



HILLINGDON  
LONDON



# North Planning Committee

**Date:** THURSDAY, 3 MARCH 2016

**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  
Peter Curling (Labour Lead)  
Jem Duducu  
Duncan Flynn  
Raymond Graham  
Henry Higgins  
John Morse  
John Oswell

**Published:** Tuesday, 23 February 2016

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

*Putting our residents first*

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## *Watching & recording this meeting*

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

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Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

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

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

### About the Committee's decision

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

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

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

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

## Agenda

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### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held 5 January 2016 and 20 January 2016 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.

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### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	81 Field End Road, Eastcote, Pinner  363/APP/2015/3827	Eastcote & East Ruislip	Erection of three storey, detached building to contain doctors surgery and pharmacy at ground floor level with associated parking and 6 x 2-bed and 3 x 1-bed self contained flats over the three floors with associated parking in basement and installation of vehicular crossover to front.  <b>Recommendation: Refusal</b>	11 - 34  169 -195

7	12A Northwood Road, Harefield  45363/APP/2015/3363	Harefield	Change of use from dwelling house (Use Class C3) to dental clinic (Use Class D1) with associated car parking in the rear garden.  <b>Recommendation: Approval</b>	35 - 52  196 - 208
8	Land at junction of Warren Road & Swakeleys Drive, Ickenham  65862/APP/2016/261	Ickenham	Installation of a 12.5m monopole supporting 6 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance).  <b>Recommendation: Approval</b>	53 - 64  209 - 216
9	11 Sandy Lodge Way, Northwood  16948/APP/2015/4658	Northwood	Two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover.  <b>Recommendation: Approval</b>	65 - 80  217 - 226
10	51 Hilliard Road, Northwood  70450/APP/2015/4598	Northwood Hills	Change of use from a 3-bed end of terrace dwelling to 1 x 1-bed and 1 x 2 bed self contained flats with associated parking and amenity space.  <b>Recommendation: Refusal</b>	81 - 92  227 - 233

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Langley Farm, Breakspear Road North, Harefield  30836/APP/2014/2107	Harefield	Two storey, 4-bed, detached dwelling with car port to side and alterations to site entrance to include gates, involving demolition of existing farmhouse. Single storey outbuilding for ancillary use involving part demolition of existing outbuilding and conversion of existing barn to habitable use to include installation of mezzanine level, alterations to elevations and associated restoration works.  <b>Recommendation: Approval</b>	93 - 114  234 - 242
12	Langley Farm, Breakspear Road North, Harefield  30836/APP/2014/2109	Harefield	Conversion of existing barn to habitable use to include installation of mezzanine level, installation of 1 x rooflight to south roof, 1 x rooflight to north roof installation of new doors and window to south elevation, and new door to west elevation with associated restoration works (Listed Building Application).  <b>Recommendation: Approval</b>	115 - 124  243 - 250
13	37 The Drive, Ickenham  24043/APP/2015/3509	Ickenham	Erection of two storey building with habitable roofspace and basement to create 5 x 2-bed and 1 x 3-bed self contained flats with associated parking and landscaping works, including a new shed (works involve the demolition of existing dwelling house).  <b>Recommendation: Approval</b>	125 - 152  251 - 266

## **PART II - Members Only**

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

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14	ENFORCEMENT REPORT	153 - 160
15	ENFORCEMENT REPORT	161 - 168

## **PART I - Plans for North Planning Committee** 169 - 266

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# Agenda Item 3

## Minutes

### NORTH PLANNING COMMITTEE

5 January 2016

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



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	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Peter Curling (Labour Lead) Jem Duducu Duncan Flynn Raymond Graham Carol Melvin John Morse John Oswell</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning, Green Spaces and Culture, Mandip Malhotra, Planning, Tim Brown, Legal</p>	
114.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>	
115.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>	
116.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING 28 OCTOBER 2015 AND 18 NOVEMBER 2015</b> (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
117.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>	
118.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p>	
119.	<p><b>150 EASTCOTE ROAD, RUISLIP 71162/APP/2015/3138</b> (<i>Agenda Item 6</i>)</p> <p><b>150 Eastcote Road, Ruislip - 71162/APP/2015/3138</b></p>	

**The application is for the Installation of fencing (Part Retrospective).**

The application related to a detached bungalow on Eastcote Road. The external walls of the property were covered by a hipped roof. The property also consisted of a detached garage at the rear.

Officers introduced the report and highlighted the changes in the addendum which included the painting of the steel fences to green.

It was noted that there was an outstanding enforcement investigation regarding the fencing.

The main issues for consideration in determining this application related to the impact of the fence and proposed fence which would have on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, and the impact on the residential amenity of the neighbouring dwellings.

The Ward Councillor made the following points:

- That they represented all three Ward Councillors.
- That the application was retrospective.
- That the fence was inside a fence, therefore a double fence.
- It was noted that the material and the height of the fence was inappropriate.
- Support had been given by the Ruislip Resident's Association.

**RESOLVED:**

**That the application be approved as per the Officers report and addendum subject to the additional condition relating to colour finish listed in the tabled addendum.**

120. **NORTHWOOD CRICKET CLUB, RICKMANSWORTH ROAD, NORTHWOOD 45817/APP/2015/3697** (*Agenda Item 7*)

**Northwood Cricket Club, Rickmansworth Road, Northwood - 45817/APP/2015/3697**

A Single storey side extension to existing pavilion building with roof space for use as storage space.

Officers introduced the report and provided an overview of the application. This application related to the site of the Northwood Cricket Club grounds, which has an expansive area of 1.76 hectares. The site is located off the western corner of the junction between Rickmansworth Road and Duck's Hill Road.

The site is within the Green Belt and is adjacent to a Countryside Conservation Area.

Access into the site is via an access drive to the eastern boundary, off the western side Duck's Hill Road (very close to the northern end and its junction with Rickmansworth Road). The site is generally well screened by tall trees and hedges/shrubbery on all its boundaries. An informal concrete driveway weaves around the site's southern boundary and terminates at an unmade vehicular hard standing adjacent to the south-western boundary.

The Cricket club has doubled its membership and needed larger facilities therefore it sought permission for a single storey extension to the northern side of the existing pavilion.

**RESOLVED: That the application be approved as per the Officers report and addendum.**

121. **38 ELGOOD AVENUE, NORTHWOOD 8469/APP/2015/3883**  
(Agenda Item 8)

Withdrawn.

122. **45 WIELAND ROAD, NORTHWOOD 41908/APP/2015/3822** (Agenda Item 9)

**45 Wieland Road, Northwood - 41908/APP/2015/3822**  
**Part two storey, part single storey side/rear extension, single storey side extension and raising and extension of roof to create additional habitable roof space (Resubmission).**

Officers introduced the report and highlighted the changes set out in the addendum.

It was noted that the application site was in the Gatehill Farm Estate which was part of the green belt. The application is for the erection of a part two storey, part single storey side / rear extension, a single storey side extension and the raising and extension of the roof to create additional habitual roofspace.

The main issues for consideration in determining this application was to relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property. The existing dwelling has a single storey flat roofed extension (a garage conversion) on the north western side elevation. It was proposed to replace this with a two storey side extension which measures 2.45m wide by 12.6m deep which included a 3m deep projection beyond the rear elevation. The two storey element then continued across the whole of the rear elevation. This also included alterations to the roof, increasing the height from 8.6m to 9.5m and incorporating a rear dormer window measuring 2.85m wide by 3.6m deep with a gable end roof detail of 2.65m high. On the south eastern side elevation it was proposed to erect a single storey side extension set back from the front elevation by 5.85m and measuring 2.6m wide by 8.35m in depth including a 4m projection beyond the rear elevation. A 1m deep single storey element then extends across the whole of the rear elevation behind the proposed two storey side and rear extension. The side extension has a flat roof detail with a parapet edge, which measured 3m in height (3.1m including the parapet) and returned along the rear extension.

