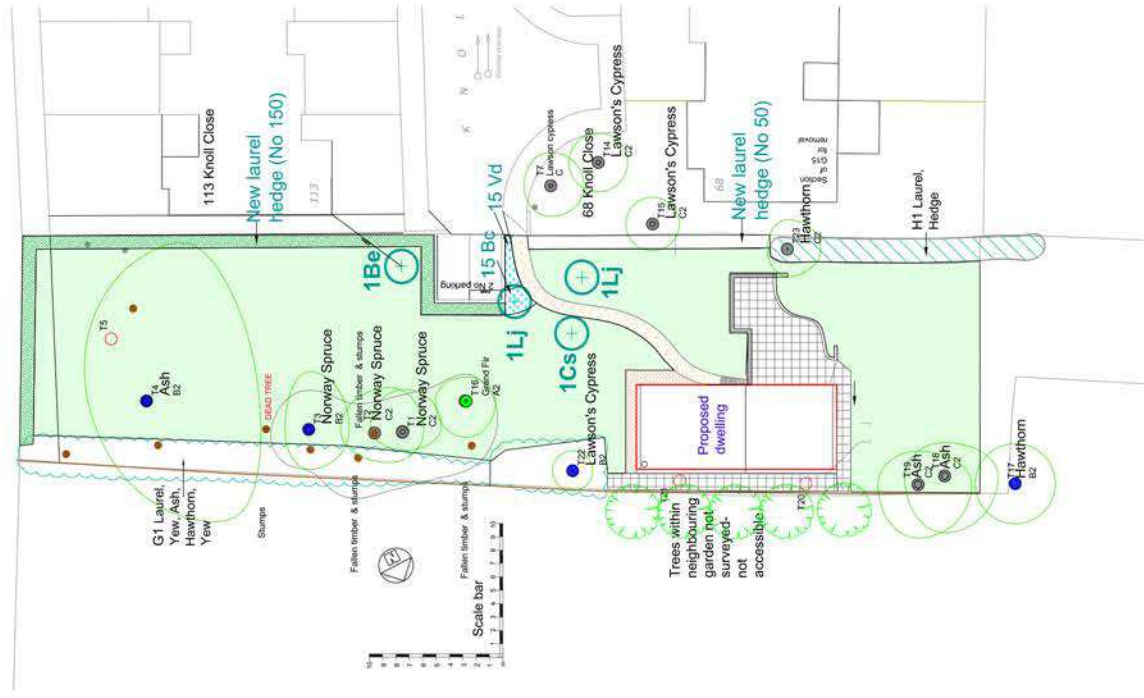
SCHEDULE

- Trees to retain
- New trees
- Existing groups of trees
- Existing hedge
- New hedges
- Ground cover planting
- Planting beds for residents to plant
- Lawn
- Paths
- Terrace-paved
- Retaining wall
- Close boarded fence

Trees PL - sizes 1200mm diameter x 750mm deep. Rootball (including tree) 500mm in excess of root ball.



Trees in glass areas: Dublin slates 1.5 x 75mm diameter 1m into the ground, secured with two hops of hessian webbing 50mm wide nailed to each tree stake. Excavate pit 750mm deep by 1200mm diameter, break up pit 300mm deep, plant tree and fill with excavated topsoil and compact. Lay 75mm bark mulch 500mm round trees surrounding the tree and water in. Fit 90 litre tree watering bag.



All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to be planted. All trees are to be planted in a 40 litre or 46 litre tree at their natural depth as they existed in the nursery. A 60 litres of peat free tree planting compost or well rotted manure is to be incorporated in the backfill of all tree pits - (see enclosed diagram)

Trees are to be staked with low stakes, 1500mm long, 750mm into the ground and the tree secured by one tree tie. All trees are to have 90 litre watering bas as supplied by Barcham trees or similar and mulched 1m diameter round the tree with a bark mulch - one metre diameter round the base of each standard tree is to be mulched 75mm deep with medium grade bark mulch.

Hedging and Shrub beds - excavate 500mm deep, and break up the base of the planting beds. Provide and lay 400mm deep topsoil in accordance with BS 3882. Cultivate to this depth and incorporate 100mm of well rotted farmyard manure or approved compost. Supply plants in accordance with BS 3936 and plant in accordance with BS 4428. Plant hedging in double staggered row, for boundary hedging 4 per metre, for low hedging 6 per metre. Stake and lay medium grade ornamental bark mulch 75mm deep to all shrub beds.

Grass: cultivate areas and provide topsoil if required for minimal 150mm depth, cultivate to fine lith and remove stones greater than 25mm. Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized a running board. Turf grown on any nylon matting will not be accepted. Lay turf in stretcher bond close butted, and make good joints with screened sand/topsoil. The finished level of the turf to be 50mm higher than hard surfaces. Water in.

Maintenance All plants are to be maintained until established. Shrub beds are to be kept weed free. Grass to be kept well watered until established and kept free from weeds. Grass to be mowed weekly to a height of 40mm and cut to a diameter of 10mm. All trees are to be kept free from weeds. An additional diameter of 10mm is to be kept free from weeds. The bark mulch is to be weeded growth round the base of the plant removed. The bark mulch is to be topped up annually to 75mm and the planting beds kept free of litter.

Plants within the shrub beds to be faced back from path edges as required. The following plants to be maintained at a consistent height depending on species and location Box hedges to be maintained at 450-600mm, and boundary along Dobbs Weir road at a minimum of 1.2 metres or as directed by the client. Hedge along

Grass is to be cut 6 times during the first growing season. The first cut to be when the grass is well rooted and has reached a height of 100mm and cut to 50mm and lightly rolled. During the first year all cuttings are to be removed from site. Grass should only be cut when dry. The grass is to be maintained at 40mm and frequency of cutting will depend on the growing season but be increased to 20mm during the summer months. All trees are to be watered during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of watering will be 15 litres per square metre

Replacement Planting Replace any tree or plant within a five year period that fails to thrive or is below specification. Any grass area that fails shall be re-turfed in accordance with the specification.

Annual Maintenance for Trees All plants are to be maintained until established. Maintain a 1metre diameter surround to trees free from grass, weeds and rubbish at all times. Newly-planted trees are to be watered during April-September. The watering regime is to be fortnightly with additional visits if there has not been rainfall within a weekly period. Fill tree watering bags with 90 litre of water for slow release per visit: tree should be watered twice monthly during the summer months for the first 2 years unless there is adequate rainfall to fully hydrate the surrounding ground.

- Fork over panned down areas.
- Maintain mulched areas at specified depth, topping up as necessary to maintain a 75 mm cover.
- Check each stake and tie where fitted and adjust, re-fix or renew as necessary to ensure that no damage occurs to any tree and check each stake is supporting its tree in the intended manner.
- Check that each tree is growing healthily and remove all dead wood, damaged or diseased branches. Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to the contractors tip.
- BS: 3998: 2010 Recommendations for Tree Work - Re-fix trees which have been loosened by the wind or frost.

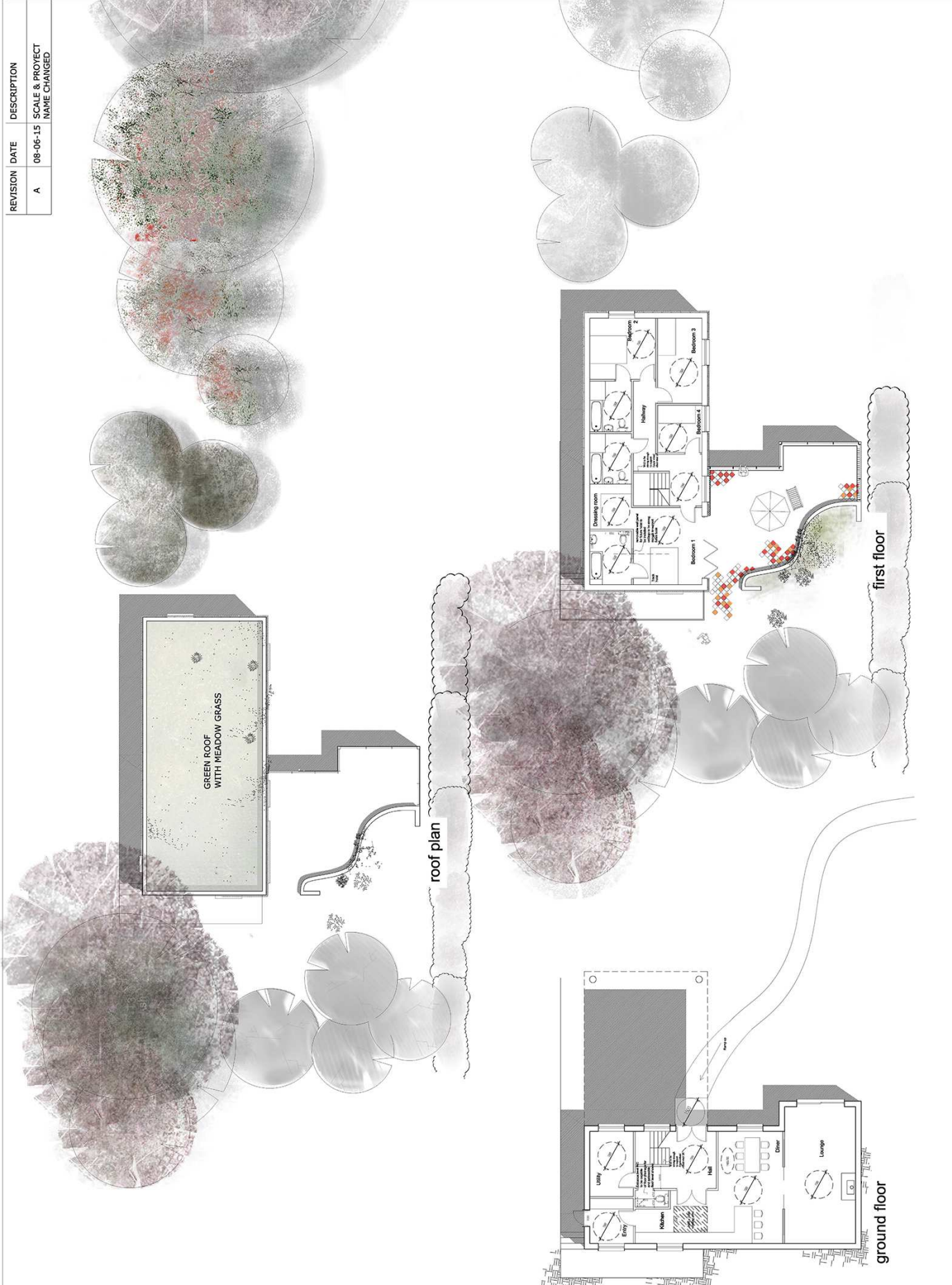
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Drawn by	Elizabeth Greenwood	Date	May 2015
Checked by	Andrew G.	Drawn by	Andrew G.
Scale	1:1000 and Tree Pit Detail 1:25 @ A1	Drawn on	553.15
Project	Northwood Crescent, Northwood	Project	553.15
Client	Landscaping Proposals	Project No.	553.15.4