The Applicant raised the following points:

- The Applicant spoke to Members and informed them that they had moved to Northwood to be close to family and friends and had planned to make a long term home.
- The Applicant had spoken to local residents and 46 people, majority of who lived on the Gatehill Estate had signed a petition in support of the application. The proposed change would be made to ensure that the house was more energy efficient, space efficient and enhance the character of the house. Before the application was made the Applicant showed it to neighbours and the Resident's Association initially all that saw it supported it on the second application one neighbour objected to it.
- The Applicant has dealt with concerns over fencing and respected privacy. The Applicant has tried to contact Ward Councillors but was unsuccessful.

The Agent raised the following points:

- The Agent spoke stating that the proposed changes would complement the character of the local area and improve the property.
- Adjacent properties were not to be overlooked.
- The extension was not on the boundary and it was agreed that the roof was to be flat not pitched.
- The property was on a slope and the neighbours had a hedge so it the extension would not be contentious.

**RESOLVED - That the application be approved as per the Officers report, subject to the amendment to condition 5 listed in the tabled addendum.**

123. **ENFORCEMENT REPORT** (*Agenda Item 10*)

**1. That the enforcement action as recommended in the officer's report was agreed.**

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

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

The meeting, which commenced at 7.00 pm, closed at 8.00 pm.

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

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## Minutes

### NORTH PLANNING COMMITTEE

20 January 2016

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



	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, John Oswell</p> <p><b>LBH Officers Present:</b> Alex Chrusciak (Planning Service Manager), Mandip Malhotra (Interim Major Applications Manager), Nicole Cameron (Legal Advisor), Manmohan Ranger (Transport Consultant), Alex Quayle (Democratic Services Officer)</p>
124.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>
125.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
126.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 8 DECEMBER 2015</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held 8 December 2015 were approved.</p>
127.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
128.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>All items were considered in Part 1.</p>
129.	<p><b>29 COPSE WOOD WAY, NORTHWOOD - 12537/APP/2015/3396</b> (<i>Agenda Item 6</i>)</p> <p>This application was withdrawn.</p>
130.	<p><b>51 WIELAND ROAD, NORTHWOOD - 17990/APP/2015/4176</b> (<i>Agenda Item 7</i>)</p> <p>This application was withdrawn.</p>

<p>131.</p>	<p><b>LAND AT JUNCTION OF FIELD END ROAD, EASTCOTE - 59310/APP/2015/4125</b> (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and provided an overview of the application, noting the addendum, and that comments had been received from the Eastcote Conservation Panel.</p> <p>A representative of the Eastcote Conservation Panel attended the meeting and addressing the Committee made the following points:</p> <ul style="list-style-type: none"> <li>• The Committee should uphold the officer recommendation for refusal.</li> <li>• The land in question had a long history of refusal and appeals.</li> <li>• The footpath is currently narrow due to cabinets, and difficult to navigate with a pushchair.</li> <li>• It should be expected that the applicants will appeal, and the current single condition may not be sufficient. An additional point of rejection should be that no test for alternative sites was carried out.</li> </ul> <p>In their discussions, councillors raised the following points:</p> <ul style="list-style-type: none"> <li>• Members enquired whether alternative siting could be encouraged, to which officers drew attention to informative BE37 in relation to the location of the application.</li> <li>• Members enquired as to whether the objection regarding height of the mast would be robust enough if taken to appeal. In response, officers clarified that the previous permission for the mast had established this as an acceptable location, but the additional height would take the mast above the tree line. The grounds for refusal were considered sufficiently robust should there be an appeal.</li> <li>• Members agreed that the present grounds for refusal were strong and did not require additions.</li> </ul> <p>The motion for refusal was moved, seconded and upon being put to a vote was unanimously agreed.</p> <p><b>RESOLVED:</b></p> <p style="padding-left: 40px;">- <b>That the application be refused.</b></p>	
<p>132.</p>	<p><b>34 BURWOOD AVENUE, EASTCOTE - 63119/APP/2015/3763</b> (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application, noting that the application was within the Eastcote Park Estate conservation area and that it was before the Committee at the request of a Ward Councillor.</p> <p>The motion for refusal was moved, seconded and upon being put to a vote was unanimously agreed.</p> <p><b>RESOLVED:</b></p>	



	- That the application be refused.	
133.	<b>S106 QUARTERLY MONITORING REPORT</b> ( <i>Agenda Item 10</i> )  <b>RESOLVED:</b>  - That the contents of the report be noted.	
	The meeting, which commenced at 7.00 pm, closed at 7.23 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Alex Quayle on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

**Address** 81 FIELD END ROAD EASTCOTE PINNER

**Development:** Erection of three storey, detached building to contain Doctors surgery and pharmacy at ground floor level with associated parking and 6 x 2-bedroom and 3 x 1-bedroom self contained flats over the three floors with two roof terraces, associated parking in basement and installation of vehicular crossover to front.

**LBH Ref Nos:** 363/APP/2015/3827

**Drawing Nos:** 239:06 Rev A  
239:12  
239:02 Rev A  
239:04 Rev A  
Design and Access Statement  
Tree Survey  
Planning Statement  
239:00  
P1003-S150 Rev A  
239:05  
239:03  
239:07  
239:08  
239:V1  
239:V2  
239:V3  
239:V4  
239:V5  
239:V6  
239:V7  
239:V8  
239:V9  
239:V10  
239:11 Rev B  
239:21 (Urban Grain of Local Area)  
239:22 (Urban Grain of Wider Context)  
239:01 Rev B

**Date Plans Received:** 14/10/2015      **Date(s) of Amendment(s):** 27/10/2015  
**Date Application Valid:** 28/10/2015      14/10/2015  
16/12/2015

### 1. SUMMARY

This application proposes the demolition of the existing single storey flat-roofed building on the site (which houses the Eastcote Surgery Medical Centre), and erection of a three storey detached building, which would consist of a Doctors surgery and pharmacy at ground floor level with associated parking, 6 x 2-bedroom and 3 x 1-bedroom self-contained flats over the three floors with two roof terraces, associated parking in a new basement and installation of a new vehicular crossover off the Deane Croft Road frontage.

The application had been referred to the Planning Committee because of a call-in from a Ward Councillor, the receipt of two petitions objecting to the application and one petition in support of the application from local residents. The applicant was given opportunities to make representations in response to initial and additional consultation comments from the Council's Conservation Officers, before and after the expiration of the application on 23 December 2015. The applicant was also given the opportunity to provide information in respect of a site investigation to establish groundwater levels in the site. The information was required to enable the Council's Drainage/Flood Officers assess whether the development, particularly the basement element, would have any adverse implications for localised flood risk in the area. However, the applicant did not provide the requested information, nor did they respond to the additional comments from the Conservation Officers. The applicant subsequently lodged an appeal (reference APP/R5510/W/16/3143034) on 15 February 2016 against the non-determination of the application. As a result, this Committee report sets out Officers assessment of, and recommendation for the proposal, if the Council had the opportunity to make a formal decision.

It is considered that the proposed development, by reason of its contrived and unacceptable design, height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character, appearance and visual amenities of the streetscene and the surrounding area.

The extensive projection of the proposed development beyond the front and rear building lines of Walsh Lodge is such that it would result in an overbearing and unduly dominating impact on that neighbouring property, with a resultant loss of visual and residential amenities.

It is considered that in the absence of a site investigation to establish groundwater levels for the the basement element, the applicant has not demonstrated whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, it is therefore considered that the proposed development would form a potential adverse risk for localised flooding in the area.

As such, the proposal is considered to be contrary to the objectives of Policies BE13, BE19, BE21, BE22, BE24, EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

Accordingly, the application is recommended for refusal.

## **2. RECOMMENDATION**

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

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

The proposed development, by reason of its contrived and unacceptable design, storey height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character,

appearance and visual amenities of the streetscene and the surrounding area. The proposed development would therefore not accord with the design objectives of Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

**2 NON2 Non Standard reason for refusal**

The proposed development would feature an extensive projection beyond the front and rear building lines of the neighbouring property to the east, Walsh Lodge (1A Deane Croft Road). This would result in an overbearing and unduly dominating impact on that neighbouring property, with a resultant loss of visual and residential amenities, contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

**3 NON2 Non Standard reason for refusal**

Sufficient information in the form of a site investigation to establish groundwater levels for the the basement element has not been provided to the Council, to demonstrate whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, the proposed development would form a potential adverse risk for localised flooding in the area, contrary to the objectives of Policies EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 5.12 of The London Plan (2015).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H4	Mix of housing units
H8	Change of use from non-residential to residential
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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 5.12	(2015) Flood risk management
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

### **3            I59                    Councils Local Plan : Part 1 - Strategic Policies**

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

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

### **3.    CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is a prominent triangular-shaped plot on the eastern corner of the junction between Field End Road and Deane Croft Road. To the western corner of the junction is Meadow Way, and to the south, adjacent to the site on the opposite side of Deane Croft Road, is the boundary of the Secondary Shopping Area of the Eastcote Town Centre.

The site is currently occupied by a single storey flat-roofed building, which is set back approximately 15m from the front boundary with Deane Croft Road. The building houses the Eastcote Surgery Medical Centre and is served by a central hardsurfaced car park with 8 parking bays, and which is accessed from a vehicle crossover off Deane Croft Road. There is a pedestrian access to the site off Deane Croft Road.

There is a thin strip of grass verge and line of established trees along the western side boundary with Field End Road, which partly screen the site from the streetscene. On the opposite side of the site to the west are two Grade II Listed properties, Field End Farmhouse at No. 86 Field End Road and the Barn House at No. 38 Meadow Way. The site is bounded to the north by the Eastcote War Memorial, associated memorial garden and mature trees.

Immediately adjacent to the eastern side of the site is a two storey residential property, Walsh Lodge - 1A Deane Croft Road, which comprises five apartments. The application site building and the adjacent property at Walsh Lodge have similar front building lines, and both buildings are significantly set back from the established front building line of the neighbouring two storey residential dwellings farther to the northern side of Deane Croft Road.

Field End Road is a Local Distributor road and the immediate locality has a moderate Public Transport Accessibility Level (PTAL) score of 3. The adjacent Town Centre to the south is mainly characterised by terraced three storey properties in the 'Metroland' style, and which mainly comprise mixed use developments with retail/commercial units at ground floor level and residential units above.

### **3.2 Proposed Scheme**

This application proposes the demolition of the existing single storey flat-roofed building on the site (which houses the Eastcote Surgery Medical Centre), and erection of a three storey detached building, which would consist of a Doctors Surgery and Pharmacy at ground floor level with associated parking, 6 x 2-bedroom and 3 x 1-bedroom self-contained flats over the three floors with two roof terraces, associated parking in a new basement and installation of a new vehicular crossover off the Deane Croft Road frontage.

The proposed building would have a triangular shape incorporating three elevations (western, southern and eastern) which would mirror the shape of the site. The proposed building, which would have bricked facings, a sedum green flat roof and deeper angled front projection to the eastern side of the southern elevation (fronting Deane Croft Road), would consist of two blocks linked by a central glazed atrium. The atrium, which consists of a projecting lift/stair core, would project above the flat roof at a width of 5.7m and height of 2m, and provide access to two enclosed roof terraces.

Due to the triangular shape of the building, the proposed building would have a width that varies between 4.7m at the northern end to 24.5m at the stepped southern elevation. The building would be 22.3m deep along the western and eastern elevations. The building

would be 9m high and comprise three upper floor projecting bays to the eastern elevation. It would also comprise projecting external balconies (to form private amenity areas) to the southwestern, southeastern and northeastern elevations for the 8 flats across the first and second floors. The Doctor's Surgery and Pharmacy would have separate glazed accesses, and there would be a 1-bedroom flat positioned to the rearmost part of the ground floor. The ground floor flat would have a projecting external balcony for private amenity and would be accessed from a separate entrance to the northwestern elevation of the building. This would also form the main access for the upper floor flats. A new pedestrian access would be provided from the western side boundary.

Revised site layout and basement plans show the provision of a repositioned car park adjacent to the existing crossover off Deane Croft Road, which would consist of 7 parking spaces (including 2 wheelchair accessible spaces). These spaces would service the parking needs of the Doctor's Surgery and Pharmacy. The proposed basement would be accessed from a new 4.1m wide crossover to the eastern side of the frontage off Deane Croft Road, and it would comprise of 14 parking spaces for the residential flats (including 2 wheelchair accessible spaces).

### **3.3 Relevant Planning History**

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

There is no relevant planning history for the site.

## **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.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.



BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
H4	Mix of housing units
H8	Change of use from non-residential to residential
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

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

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

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

## **6. Consultations**

### **External Consultees**

10 neighbouring properties (Nos. 83 x 2, 83A & 86 Field End Road; Barn House - Nos. 38 Meadow Way; Flats 1, 2, 3, 4 & 5 Walsh Lodge, 1A Deane Croft Road), the Eastcote Residents Association and the Eastcote Village Conservation Panel were consulted by letter on 30/10/2015. A site notice was also displayed in the area on 10/11/2015.

A petition from the Eastcote Conservation Panel containing 35 signatures and objecting to the application proposal has been received.

A petition from the Eastcote Residents Association containing 20 signatures and objecting to the proposal has also been received. The grounds of objection are summarised below:

- Over-development of the site and out of keeping with the adjacent war memorial and properties.
- Purports to be a development to improve the medical centre but the increase in size is very marginal. No need for a pharmacy as the adjacent Eastcote shopping centre has several pharmacies and also unfortunately empty shops.
- A smaller, more sensible development would likely be acceptable.

A petition containing 65 signatures and supporting the application proposal has been received. The grounds of support are summarised below:

- Redevelopment of the surgery. The new building will be up to date with increased internal space for staff, provision of increased clinical services and patient access.
- Improved surgery will benefit local community and help area with additional housing.

An objection from the Eastcote and East Ruislip Ward Councillors and 9 objection letters from neighbouring residents have also been received, the grounds of which are summarised below:

- The proposed three-storey building will be at odds with the streetscene, over-dominant, visually intrusive and out of keeping with the architecture in the local area
- The proposed building will be out of keeping with the two storey pitched roof buildings on Deane Croft Road and Meadow Way.
- The building would overshadow and endanger both nearby listed buildings.
- The building would dominate the view of those who visit Eastcote's War Memorial.
- Loss of open aspect of the corner site.
- Proposed balconies will overlook the bedrooms of houses in Deane Croft Road including adjacent Walsh Lodge to the east.
- The building will block out sunlight to side windows at adjacent Walsh Lodge.
- It will result in over-concentration of Pharmacies in the area.
- It will reduce parking space for patients and they cannot park in surrounding roads
- Increase in car traffic and noise and danger to pedestrian's safety.
- The application does not supply any form of documentation to show that the underground water flows of the area in respect of the underground car park have been considered.
- The construction of basement for parking will cause various bad effects to the neighbours and instability of the ground.

#### EASTCOTE CONSERVATION PANEL:

81, Field End Road is a triangular plot situated at the cross road junction of Field End Road with Deane Croft Road and Field End Road with Meadow Way. The appearance of this area is an open, tree lined space the focal point being the Grade II listed buildings and the War Memorial Garden. It is adjacent to the Eastcote War Memorial Garden, which is surrounded by a yew hedge. This hedge is now nearly 100 years old and will need protection during any building works on this site. Eastcote Town centre is classed a Metroland development, mostly built between the two World Wars. The architecture being based on the original 1920s Arts & Crafts development [Eastcote Conservation Area - Morford Way]. One small area, which includes Eastcote Library on the corner of Field End Road/Meadow Way, being built post WWII, but retaining the same style as the rest of the Town. The cut off point for these three storey pitched roof buildings is this cross road. Opposite to the proposed development site stand two Grade II listed buildings. The Barn and Field End Farm. Both timber framed buildings of considerable note. Each set back from the road with complimentary landscaping. The status of these buildings is not acknowledged within the application.