Elizabeth Greenwood O.M.L.L., F.Arb.A.
10 Knight Street, Sawkingworth, Herts, SG21 8AT.
Tel: 01279 722381 mobile 01749687402, email me.agreewood@gmail.com



REVISION	DATE	DESCRIPTION
A	08-06-15	SCALE & PROJECT NAME CHANGED



LIFETIME HOMES INFORMATION

ACCESS, AND ENTRANCE WAYS TO BE WELL LIT

ALL INTERNAL DOORS TO BE A MINIMUM CLEAR OPENING WIDTH

STARTS TO HAVE NO MORE THAN A 17mm RISER, A TREAD OF NO LESS THAN 22mm AND A MAXIMUM OF 100mm BETWEEN TOP AND BOTTOM

800mm PER NOSE

THE CLEAR OPENING WIDTH OF THE FRONT DOOR SHOULD BE A MINIMUM OF 800mm

THE DOOR SHOULD BE ACCESSIBLE TO ALL ADULTS AND CHILDREN

WALLS IN THE BATHROOM AND WC'S SHOULD BE FINISHED WITH AN APPROPRIATE ADAPTIVE FINISH AND RAILS

LIVING ROOM WINDOW GLAZING SHOULD BEGIN AT 800mm OR LOWER

SWITCHES, SOCKETS, VENTILATION AND SERVICE CONTROLS SHOULD BE ACCESSIBLE TO ALL ADULTS AND CHILDREN (BE BETWEEN 450mm AND 1200mm FROM THE FLOOR)

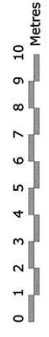


1:100 @ 100mm EQUAL TO 1:1000 @ 1000mm EQUAL TO 1:10000 @ 10000mm

TOTAL NET AREA 180 MSQ

LAND ADJACENT 68 KNOLL CRESCENT, NORTHWOOD

Scale Bar 1:100 @ A1 and 1:200 @ A3



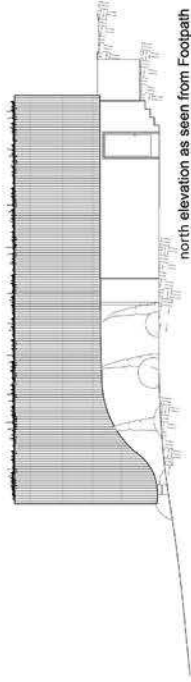
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel: 0208 868 1333

Drwg. No. 14/2849/11^A REVISION
Scale 1:100 @ A1
Date 10/02/15
Drawn by RV
Checked by C

REVISION	DATE	DESCRIPTION
A	08-06-15	SCALE & PROJECT NAME CHANGED



east elevation



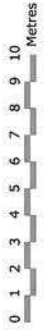
north elevation as seen from Footpath



north elevation

LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD

Scale Bar 1:100 @ A1 and 1:200 @ A3

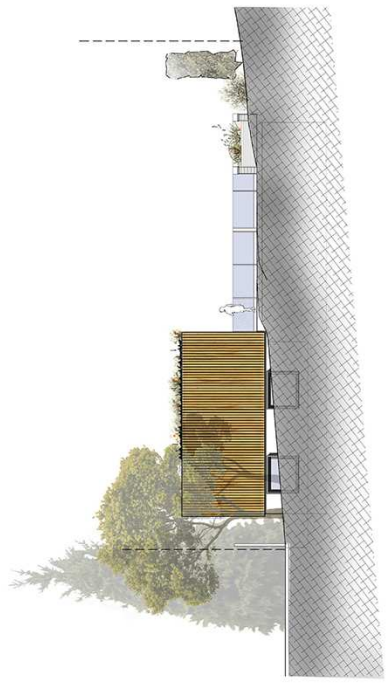


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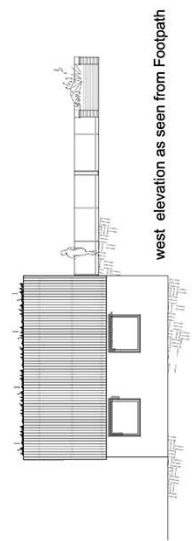
Dwg. No. 14/2849/14^A REVISION
Scale 1:100 @ A1 A
Date 10/02/15
Drawn by RV



REVISION	DATE	DESCRIPTION
A	08-06-15	SCALE & PROJECT NAME CHANGED



west elevation



west elevation as seen from Footpath



south elevation

**LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD**

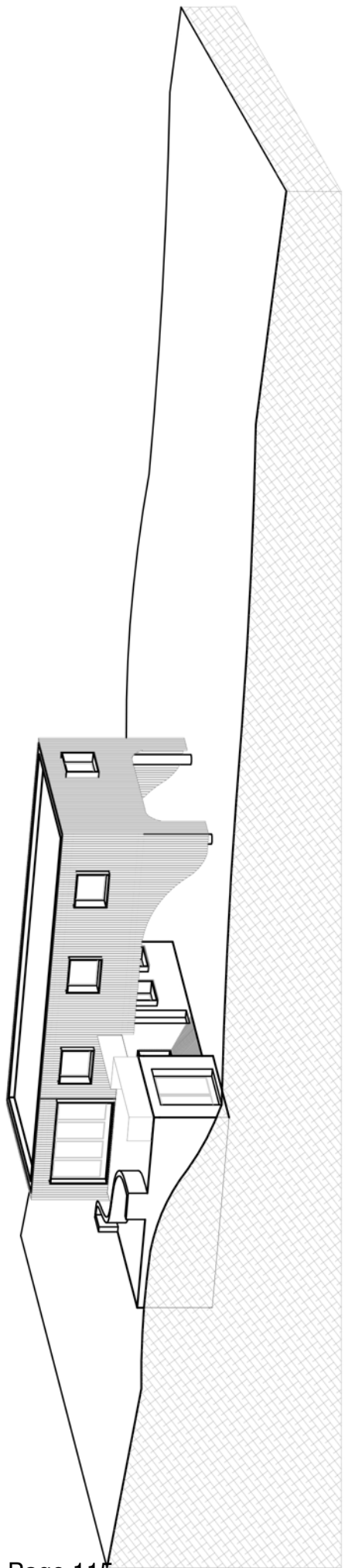
Scale Bar 1:100 @ A1 and 1:200 @ A3

0 1 2 3 4 5 6 7 8 9 10 Metres

THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Estate Primer, Middlesex, HA5 2EW Tel. 0208 868 1333

CA

Drg. No. **14/2849/13^A** REVISION
Scale **1:100 @ A1** A
Date **10/02/15**
Drawn by **RV** C





Notes:

 Site boundary

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Site Address:

**Land adjacent to 68 Knoll Crescent
 Northwood**

Planning Application Ref:

70975/APP/2015/2012

Planning Committee:

North Page 116

Scale:

1:1,250

Date:

August 2015

**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 OLD CLACK FARM TILE KILN LANE HAREFIELD

Development: Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

LBH Ref Nos: 42413/APP/2015/987

Date Plans Received:	17/03/2015	Date(s) of Amendment(s):	17/03/2015
Date Application Valid:	10/04/2015		17/07/2015
			08/07/2015
			10/04/2015



Location Plan Scale 1:1250



KEY PLAN

REVISIONS

SITE

DRAWING NUMBER

13/36/30

SCALE 1:1250

Old Clack Farm, Tile Kiln Lane, Harefield

Site Location Plan

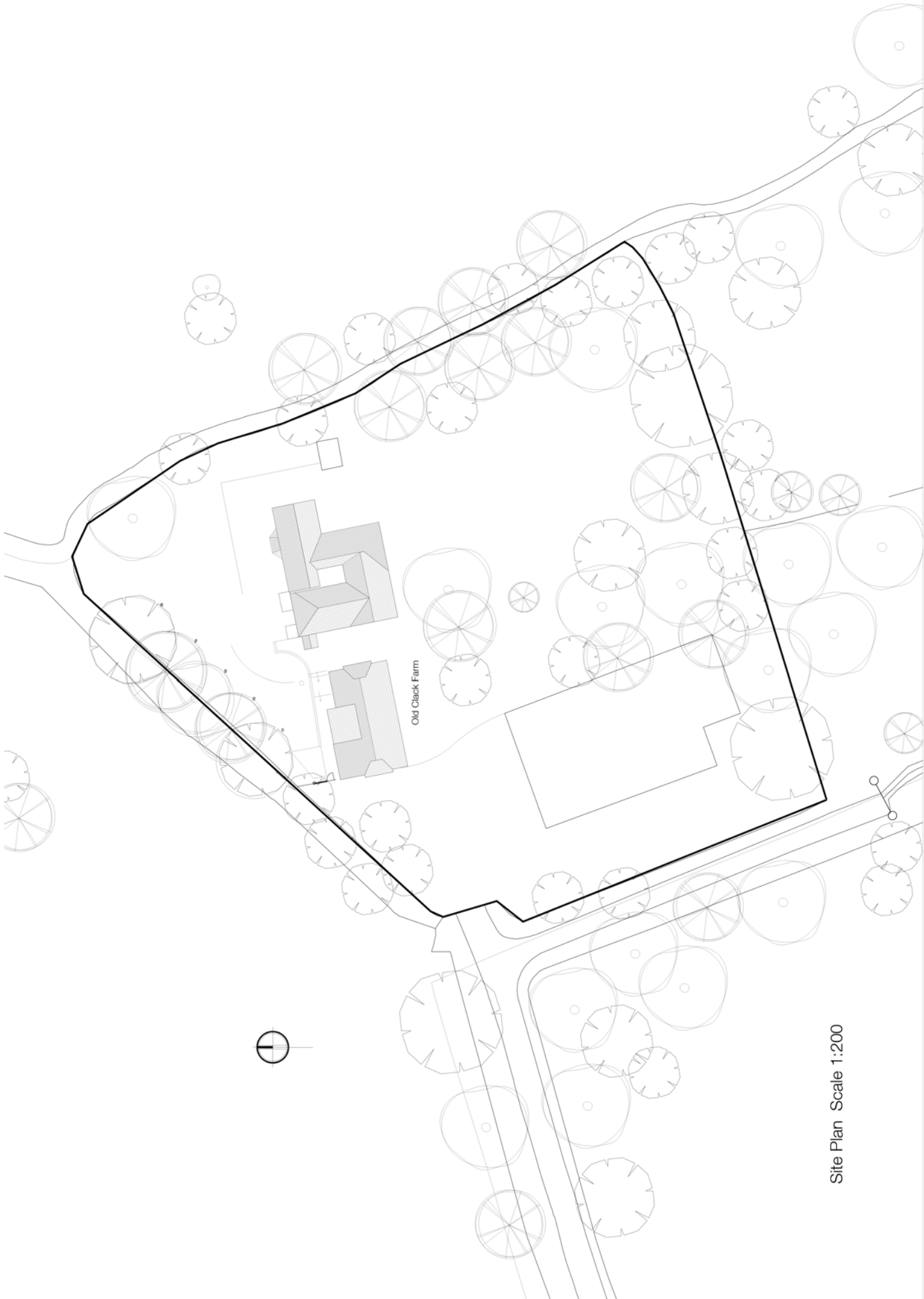
DATE

March 2015

PAPER A3



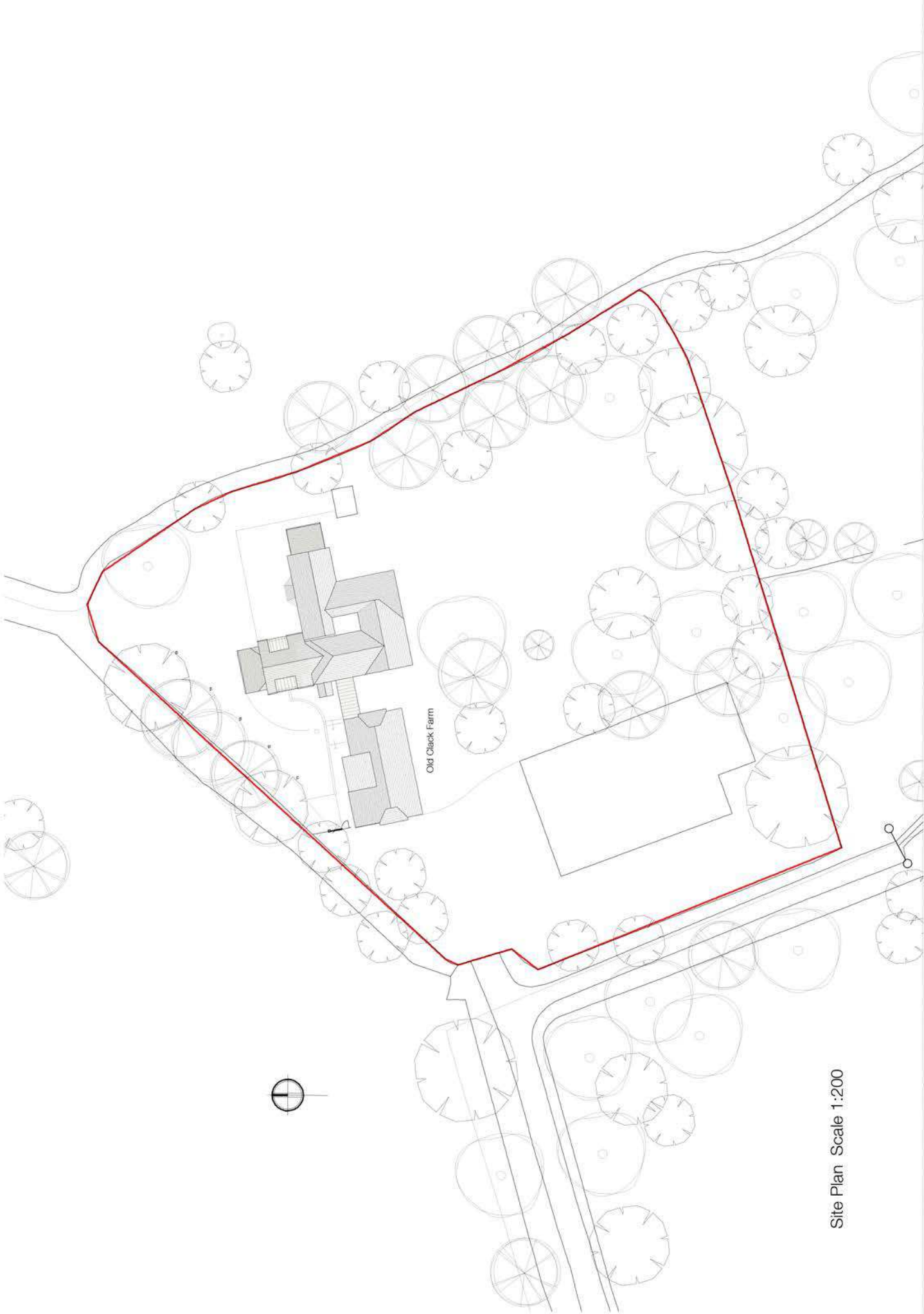
DANKS BARDNELL
 CHARTERED ARCHITECTS
 Kings Stables 3-4 Balmain Mews Wetherby West Yorkshire LS18 3HT
 www.danksbarnell.co.uk • enquiries@danksbarnell.co.uk • 01753 855800



Old Clack Farm

Site Plan Scale 1:200

		DANKSBORNELL CONSULTING ARCHITECTS <small>1000 Lakeside Drive, Suite 1000, Lakeville, MN 55044</small>	
SITE Old Clack Farm, Tile Kiln Lane, Harefield	DRAWING NUMBER 19/08/01	REVISION REVISION NONE	DATE March 2015
SCALE 1:200	SHEET A1	REVISIONS NONE	
SCALE 0 4 8 12 16 20 1:200		KEY PLAN 	



 PRANKS BARONCELL ENGINEERS ARCHITECTS <small>1000 Lakeside - 3rd Floor - West - Boston - MA 02118</small> <small>1000 Lakeside - 3rd Floor - West - Boston - MA 02118</small>			
SITE drawing MASSR#	Old Clack Farm, The Kin Lane, Harfield Site Plan as Proposed 12/28/05	revision reason sheet	March 2015 A1
SCALE	1:200	REVISIONS	
SCALE	1:200	KEY PLAN	

Site Plan Scale 1:200

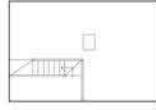
NOTE:
 This is an outline survey of the property.
 Any works to the historic fabric will
 require further detailed survey work to
 be undertaken.



GROUND FLOOR PLAN
 1:100 @ A1



FIRST FLOOR PLAN
 1:100 @ A1

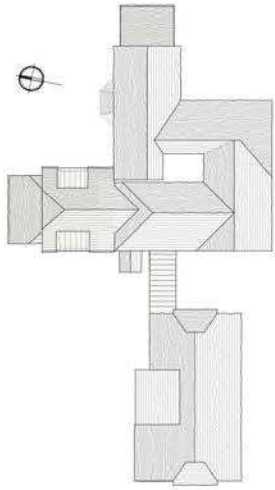


ATTIC FLOOR PLAN
 1:100 @ A1

<p>SCALE 0 200 400 600 800 1000 1:100</p>	<p>REVISED</p>	<p>DATE DRAWING NUMBER SCALE 1:200, 1:1250</p>	<p>PROJECT 19/38/02</p>	<p>DATE March 2015</p>	<p>PROJECT FLOOR A1</p>	<p>Old Clock Farm, The Kiln Lane, Harefield Floor Plans as Existing 19/38/02</p>	<p>D R I N K S B R O D N E L L C H A R T E R E D A R C H I T E C T S Eng: 10018163, 13-14 Broomfield Way, Harefield, Bucks, HP8 5SR www.drinksbrodnell.co.uk 01494 471212</p>
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First Floor Plan

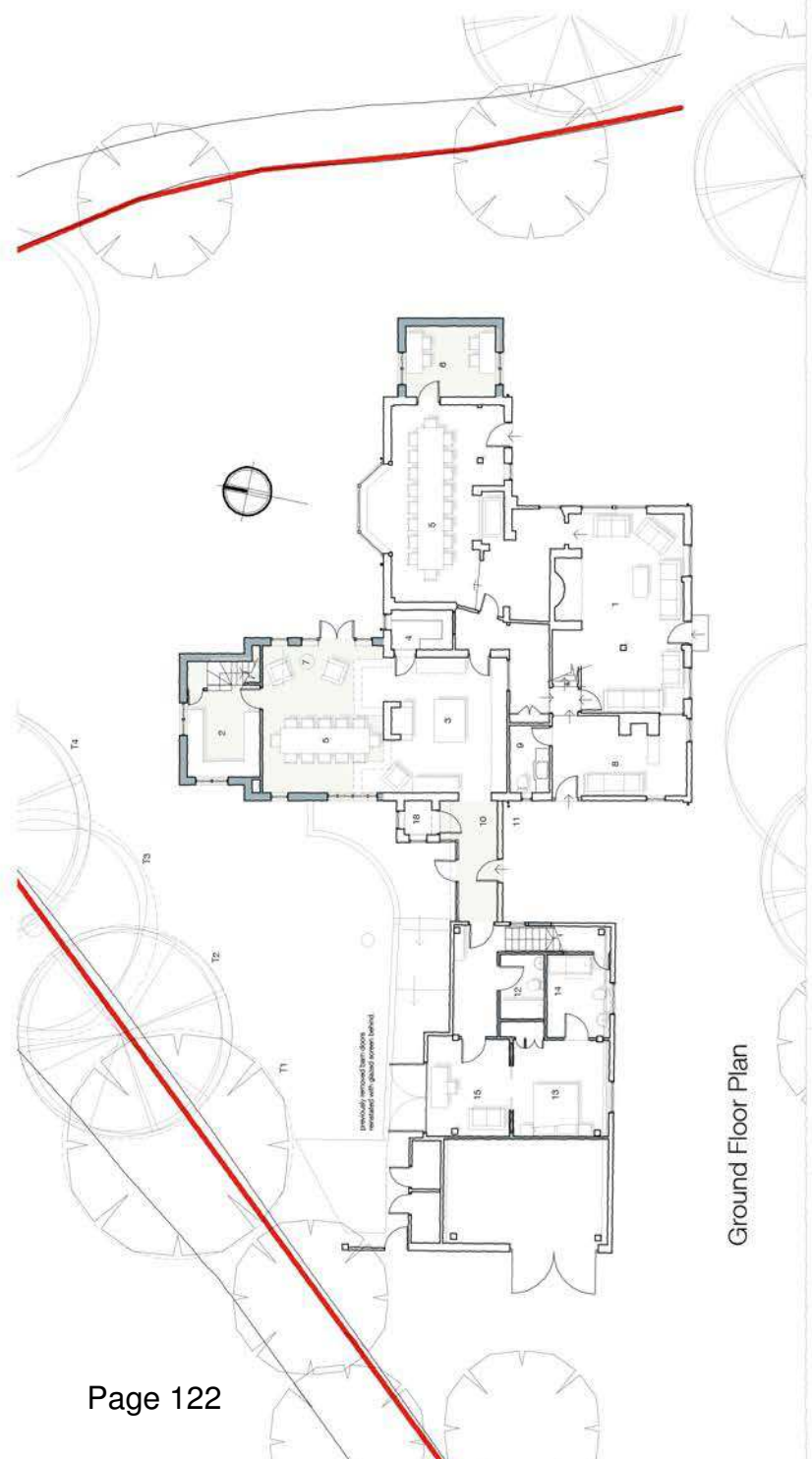


Proposed Roof Plan (Scale 1:200)