The two storey pitched roof buildings on Deane Croft Road and Meadow Way are again inter war development architecturally in keeping with the town centre. Walsh House, recently built, follows the general architectural style of the area, being two storey with a pitched roof. The dwellings on Deane Croft Road are next to Walsh House, not further down the road as stated in the D&AS. This proposal will be over dominant and totally out of keeping with the street scene. In fact it could be described as a carbuncle on the face of Eastcote. The proposal is for a three storey flat roof block. On top of the third storey is a building to house the lift. Equivalent in height to another storey. The roof garden will intrude into the privacy of the surrounding dwellings. The large protruding balconies will be intrusive into the street scene.

The amount of parking for the Doctor's surgery will be reduced from 8 spaces to three. There are three Doctors registered, so there is no parking for patients. This is not acceptable as the

surrounding roads have Residents parking schemes in place. The Pharmacy will require deliveries, no provision has been made for deliveries within the parking layout. The drawing showing access to the underground car park does not show any gradients to prove that this idea is feasible. The D&AS refers to the waste storage area being hidden from view. It is so well hidden that it does not appear on any of the drawings. A bat survey has not been carried out. The area has many large trees that could provide roosts for bats, especially those near to the War Memorial Garden, a wild life survey should be carried out before any determination is made. Hillingdon's Local Plan acknowledges the 'Metroland' developments as important to the Borough. It must also be noted that Hillingdon will more than fulfill its housing quota during the next 15 years. This area is not included in the Local Plan's Site Allocations. This proposal is an over development of the site, by it's size, height and mass it will be totally out of keeping with this part of Eastcote.

We ask that the application be refused.

#### RUISLIP, NORTHWOOD & EASTCOTE LOCAL HISTORY SOCIETY

The Society has many concerns about this application to demolish an existing surgery and replace it with a much larger three storey building.

The site is on the corner of Field End Road and Deane Croft Road. It is located at the end of Eastcote town centre which is an excellent example of a small scale Metroland shopping area with attractive brickwork buildings all with pitched roofs. It is also at the end of a residential road where all the properties are two storey houses of a suburban character in the Arts and Crafts style. The nearby new building Walsh House complements these architectural styles.

But the proposed development will not be in sympathy with these surroundings. It will be too high and bulky and obtrusive. The flat roof and the over prominent lift equipment on the top will be detrimental to the suburban character of the area.

On the opposite side of Field End Road are two listed timber framed buildings; Field End Farm and The Barn. These will be compromised by having such an unsuitable development just across the road. The site is adjacent to the war memorial and a three storey building with a roof garden will be over dominant and inappropriate.

The Society is not against a like for like replacement of the doctor's surgery. But this proposal represents an over development of the site and is totally unsuitable and we request that it be refused.

#### **Internal Consultees**

CONSERVATION OFFICER:

Recommendation: Unacceptable.

The site is located on the corner of Field End Road and Deane Croft Road. It is a prominent corner plot situated opposite two, Grade II Listed properties, Field End Farm House and the Barn to the south. Adjacent to this is the Eastcote War Memorial and associated memorial garden. The site currently comprises of a small single storey building situated to the rear of the site. Whilst there are no objections to the demolition of this building, any new building must respect the scale, character and architectural style of the surrounding buildings in the area. The site itself has a modest area of hard standing for use as a car park, however the bulk of the site is characterised by significant grassed areas, which provide a sense of openness. The site boundary facing directly towards Field End Road and the War Memorial is bounded by mature trees. The greenery allows the space to act as a transition/ gateway from the character of the High Street, to a well defined residential area beyond. Access to the site is via Deane Croft Road; however the site is visible from both Deane

Croft Road and Field End Road.

COMMENTS: Whilst there is potential for development on the site, it is important any new building appropriately respects the setting and significance of the adjacent War Memorial and the Grade II Listed properties opposite. As proposed the scheme would be considered in principle unacceptable. Its overall height, bulk, scale, massing, materiality and form would be considered visually obtrusive; it would not respect, relate or respond to the area's established local character or distinctiveness.

The plan form of the proposed building responds to the shape of the site; however the design of the building should relate to the established street scene. The proposed building's positioning on the site and general form does not follow the defined front building line of Deane Croft Road. It would project considerably forward of the neighbouring building, Walsh Lodge, making it highly visible and dominant in the streetscene. Therefore it would be considered in principle unacceptable. It is recommended that the overall footprint of the building is significantly reduced and the proposed building follows the front building of neighbouring properties.

The close proximity of the building to the site's boundary, between the site and Walsh Lodge would be considered in principle unacceptable, particularly at first and second floor. The proposed building would need to be further set in for its full height to ensure a significant gap is maintained between the buildings.

The overall bulk and height of the building would be considered out of scale in relation to the surrounding buildings. The proposed 3 storey building would significantly dwarf the neighbouring 2 storey building. Whilst the mature trees provide some screening the proposed building would still be highly visible from Field End Road.

Taking into account the orientation, bulk, massing and height of the building and site, the rear flank elevation of the proposed building would be highly visible from Field End Road and the War Memorial, which would have a detrimental impact on the wider setting of the War Memorial and context of the Grade II listed buildings.

Taking into account the visible nature of the site and the plot size, the proposed building would not be considered proportionate or appropriately positioned on the general site.

Significant revisions to the design of the development are required, which should incorporate the following:

- The building would need to appropriately address the existing pedestrian paths/ access routes.
- The assortment of fenestration styles creates complicated, cluttered elevations. The fenestration pattern would need to be cohesively designed relating to the surrounding styles. This may be achieved by incorporating glazing bars to windows and creating a singular window style for the flats to provide a clear distinction between the split use of the building (the doctor's surgery and residential accommodation above).
- The proposed balconies are not a known feature to the area. The positioning of the balconies would not be considered appropriate in relation to the street scene and surrounding vegetation.
- The flat roof form and overall height would be considered in principle unacceptable. Whilst the building heights along the main shopping parade are 3 storeys, the neighbouring building is 2 storeys in height. The character of the area takes a significant change at this point along Field End Road to be predominantly residential; therefore the proposed building would need to be designed to respond to such a change. The neighbouring building is relatively low in height therefore it is recommended the proposed building is reduced to 2 storeys in height ideally with a pitched roof form. This would significantly reduce the bulk and height of the overall building.

Case Officer comments:

In response to the initial comments of the Conservation Officer, the applicant provided two Urban Grain drawings of the local and wider contexts of the surrounding area, as well as a rebuttal letter.

The Conservation Officer provided additional comments to address the representation in the applicant's rebuttal letter. The comments are outlined below in the 'Impact on the character and appearance of the area' section of this report.

#### HIGHWAYS OFFICER:

- a. The site has moderate public transport accessibility (PTAL=3).
- b. The ramp to the underground car park should include a central separation strip between inbound and outbound lanes. In addition, vehicular swept paths with 300mm error margins are required to demonstrate adequacy of lane widths along the ramp.
- c. The layout of car park bays at the base of the ramp would be amended to allow each bay to operate independently when other bays are occupied.
- d. The headroom should be confirmed to be a minimum of 2.1m.
- e. Location of Cycle parking should be clearly shown on plans.
- f. Location of proposed refuse storage / collection arrangements should be provided.
- g. The applicant will be responsible for cost of making good any redundant / amended and construction of proposed new vehicular crossovers.
- h. Pedestrian visibility splays 1.5m x 1.5m and vehicular sightlines measuring 2.4m x 43m should be provided with no obstruction over 0.6m high, at each vehicular access.
- i. Car parking should include 20% active and 20% passive provision for electric vehicles.

Subject to resolution of the above comments, there are no highway objections.