Legend

- 1. living
- 2. utility
- 3. kitchen
- 4. larder
- 5. dining
- 6. study
- 7. sitting
- 8. snug
- 9. w.c.
- 10. new glazed link
- 11. existing garden wall
- 12. shower room
- 13. bedroom
- 14. bath
- 15. lounge
- 16. barn attic
- 17. new connecting door
- 18. boots

- additional walls
- 1800mm restricted height
- walls removed



Ground Floor Plan



DANKS BARRELL

 ARCHITECTS

SITE: Old Clack Farm, Tile Kiln Lane, Hatfield

DRAWING: Floor Plans as Proposed

NUMBER: 10/06/2015

REVISION: March 2015

SCALE: 1:100

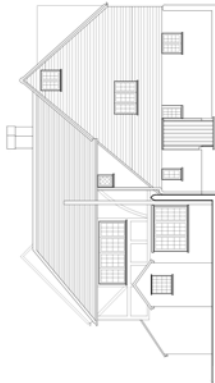
PAPER: A1

REVISIONS:
 Rev A - Hip added to gate end, and screen added to the barn.

SCALE
 0 1 2 3 4 5
 1:100

KEY PLAN

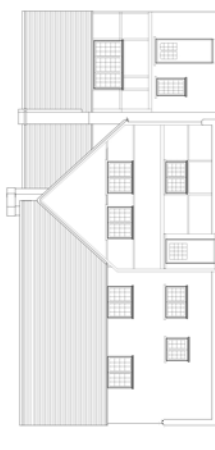
NOTE:
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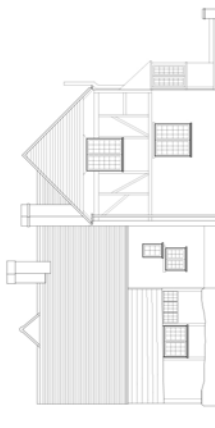
FRONT ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U
 1:100 @ A1



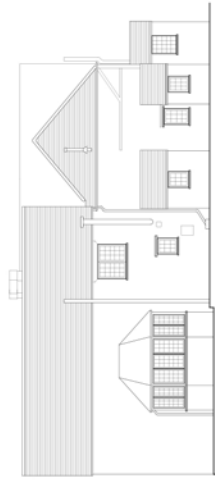
SIDE ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U
 1:100 @ A1



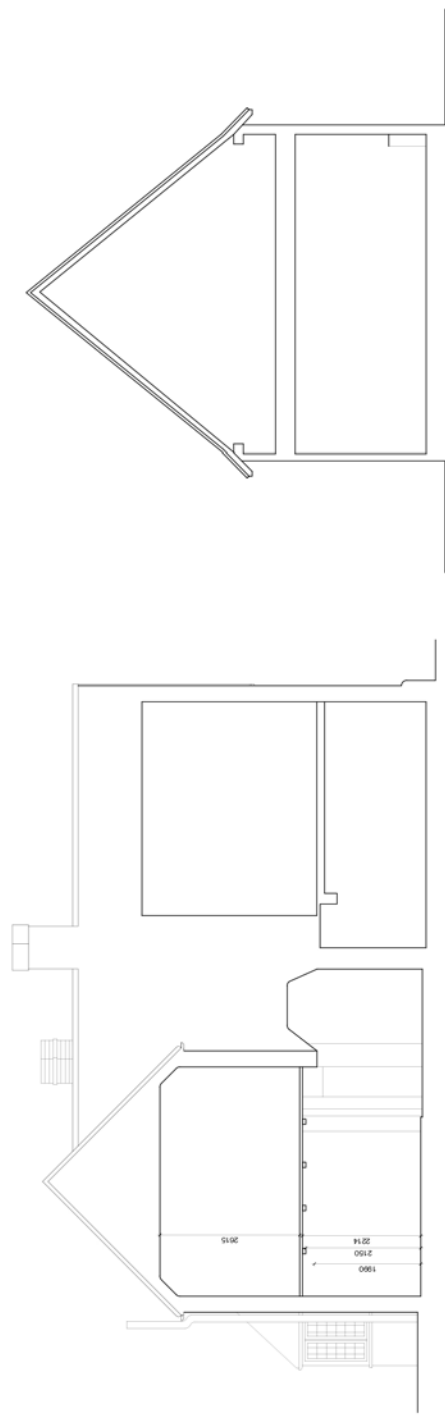
REAR ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U
 1:100 @ A1



SIDE ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U
 1:100 @ A1



MAIN HOUSE



SECTION A-A
 1:50 @ A1

SECTION B-B
 1:50 @ A1



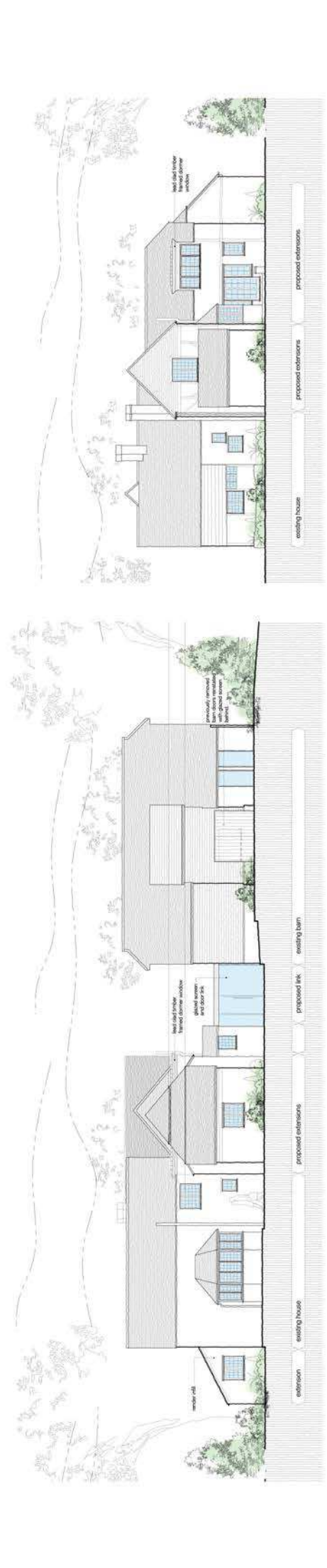
REVISIONS

DATE	DRAWING NUMBER	REVISION	POWER	A1
19/08/03	19/08/03	March 2015		



Proposed Front Elevation (SOUTH)

End Elevation Barn



Proposed Rear Elevation (NORTH)

Proposed Side Elevation (WEST)

SCALE 1:100

KEY PLAN

REVISIONS
Rev A - typ added to gable end, and screen added to the barn

DATE
19/09/2014

DRAWN
MASSER

PROJECT
Old Clack Farm, The Kinn Linn, Harfield

REASON
Elevators as Proposed

SCALE
1:100

PAGE
A1

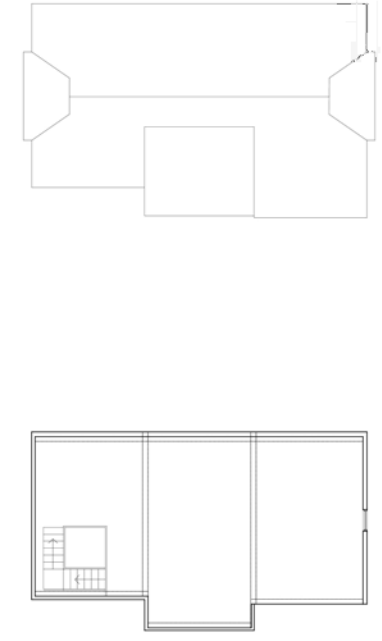
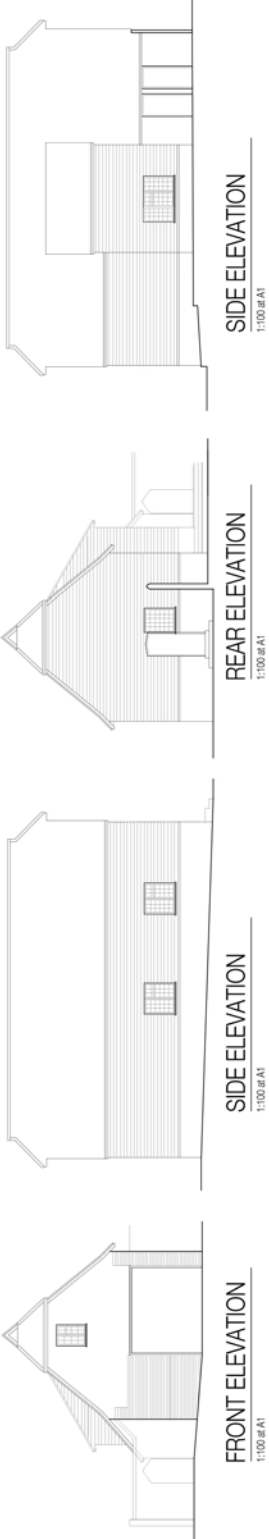
DATE
March 2015