#### Case Officer comments:

The applicant submitted revised site layout and basement level drawings to address the issues raised by the Highways Officer. The Highways Officer has been re-consulted on the revised drawings, and their comments will be reported in the Addendum to follow this report.

#### DRAINAGE OFFICER:

Any basement proposal should have a site investigation accompanying it. The Drainage Officers should be consulted if there are findings that show groundwater.

A site investigation for the site is required and the investigation should include boreholes to establish groundwater levels in the site.

#### Case Officer comments:

The applicant was contacted by Officers to provide information in respect of a site investigation to establish groundwater levels in the site. However, at the time of writing this report and the lodging of the appeal, the applicant had not provided the requested information.

#### TREES OFFICER:

The site is a prominent corner plot at the junction of Field End Road and Deane Croft Avenue, at the north end of the Field End Road shopping parade.

The site is currently occupied by a single-storey flat-roofed building in the north corner, which houses Eastcote Surgery Medical Centre. The centre of the site is occupied by a car park for visitors to the surgery, accessed from Dean Croft Road. The site benefits from a soft landscaped strip of grass verge along the west boundary (with Field End Road) with a line of established trees which partly screen the site. It is noted that the above tree screen has recently been thinned, with selected trees removed. This has significantly reduced the quality of the tree screen - and left some very poor specimens. There are no Tree Preservation Orders and no Conservation Area designations affecting trees within the site.

The Design & Access Statement (D&AS) refers to the landscape and in particular the existing trees. It states that 'very careful consideration has been given to the established trees on the site'.

- However, no tree survey or analysis (to BS5837:2012) has been submitted. Trees of some stature have recently been removed and some of the remaining trees are not worthy of retention.
- There is little supporting information regarding a landscape masterplan. The belt of trees along the west boundary should be properly surveyed and assessed, in accordance with BS5837:2012. It is likely that further tree removal will be necessary.
- The landscape plan should ensure that appropriate planting (including replacement trees) is provided along the west boundary, facing Field End Road.
- The Deane Croft Road frontage will also require landscaping along the front boundary of the site.
- According to the D&AS there will be an accessible hard-surfaced roof garden for the benefit of residents with a sedum roof strip around the edges. It is unlikely that a paved area will provide an attractive amenity space for residents. These areas tend to be bleak and draughty.
- If the roof is to be used as a roof garden it should be carefully designed to accommodate large shrubs / small trees, hedges and ornamental plants to provide sheltered and usable areas for seating and passive recreation.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS: No objection, subject to the above observations and the submission and approval of soft / hard landscape schemes, replacement tree planting scheme and tree protection measures - tree protection will need to be informed by a tree survey (Condition codes RES6, RES7, RES8, RES9 (parts 1,2,3,4,5, and 6) and RES10).

#### ACCESS OFFICER:

The Design & Access Statement makes no specific reference to accessibility standards, however one unit is said to have been designed to be accessible with an enlarged bathroom and wide doorways. The D & A Statement further states that level access would be achieved to each apartment via lift access to every storey.

In assessing this application, reference has been made to the Minor Alterations to the London Plan 2015, Policies 3.8 (Housing Choice), and Approved Document M to the Building Regulations 2015 (ADM 2015). The proposal is required to meet the standards for a Category 2 M4(2) dwelling - accessible and adaptable, as set out in ADM 2015.

The following access observations are provided:

- To comply with the above policy requirements and the relevant Technical Housing Standards as prescribed in M4(2) Approved Document M to the Building Regulations 2015, a minimum of one bathroom in every flat should comply with dimensions as per diagram 2.7 in Approved Document M (2015, Volume 1).

Conclusion: revised plans should be submitted to demonstrate that an appropriate bathroom layout can be incorporated into every flat.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework (NPPF) emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) also seeks to encourage additional housing in and adjacent to Town Centres. The supporting text states:

"The Council recognises the importance of residential accommodation in and adjacent to town centres as a part of the overall mix of uses, which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly of one or two-bedroom units".

The site is located within a 'Developed Area' and primarily residential area, as defined in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

The objection received from the residents in respect of the proposed Pharmacy and over-concentration in the area is noted. The site comprises an existing long standing and established Use Class D1 Doctor's Surgery, so there is no material objection to the provision of a new larger ground floor Surgery in the proposed three storey building on the site. The Pharmacy would fall within Use Class A1 and it is considered that it would be related and complementary to the Doctor's Surgery use. The Doctor's Surgery would have a floor area of 111 sq.m and the Pharmacy would have a floor area of 54 sq.m. Both uses would have a dedicated parking area and a turning area for servicing in the forecourt. There would therefore be no unreasonable impact to the residential character of the immediate locality and the retail frontage of the adjacent Eastcote Town Centre as a result of the operation of the uses.

Having regard to The London Plan and the Council's policies and guidelines, it is considered that in general, there is no objection to the principle of the proposed mixed use on the site incorporating retail/commercial and residential uses. It is considered that the proposal would provide an increase in smaller housing stock within the Borough and is acceptable in principle, as it would provide additional housing within an area of moderate public transport accessibility.

The proposal is therefore considered to be in compliance with the outlined policies above.

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

Paragraph 4.1 of the Residential Layouts HDAS SPD 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.

The application site is located within an area with a Public Transport Accessibility Level (PTAL) of 3 (PTAL has a range between 1 and 6, with 1 being low levels of public transport accessibility and 6 being high).

Policy 3.4 of The London Plan (2015) stipulates that for such urban areas with moderate PTAL scores, a range of residential units between 45 and 120 units per hectare would be appropriate. The application site is approximately 0.0894 ha (894 sq.m) in area, and with 9 residential units proposed, this represents approximately 64 Units per hectare.

As such, the density is considered appropriate given the location.

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

The application site is not sited within a Conservation Area, Area of Special Local Character and/or Archaeological Priority Zone.

However, the site is within 20m (across Field End Road) of two Grade II Listed properties, Field End Farmhouse at No. 86 Field End Road and the Barn House at No. 38 Meadow Way. These listed buildings are directly opposite the site across the Field End Road highway to the west. The distance is such that the application site is within the setting of these listed buildings.

It is considered that the proposed development, by reason of its contrived and unacceptable flat-roof design, three storey height, scale, massing, form and excessive footprint, would constitute an obtrusive and unsympathetic addition on the site, which would have a detrimental impact on the preservation of the setting of the nearby Grade II listed buildings.

The discussion in respect of the detrimental impact of the proposed development on the setting of the nearby Grade II listed buildings is provided in the 'Impact on the character and appearance of the area' section below.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application as the site is not situated 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 and the preservation/enhancement of sites with heritage assets such as listed buildings.

Furthermore, Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements, improves and/or harmonises with the character and visual amenity of a streetscene and surrounding residential area in which it is situated.

Paragraph 4.14 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The objection from local residents in respect of the visual impact of the proposed development on the streetscene and general visual amenities of the locality is noted. The



initial Conservation Officer's comments recommended enhancements and improvements to ensure that the proposed development relates to the established character and distinctiveness of the wider Eastcote area. This is because it is important that the proposed building becomes a positive asset within the area's townscape, and contribute to the unique and defined streetscape of both Field End Road and Deane Croft Road.

Whilst there are no objections to the principle of re-developing the site, it is considered that the proposed development would have a considerable impact on the general streetscape and townscape of Eastcote, as the application site is prominently positioned at the northern end of the Secondary Shopping Area of the Eastcote Town Centre, and on a visible corner plot. The existing building on the site is significantly set back (15m) from the Deane Croft frontage, and as such, the site comprises a distinctive open space characteristic. The Conservation Officer has advised that it is therefore important that any new development on the site does not become an overly dominant structure and detract from the existing streetscape and adjacent townscape. It is instructive to note that the recent removal of some mature trees on the site has increased the visibility of the site from the Field End Road streetscene.

The Conservation Officer has provided a character analysis and development of Eastcote. The individual character of Eastcote as a place and how it has developed overtime. The immediate surroundings of the site are characterised by a suburban setting. The nearby Grade II Listed Buildings to the west, Field End Farmhouse and the Barn House are notable reminders of Eastcote's agricultural, rural past; it is imperative that new development on this site should not detract from their significance and respect their setting. The surrounding residential areas and the shopping parade form part of the 'Metroland' development that occurred during the 1920s/1930s, developing into present day Eastcote. The Conservation Officer has commented that the suburban nature of the Eastcote townscape and streetscape should be enhanced through new development; it should aim to relate to established local character and distinctiveness.

The adjacent War Memorial to the north was built in the 1920s, prior to the 'Metroland' development. The surrounding memorial garden forms the context for the War Memorial monument. It is instructive to note that the War Memorial is a significant, locally important feature, and comprises of more than just the monument itself. The principle of Remembrance is respected by the open nature of the site and distance to the surrounding buildings. Historically, the area of the War Memorial was a pond associated to the Listed Building (Field End Farmhouse). In this regard, the Conservation officer has commented that the sensitive nature of the War Memorial in relation to its position and the impact of developing the application site should be considered, and that the development of the application site should aim to be an extension of the public realm, thereby maintaining a sense of openness.

It should be noted that historically, on the adjacent site to where the closest residential property to the east - Walsh Lodge (1A Deane Croft Road) is now positioned, there was previously an individual building, prior to the 1930s development of Eastcote. Therefore the design of Walsh Lodge may relate to the previous building. Whilst Walsh Lodge predominantly comprises flats, its design replicates a detached dwelling, which relates to the rest of the residential character of Deane Croft Road.

In relation to the consideration of footprint of the proposed development, the Conservation Officer has commented that the Urban grain studies submitted by the applicant cannot be interpreted inclusively. The studies take into account the spatial arrangement of the

buildings, the density of the area's development and building footprints. The footprint of a building should take into account the size of the site and in turn be proportionate to the space available and fit within the wider grain of the area. Even though the submitted urban grain study shows the residential area of Eastcote (north, east and west of the site), it does not however explore the southern end of Field End Road (comprising the shopping parade in the Town Centre). The application site can be defined as a transition gateway between Eastcote's Town Centre and its residential area(s). The application site is unique in its distinctiveness, as there are no other triangular formed sites within the surrounding area. In this instance, it would be wrong to assume that it is in character with the surrounding area based on this approach. The footprint of the proposed building as noted in the initial Conservation Officer comments follows the triangular shape of the site. The proposed building would not be considered proportionate to the size and nature of the site. The existing building on the site has a footprint of 110 sq.m and the proposed building would have an approximate footprint of 546 sq.m. The proposed footprint is overly excessive and unacceptable as it represents an increase on the existing by almost 500%. Furthermore, the depth and width of the proposed building would be more than double the 11m width and 10m depth of the existing building on the site. As such, the proposed building would result in an unacceptable over-development, unduly excessive scale and massing. Even though the building appears to have a roof height that is similar to the adjacent buildings to the east, its three storey height and flat roof, combined with the excessive scale, are such that it would result in a significant loss of the sense of openness already established on the site.

With regards to the positioning and set-in of the proposed building from the Field End Road and Deane Croft Road front boundaries, the building line along the Deane Croft Road frontage is almost in line with the building line established by the residential houses farther to the east. However, the Conservation officer has commented that ideally, the proposed front building line should follow that set by the existing building or the adjacent building, Walsh Lodge, or a positioning in between the 2 notable building lines. There is no defined orientation to the application site and whilst the applicant indicates the 'primary frontage' as Field End Road, the proposal does not address the road as such. The proposed building does not adequately respond to the sense of openness currently characterising this frontage, and it predominantly addresses the 'secondary frontage', Deane Croft Road with the presence of the main entrance to the building and access to the site situated off this road. The proposed building features a projecting element to the eastern end of the frontage along Deane Croft Road, which is set-in 4.5m from that front boundary. The projecting element would contain the proposed Pharmacy element, and it would create a book end effect along Deane Croft Road, thereby creating a flank elevation facing onto the adjacent Walsh Lodge, and obscuring the view of that neighbouring property from the junction of Field End Road and Deane Croft Road.

The western elevation of the building facing Field End Road, would look out towards the War Memorial, and it would be a long stark elevation with a dominant negative characteristic. As such, the overall substantial bulk would not be in keeping with the streetscene. The residential flats located in Winslow Close to the north (after the War memorial), are not clearly visible from the site and/or from the streetscene. Winslow Close is a 'set piece' development. The buildings are appropriately located within an enclosed site within a spacious plot, so therefore they are proportionate to the size of that neighbouring site. The height of the Winslow Close development is well screened by mature vegetation, so it would not be appropriate in this instance use it as a precedent and compare the openness of the application site to this precedent. The three storey height of the proposed building, with attached central 2m high atrium would dominate the streetscape of the area. It is instructive to note that the Conservation Officer recommended that the building should

be significantly reduced in height, and that a two and a half storey building would respect the established two storey height of the residential area and three storey height of the adjacent Town Centre shopping parades, thereby contributing to the transitional character of this site. The Conservation Officer also commented that an alternative roof form would allow the building to relate to an established hipped/pitched roofscape style evident along the existing streetscene.

Taking into account the orientation, design, excessive bulk, massing, footprint, storey height and coverage of the proposed building, the proposed building would be prominently visible from the Field End Road streetscene and the War Memorial, and would constitute a visually intrusive, obtrusive and unduly dominating addition on the site, which would have a detrimental impact on the wider setting of the War Memorial and context of the nearby Grade II listed buildings to the west.

If the application proposal had been considered acceptable in all aspects, suitable conditions would have been recommended in respect of the submission of suitable soft and hard landscape schemes, as well as the submission of details for protective measures for the established mature trees on the site.

It is therefore considered that the proposed development, by reason of its contrived and unacceptable design, storey height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character, appearance and visual amenities of the streetscene and the surrounding area. The proposed development would therefore not accord with the design objectives of Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

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

Paragraph 4.11 of the Council's adopted HDAS SPD: Residential Layouts (July 2006) gives advice that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected.

Paragraph 4.9 of the HDAS SPD specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

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

The objection from residents in respect of the intensification of use of the site as a result of the proposed Pharmacy and Doctor's Surgery is noted. It is acknowledged that the Pharmacy use would result in a number of comings and goings of persons who may not necessarily want to access the Surgery. There are no records of any opening hours for the established existing Surgery on the site, and the applicant has not provided any details of opening hours for both proposed uses. The proposed Pharmacy use is a retail use that falls within Use Class A1, and such uses would normally not have opening hours restrictions. It is considered that both the uses would have closing hours before the start of the conventional resting hour of 2300 for residential occupiers. Nevertheless, if the

application had been considered acceptable in all aspects, a condition would have been recommended to restrict the daily closing hour of the Doctor Surgery and Pharmacy uses to 2100 hours.

The closest adjacent residential property to the application site is the two-storey Walsh Lodge (1A Deane Croft Road), which is sited adjacent to the eastern side boundary. The submitted plans show that the proposed building would have a height that is similar to that of Walsh Lodge. The existing building on the site has similar front and rear building lines with Walsh Lodge. However, the eastern flank of the proposed building would be set in from the western flank wall of Walsh Lodge by approximately 3.3m, and it would project beyond the rear building line of Walsh Lodge by 1m, and project beyond the front building line by 11m. Even though the applicant has indicated on the submitted plans that the proposed building would not intersect 45 degree lines of sight taken from the nearest edges of the front and rear walls of Walsh Lodge, this is a tool used to help assess the impacts on light. The 11m front projection and associated height of the building in relation to Walsh Lodge in particular is considered unduly excessive. Notwithstanding that it wouldn't dissect the 45 degree line, it would be a prominent feature in the outlook available and it would result in the building having an overbearing and unduly dominating impact on that neighbouring property with a resultant loss of visual amenities for the occupiers of that property.