PROJECT
ELEVATED ARCHITECTS

PROJECT
ELEVATED ARCHITECTS

PROJECT
ELEVATED ARCHITECTS

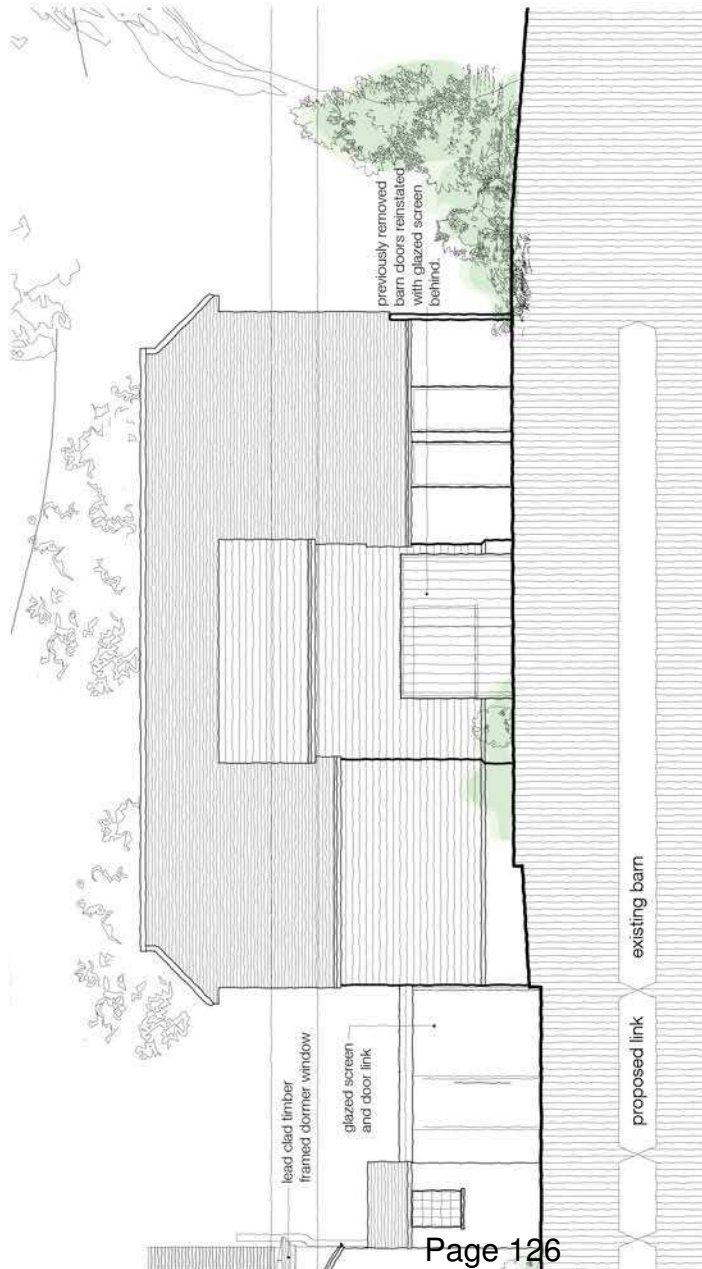
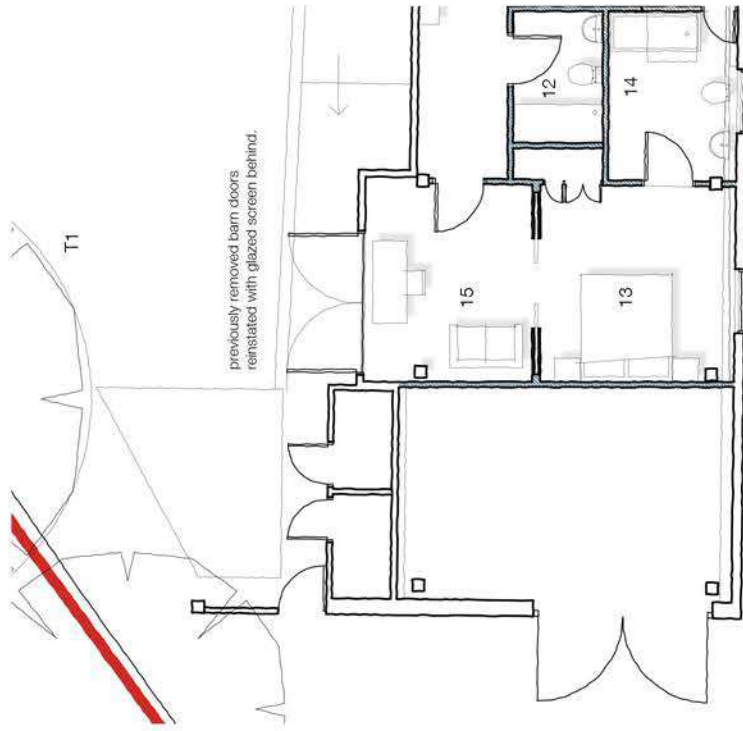
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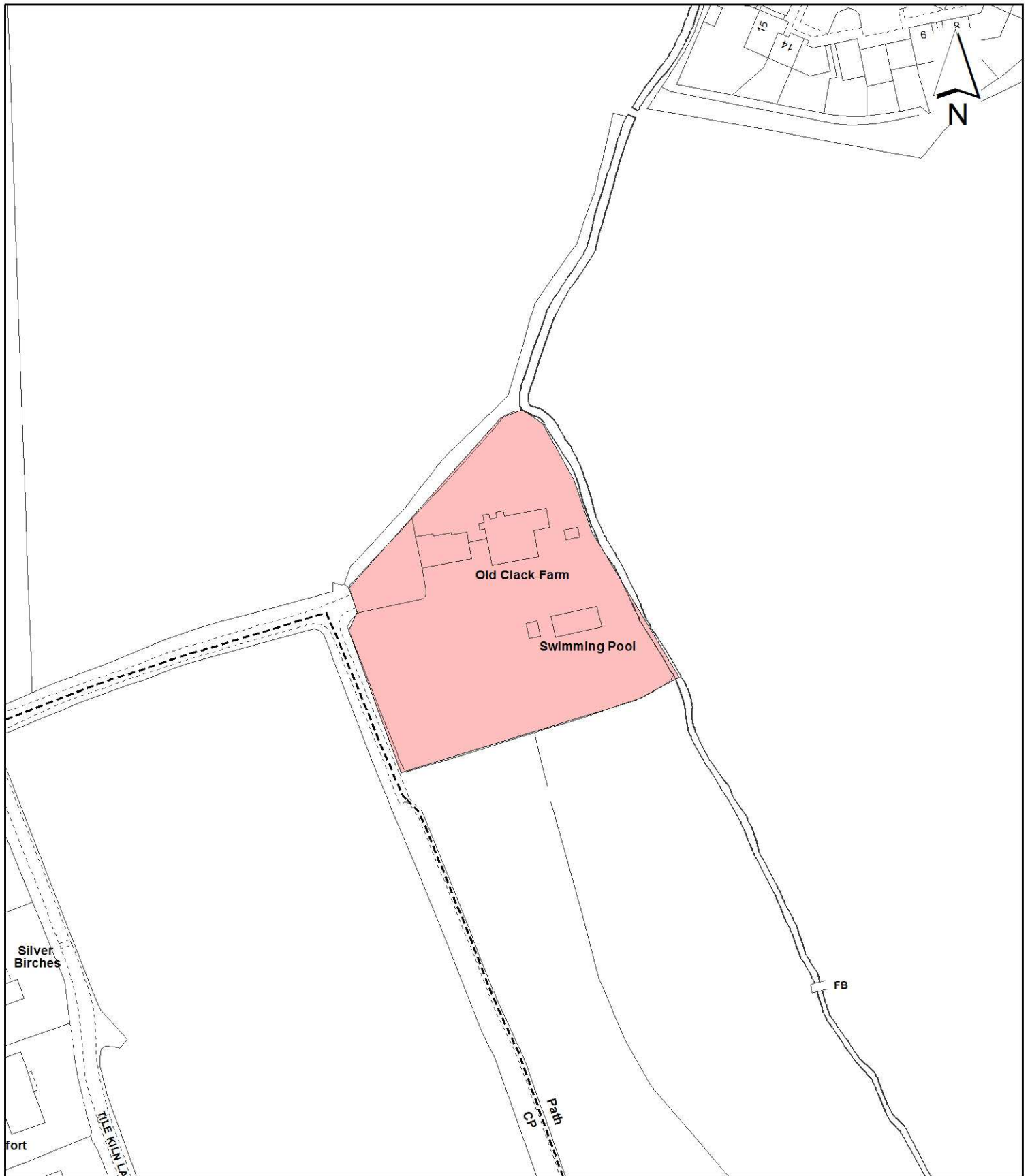


FLOOR PLANS
 1:100 @ A1



BARN SECTIONS
 1:100 @ A1





Notes:

 Site boundary

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Site Address:

**Old Clack Farm
 Tile Kiln Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
42413/APP/2015/987

Scale:
1:1,250

Planning Committee:
North Page 127

Date:
August 2015



Report of the Head of Planning, Sport and Green Spaces

Address OLD CLACK FARM TILE KILN LANE HAREFIELD

Development: Listed Building Consent for a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.

LBH Ref Nos: 42413/APP/2015/988

Date Plans Received:	17/03/2015	Date(s) of Amendment(s):	17/03/2015
Date Application Valid:	10/04/2015		10/04/2015
			17/07/2015
			08/07/2015