The external upper level balconies to the rear of the building would project 3.3m beyond the rear wall of Walsh Lodge, and the orientation of the building in relation to that neighbouring property is such that the roof terraces and external balconies would offer direct and oblique views of the rear garden of that property. However, it is recognised that this is a communal garden area which is already overlooked by the windows of the different flats. As a consequence the proposed development would not result in a significant change of a loss of privacy to the rear garden at Walsh Lodge.

As such, the proposal is considered to be contrary to the objectives of Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

Policy 3.5 and Table 3.3 of The London Plan (March 2015), which is substituted by Table 1 of the nationally described space standard, specify that the minimum internal floor space area/standard for a two-bedroom, four person flat should be 70 sq.m, and a one-bedroom, two person flat should be 50 sq.m. The nationally described space standards define the Gross Internal Area (GIA) or internal floor space area of a dwelling as 'the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above

stairs.

The proposed 9 flats would all have internal floor areas that exceed the minimum required areas. It is therefore considered that the proposed flats would result in the provision of satisfactory internal accommodation of adequate sizes for future occupiers. All 9 flats would have double sized bedrooms with areas that exceed the minimum required nationally described space standard of 11.5 sq.m for a double bedroom. The living and kitchen/dining area on the ground floors would have combined areas that exceed the minimum required space standards specified in The London Plan. However, it should be specified and noted here that the new nationally described standards have removed the standards for combined living/kitchen and dining areas in residential developments. The new nationally described space standards specify that plans for new dwellings should demonstrate that all homes are provided with adequate space and services to be able to work from home. Given that the proposed flats in the new building would have adequate widths and areas for living areas, it is considered that there would be adequate scope for the provision of services to enable occupiers to work from home.

It is considered that the habitable rooms to the front and rear elevations of the proposed building would have adequate and acceptable levels of outlook and entry of daylight/sunlight. A low-level planter would be provided in front of the rear-facing ground floor flat, which would constitute an adequate defensible buffer for that flat. As a result, the proposal would be compliant with the related guidance contained in The London Plan (2015), Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Residential Layouts HDAS SPD (July 2006).

With regards to the provision of adequate usable external communal amenity space, paragraph 4.17 of the HDAS SPD requires a minimum of 25 sq.m for a two bedroom flat and 20 sq.m for a one bedroom flat. As a result, the required minimum for the proposed 9 flats is 210 sq.m. The proposed communal amenity area in the roof terraces on top of the building would have an area of 185 sq.m, and the combined area of the external balconies and ground floor private terrace would be 48 sq.m. The total communal area to be provided would therefore be 233 sq.m, which would significantly exceed the required minimum. As such, the proposed amenity spaces would be adequate to provide satisfactory standards of amenity for the future occupiers of the proposed flats, thereby compliant with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the guidance contained in the HDAS SPD: Residential Layouts (July 2006).

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

The Highways Officer has not raised any objection to the proposed number of parking spaces to serve the ground floor Surgery and Pharmacy uses and the residential flats.

As stated above in the 'Internal Consultees' section, the applicant has submitted revised site layout and basement level plans that show indicative refuse and cycle storage areas, and which contain details to address concerns of the Highways officer in respect of the ramp to the basement car park, vehicular swept paths, the layout of the basement car park, headroom height, pedestrian visibility splays and active/passive provision for electric vehicles.

The Highways Officer has been re-consulted on the revised drawings, and their comments will be reported in the Addendum to follow this report.

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

It has been considered that the proposed development would not represent a high quality of design and would have a detrimental impact on the character, appearance and visual

amenities of the streetscene and surrounding area.

In terms of access and security, the proposed building would be accessed from vantage points from the Field End Road and Deane Croft, which act as natural surveillance points for the building and site.

#### **7.12 Disabled access**

Policy 3.5(c) of The London Plan requires all new homes to be built to Lifetime Homes standards. However, the new national standards, which comprise of new additional 'optional' Building Regulations on water and access, substitute this Lifetime Homes requirement. From October 2015, the new national standards specifies that the requirement should be interpreted as 90% of homes to meet Building Regulation M4(2) - 'accessible and adaptable dwellings'.

The Access Officer has recommended that revised plans should be submitted to demonstrate that an appropriate bathroom layout can be incorporated into every flat. If the application had been considered acceptable in all aspects, a condition would have been recommended to that effect, to ensure that the proposed development is designed to Part M4(2), as set out in Approved Document M to the Building Regulations 2015, and to comply with the requirements of Policy AM13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 3.5 and 3.8 of The London Plan (March 2015).

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

Not applicable to this application.

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

The Trees Officer has not raised any objection to the proposed development, and has commented that in the event of an approval recommendation, suitable landscape conditions should be imposed with any approval to ensure the protection of the TPO birch and copper beach trees on the site. In this respect, additional landscape conditions are recommended to be imposed, requiring the submission and approval of soft and hard landscape details in the front and rear gardens. It is expected that any hardsurfacing materials for the parking area and turning space should be of traditional and permeable form, to ensure they complement the landscaped setting of the site and wider conservation area.

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

Although it is considered that the proposed ground floor Pharmacy/Doctor's Surgery and upper floor residential uses would not generate significant quantities of clinical and other associated waste, it is important that the Hazardous Waste Regulations 2005 are complied with.

If the application was considered acceptable in all aspects, an informative to that effect would have been recommended.

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

Not applicable to this application.

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

With regards to the generation of the additional surface water run-off on the site as a result of the creation of the basement parking area, it is instructive to note that the adjacent War Memorial Garden to the north was until the 1920s a pond. It is also instructive to note that there are working wells within the curtilage of the Grade II listed building (Field End Farm) opposite the site to the west.

The Drainage Officer has commented that in the absence of a site investigation to

establish groundwater levels for the the basement element, the applicant has not demonstrated whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, it is therefore considered that the proposed development would form a potential adverse risk for localised flooding in the area.

As such, the proposal is considered to be contrary to the objectives of Policies EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

There are no adverse noise or air quality issues to address as part of this application proposal.

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

The representations (objection and support petitions) from local residents, Eastcote Residents Association, Eastcote Conservation Panel and ward Councillors, in respect of the traffic implications, impact of the proposed use on neighbouring residential amenity and visual impact on the surrounding area and heritage assets have been discussed in the main section of this report above.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

None.

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

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

It is considered that the proposed development, by reason of its contrived and unacceptable design, height, scale, form and excessive footprint, would constitute over-development and loss of a prominent open-space characteristic of the site, thereby resulting in a detrimental impact on the setting of the nearby Grade II listed buildings at Field End Farmhouse (No. 86 Field End Road) and the Barn House (No. 38 Meadow Way), and the character, appearance and visual amenities of the streetscene and the surrounding area.

The extensive projection of the proposed development beyond the front and rear building lines of Walsh Lodge is such that it would result in an overbearing and unduly dominating impact on that neighbouring property, with a resultant loss of visual and residential amenities.

It is considered that in the absence of a site investigation to establish groundwater levels for the the basement element, the applicant has not demonstrated whether the proposed development would result in additional surface water run-off and generation of localised flood risk in the surrounding area. In the absence of such information, it is therefore considered that the proposed development would form a potential adverse risk for localised flooding in the area.