Location Plan Scale 1:1250



KEY PLAN

REVISIONS

SITE

DRAWING

NUMBER

SCALE

Old Clack Farm, Tile Kiln Lane, Harefield

Site Location Plan

13/06/30

1:1250

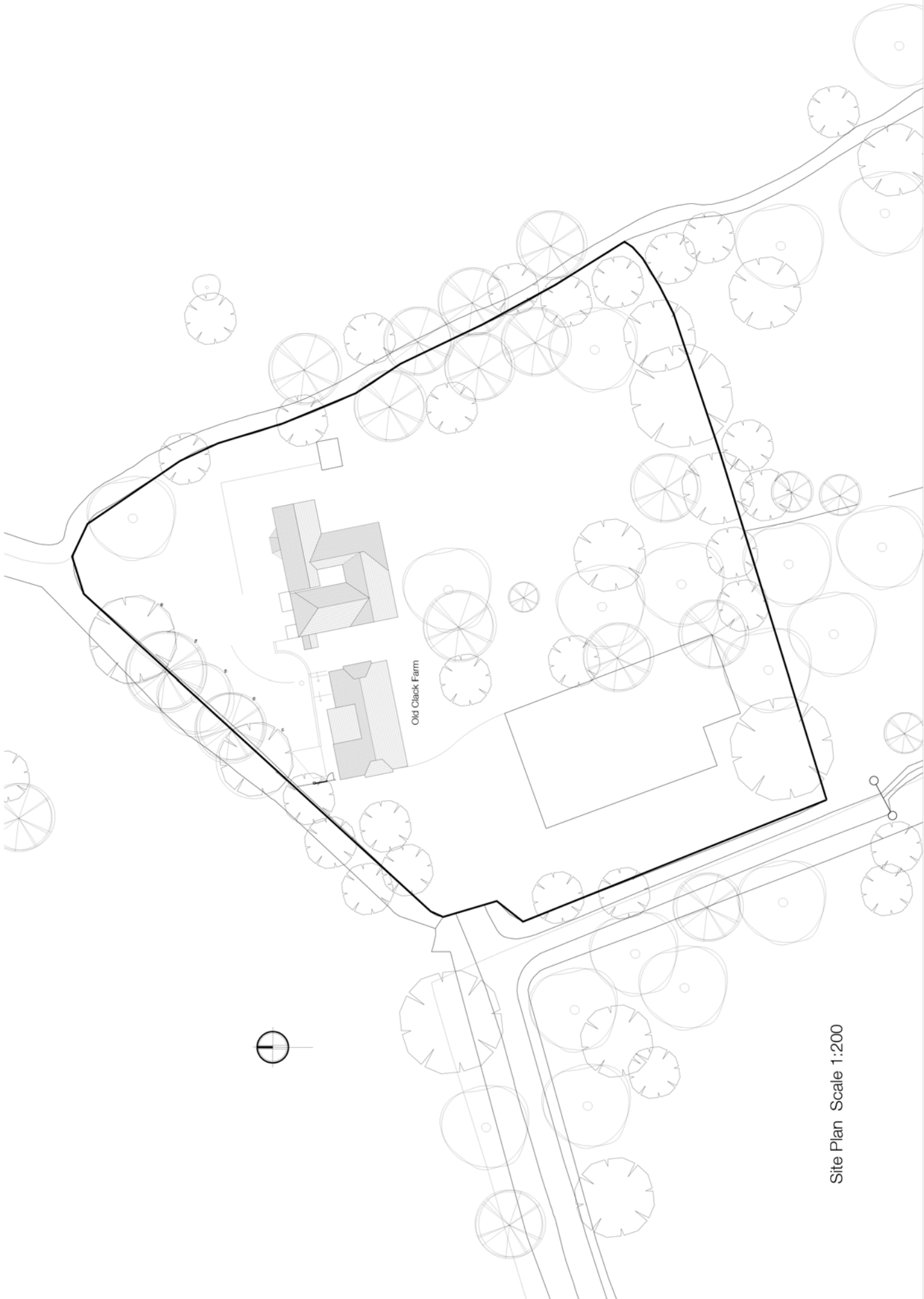
DATE

PAPER

March 2015

A3

DANKS BARDNELL
 CHARTERED ARCHITECTS
 Kings Stables 3-4 Balmain Mews Wetherby West Yorkshire LS23 7BT
 www.danksbarnell.co.uk • registration: 01753 855888



Site Plan Scale 1:200

 <p>DRANKSBORNELL CONSULTANTS</p> <p>100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260, 270, 280, 290, 300, 310, 320, 330, 340, 350, 360, 370, 380, 390, 400, 410, 420, 430, 440, 450, 460, 470, 480, 490, 500, 510, 520, 530, 540, 550, 560, 570, 580, 590, 600, 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000</p>		<p>Old Clack Farm, The Kin Lane, Herefield</p>	
<p>Site Plan as Existing</p>		<p>March 2015</p>	
<p>DATE</p>	<p>DRAWING NUMBER</p>	<p>REVISION</p>	<p>PAPER</p>
	<p>19/08/01</p>		<p>A1</p>
<p>SCALE</p>		<p>1:200</p>	





Old Clack Farm



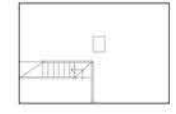
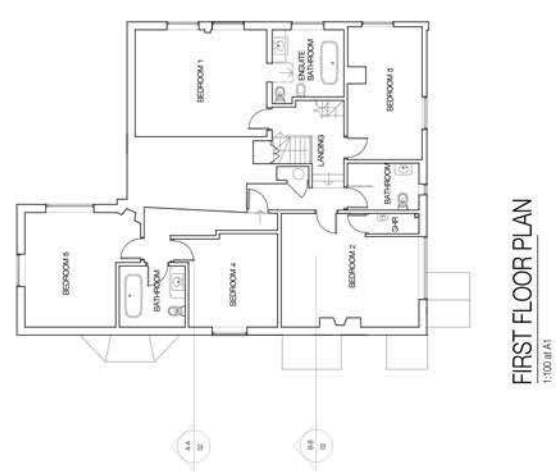
KEY PLAN



Site Plan Scale 1:200

REVISED

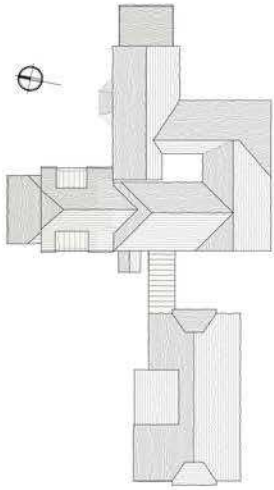
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 require further detailed survey work to
 be undertaken.



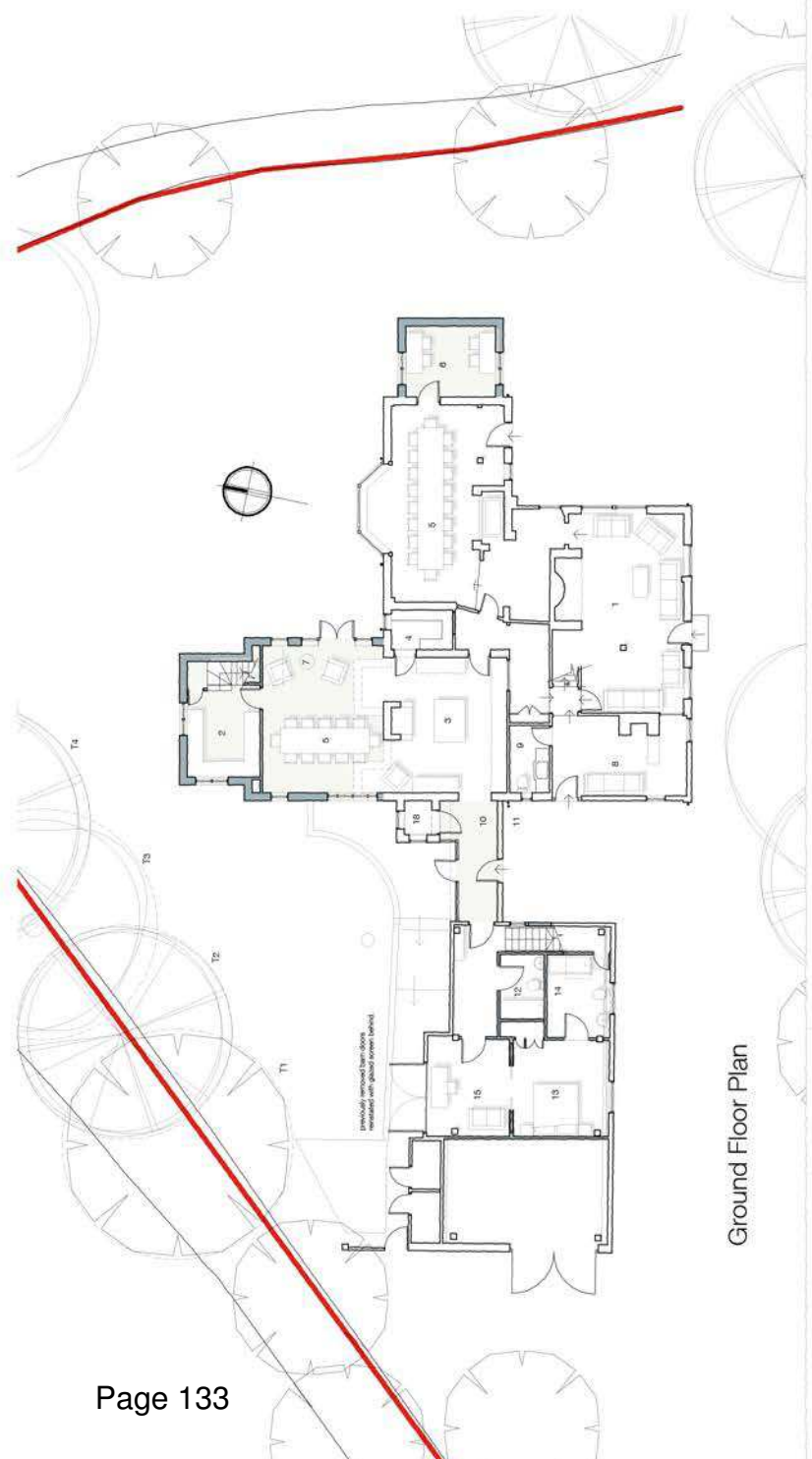
SCALE 0 1:100	HEIGHT 0 2 4 6 8 10	REVISED	DATE DRAWING NUMBER SCALE	PROJECT DESCRIPTION DATE DRAWN BY	CLIENT NAME ADDRESS POSTCODE CITY
0 1:100	0 2 4 6 8 10		19/08/02 1:200, 1:1250	Old Cleeve Farm, The Kiln Lane, Harfield Floor Plans as Existing 19/08/02	DRINKS BORNELL CRAFTERS ARCHITECTS 100-1000, 10-10-10-10



First Floor Plan



Proposed Roof Plan (Scale 1:200)



Ground Floor Plan

Legend

- 1. living
- 2. utility
- 3. kitchen
- 4. larder
- 5. dining
- 6. study
- 7. sitting
- 8. snug
- 9. w.c.
- 10. new glazed link
- 11. existing garden wall
- 12. shower room
- 13. bedroom
- 14. bath
- 15. lounge
- 16. barn attic
- 17. new connecting door
- 18. boots

- additional walls
- 1800mm restricted height
- walls removed

SCALE



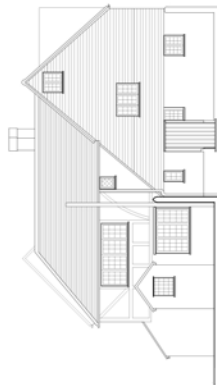
KEY PLAN

REVISIONS:
Rev A - Hip added to gable end, and screen added to the barn.

SITE: Old Clack Farm, Tile Kiln Lane, Hatfield
DRAWING: Floor Plans as Proposed
NUMBER: 13/06/2015
SCALE: 1:100
REGION: March 2015
PAGE: A1

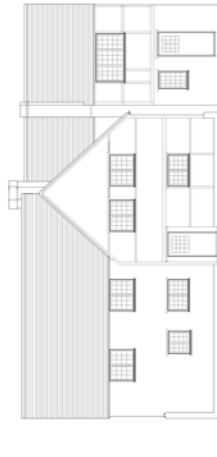


NOTE:
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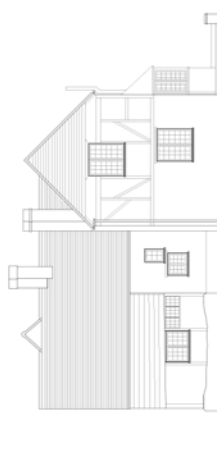
FRONT ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U

FRONT ELEVATION
 1:100 @ A1



SIDE ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U

SIDE ELEVATION
 1:100 @ A1



REAR ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U

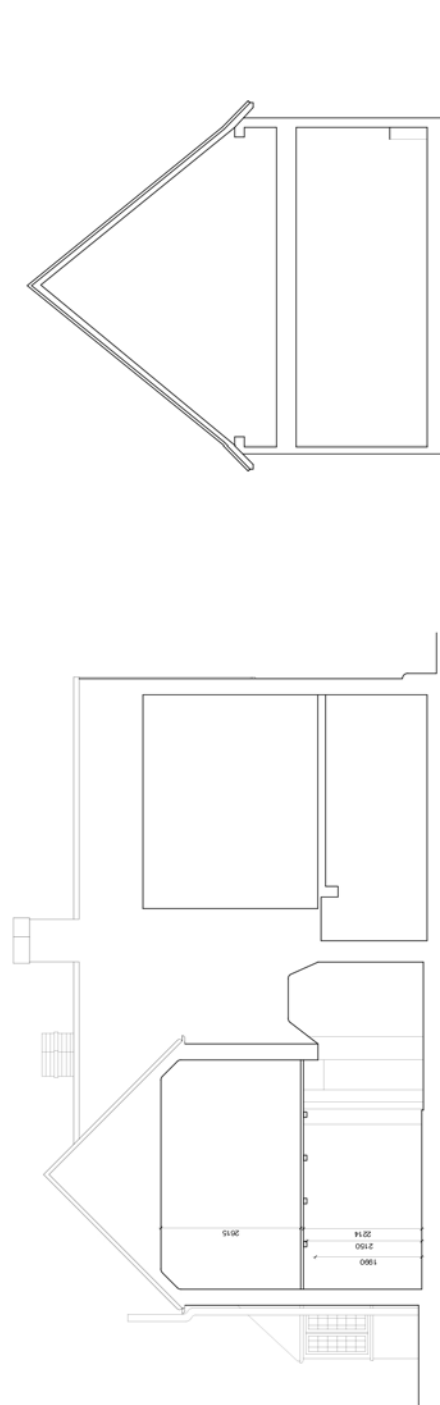
REAR ELEVATION
 1:100 @ A1



SIDE ELEVATION
 OLD CLACK FARM, LORRISDALE, URBAN U

SIDE ELEVATION
 1:100 @ A1

MAIN HOUSE



SECTION A-A
 1:50 @ A1

SECTION B-B
 1:50 @ A1

SCALE
 0 1 2 3 4 5
 1:50
 0 2 4 6 8 10
 1:100

KEY PLAN

REVISIONS

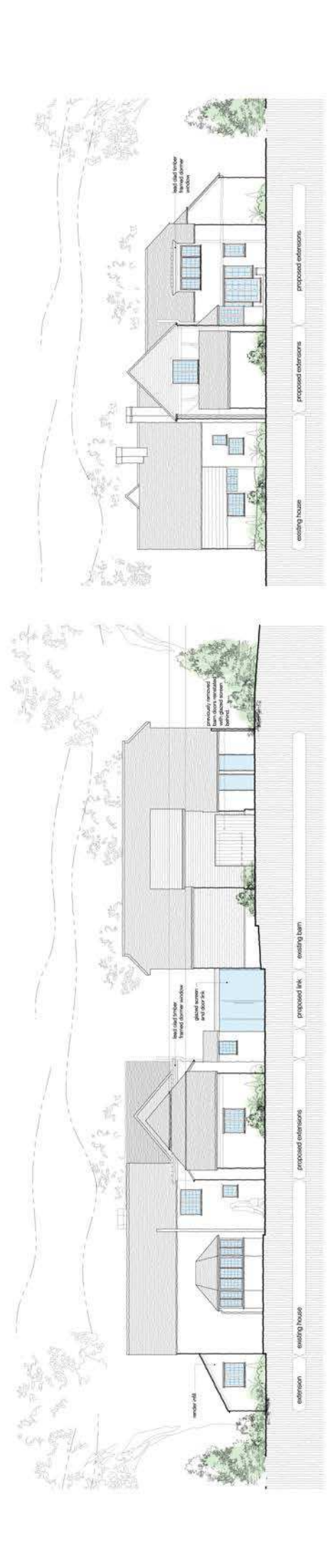
DATE	19/03/03	REVISION	March 2015
DRAWING NUMBER	19/03/03	POWER	A1
SCALE	1:100, 1:50		

Old Clack Farm, The Kin Lane, Harefield
 House Elevations and Sections as Existing

D R A N K S B R O N E L L
 C H A R T E R E D A R C H I T E C T S
 Eng 01885 3443000 Fax 01885 344300
 www.dranksbronnell.co.uk



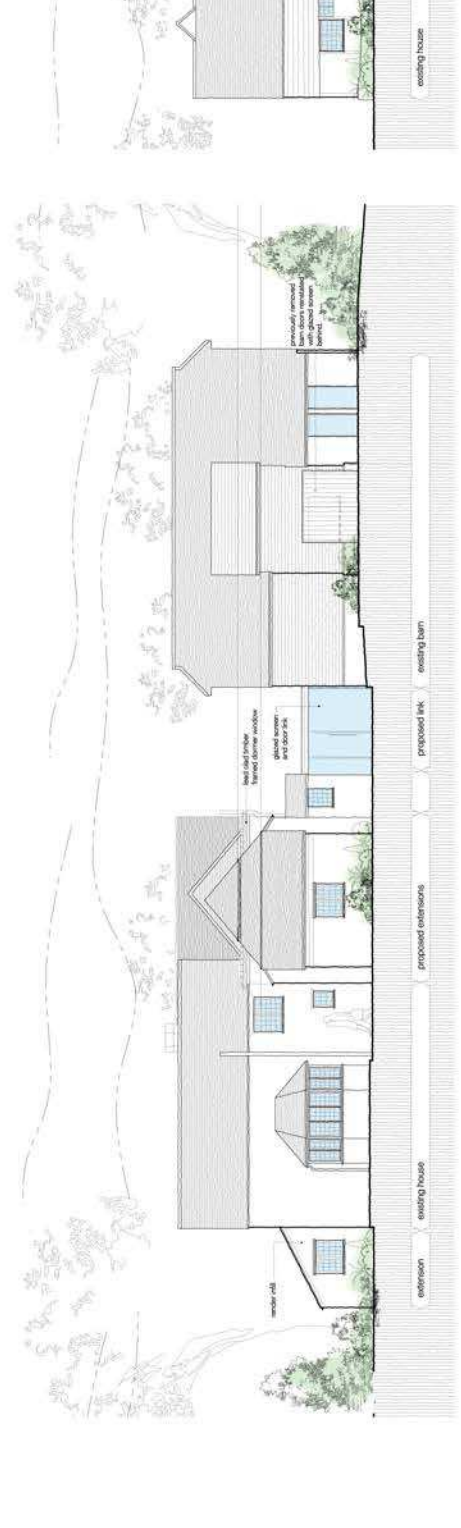
Proposed Front Elevation (SOUTH)



Proposed Rear Elevation (NORTH)



Proposed Side Elevation (WEST)



Proposed Side Elevation (EAST)

SCALE 1:100

KEY PLAN

REVISIONS

Rev. A: - typ added to gable end, and screen added to the barn

DATE 19/09/07A

DRAWN MASHI

SCALE 1:100

SHEET A1

REASON March 2015

PROJECT Old Clack Farm, The Kinn Linn, Harfield

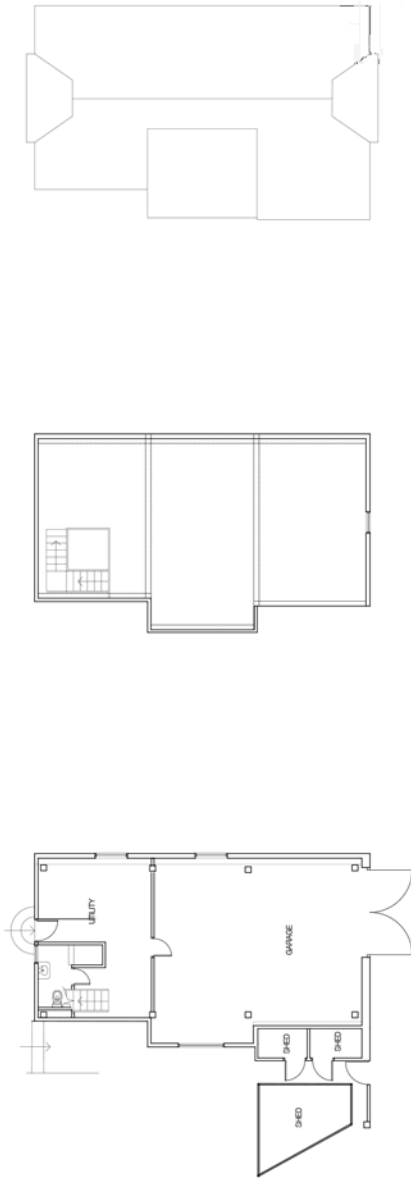
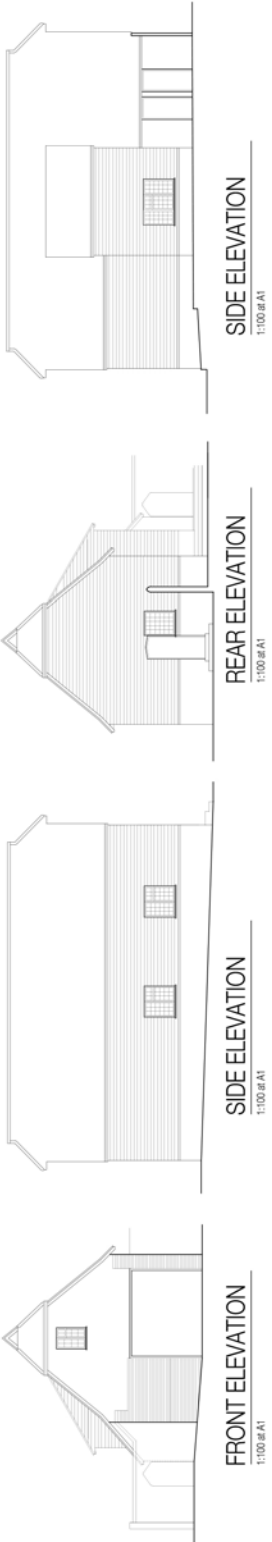
CLIENT Elevators as Proposed

DESIGNED BY PANKS & BONDRELL LIMITED ARCHITECTS

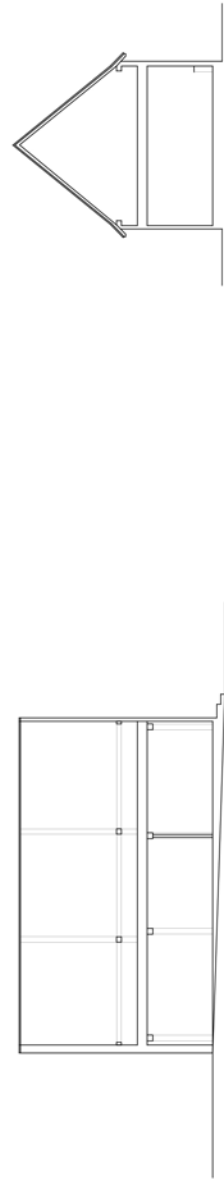
1000 Water - 33 Waterways - Water - 1000 - 33 1000

1000 Water - 33 Waterways - Water - 1000 - 33 1000

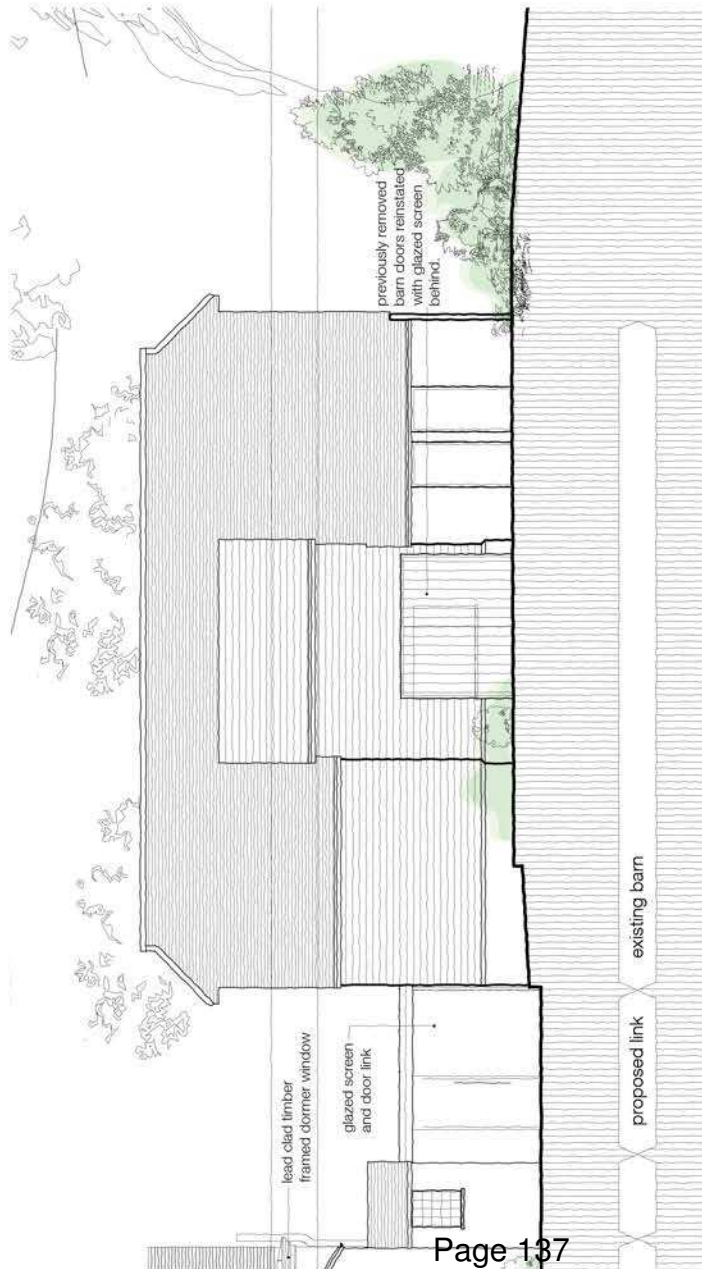
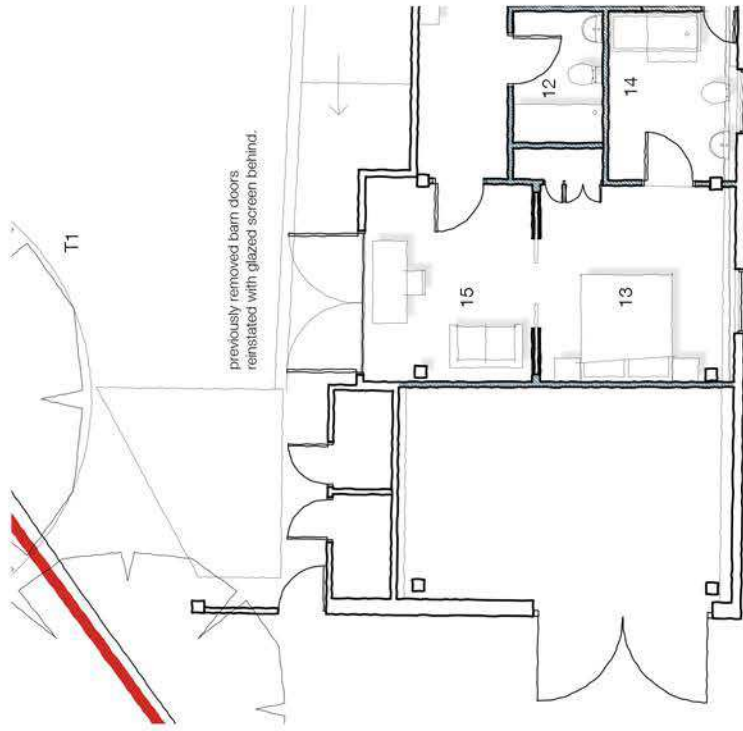
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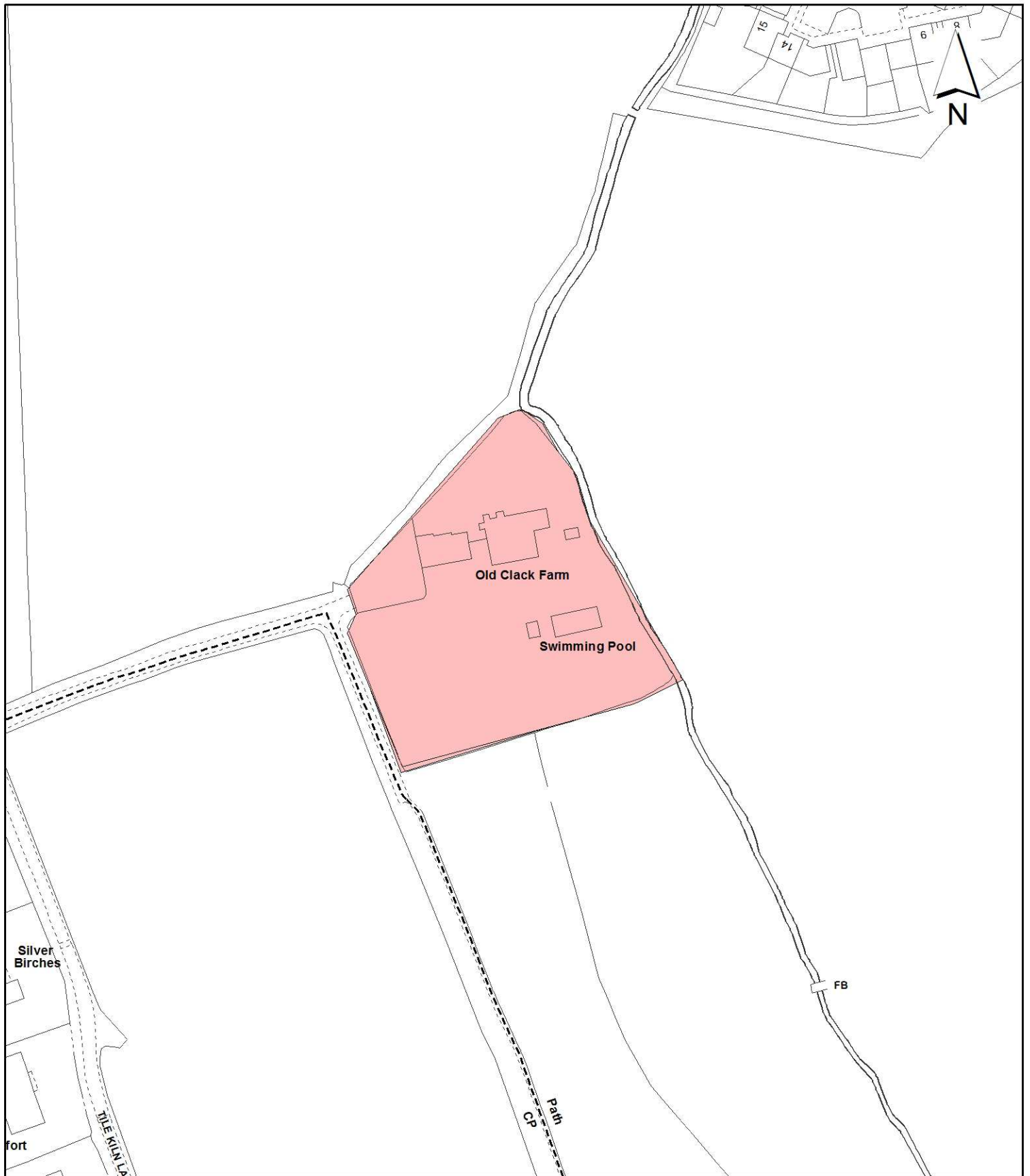


FLOOR PLANS
 1:100 @ A1



BARN SECTIONS
 1:100 @ A1





Notes:

 Site boundary

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Site Address:

**Old Clack Farm
 Tile Kiln Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
42413/APP/2015/988

Scale:
1:1,250

Planning Committee:
North Page 138

Date:
August 2015