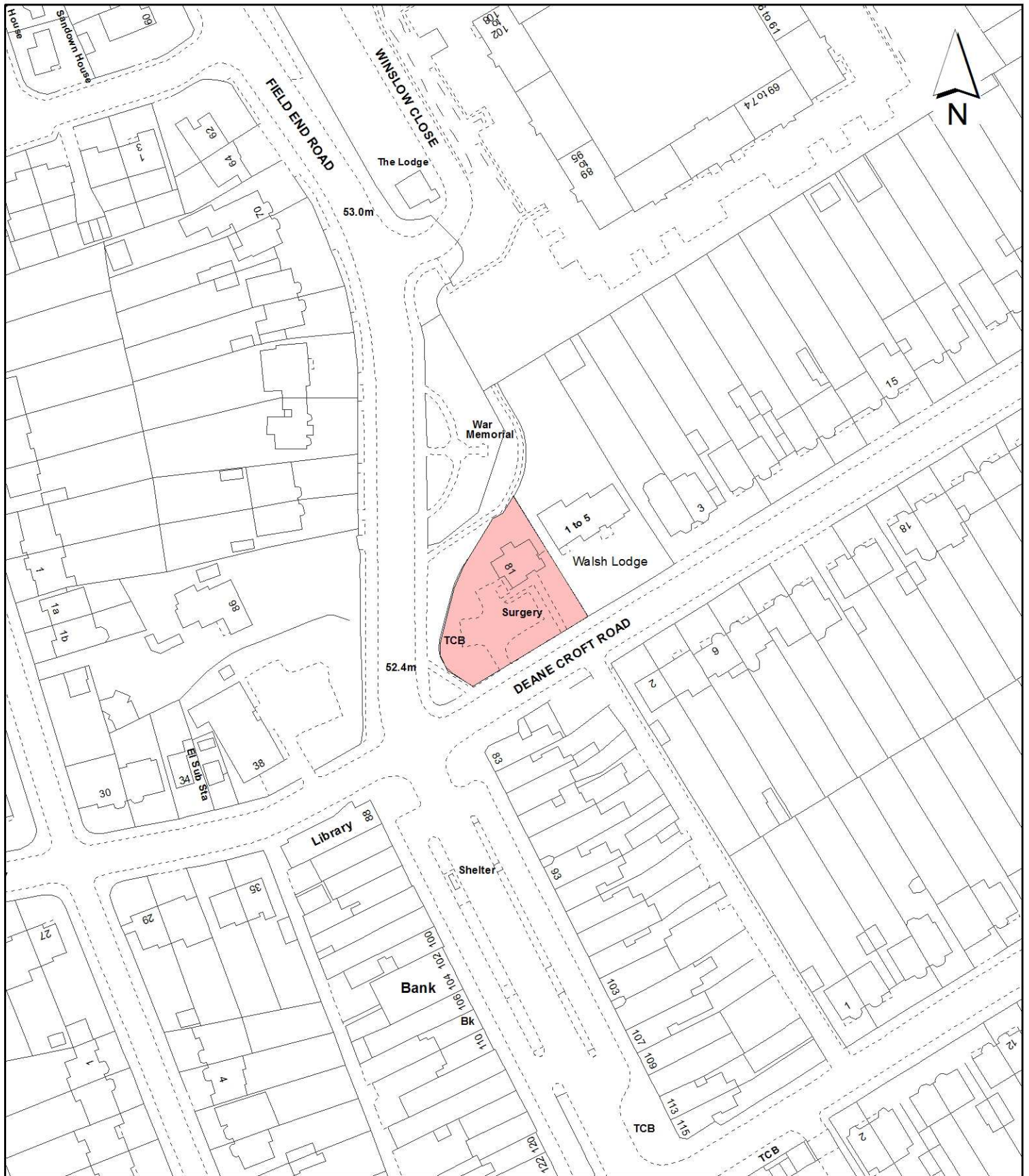
As such, the proposal is considered to be contrary to the objectives of Policies BE13, BE19, BE21, BE22, BE24, EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

## **11. Reference Documents**

The London Plan (2015)  
Hillingdon Local Plan Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Mayor of London's Housing Supplementary Planning Guidance (November 2012)  
Mayor of London's Housing Standards Policy Transition Statement (October 2015)  
Supplementary Planning Document HDAS: Residential Layouts (July 2006)  
Supplementary Planning Document HDAS: Residential Extensions (December 2008)  
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Victor Unuigbo

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**81 Field End Road  
 Eastcote  
 Pinner**

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

Planning Application Ref:

**363/APP/2015/3827**

Scale:

**1:1,250**

Planning Committee:

**North** Page 34

Date:

**March 2016**



**HILLINGDON**  
 LONDON

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

**Address** 12A NORTHWOOD ROAD HAREFIELD

**Development:** Change of use from dwelling house (Use Class C3) to dental clinic (Use Class D1) with associated car parking in the rear garden

**LBH Ref Nos:** 45363/APP/2015/3363

**Drawing Nos:** P01 Rev R03  
P02 Rev R03  
P03 Rev R03  
P04 Rev R03  
P05 Rev R03  
P06 Rev R03  
P07 Rev R03  
P08 Rev R03  
P09 Rev R03  
Amended Design & Access Statement  
Location Plan  
Block Plan

**Date Plans Received:** 07/09/2015

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

**Date Application Valid:** 04/02/2016

### 1. SUMMARY

This application seeks planning permission for the change of use of the subject property from a single family dwellinghouse (Use Class C3) to a Dental Clinic (Use Class D1), which is proposed to be operated under the auspices of the National Health Service (NHS). The proposed use would incorporate the provision of off-street parking spaces with replacement 2m high acoustic fences in the front and rear gardens.

The application has been referred to the Planning Committee because of the receipt of a petition and representations from local residents.

The site is situated on the eastern side of Northwood Road and is located just outside the Harefield Local Centre. The site is situated within the Harefield Village Conservation Area, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

It has been demonstrated by the applicant that there are no available suitable alternative premises in the locality (including the adjacent Local Centre) to accommodate the proposed use, and that there is a proven need for an NHS dental clinic in the locality, without it leading to an over-concentration of dental clinics in the locality.

Other than the provision of the replacement acoustic fencing on the side boundaries and off-street parking spaces to the rear of the site, the proposal would not involve any external alterations or extensions to the property. There is no Article 4 Direction in place to restrict the hardsurfacing of the rear garden to provide parking spaces and provision of fencing or boundary treatments on the side boundaries of the site in its Conservation Area location, in and of themselves. As such, permission would not be required for the hardsurfacing of the rear garden for parking and the replacement 2m high acoustic fences. The proposal

would therefore not have any detrimental impact on the appearance and/or setting of the Harefield Village Conservation Area.

It has been considered that the proposal would not harm the amenity of neighbouring occupiers, and the Council's Highways Officers have advised that the off-street car parking provision to the front and rear of the site would comply with the Council's adopted car parking standards, and that the parking can be accommodated without detriment to pedestrian safety and/or the free flow of traffic. The nature and required level of occupancy (for staff and patients/visitors) for the proposed use across both floors of the property are such that it is impracticable for a residential unit to be maintained within the property.

This application seeks permission only for the change of use of the property. Any likely display of advertisements or signs would require separate consent.

Accordingly, the application is recommended for approval.

## 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

### 1 COM3 **Time Limit**

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

#### REASON

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

### 2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P02 Rev R03, P04 Rev R03, P06 Rev R03, P08 Rev R03, P09 Rev R03 and P10 Rev R03 (revised and received on 21/12/2015), 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 COM8 **Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

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

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

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

#### REASON

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

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

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

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

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE4, BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **5 NONSC Non Standard Condition**

Prior to the commencement of the Dental Clinic use hereby permitted, the car park in the rear garden and acoustic fencing on the side boundaries shall be laid out and installed in

accordance with the approved details. The car park and acoustic fencing shall then be retained for as long as the permitted use is implemented on the site.

**REASON:**

To mitigate the impact of noise generation and to safeguard the amenities of adjacent residential occupiers in accordance with Policies BE21, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**6 COM22 Operating Hours**

The use hereby permitted shall not be used except between the hours of:-  
[0800 and 1900], Mondays - Fridays  
[0800 to 1300] Saturdays

The use shall have no opening on Sundays, Public or Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies BE24, OE1 and OE3 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R15	Use of residential accommodation for medical/health care facilities

LPP 3.17 (2015) Health and social care facilities  
NPPF National Planning Policy Framework

**3 159 Councils Local Plan : Part 1 - Strategic Policies**

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

**6 115 Control of Environmental Nuisance from Construction Work**

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

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

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

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section

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

## 7

The applicant is hereby advised that 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).

## 8

The applicant's attention is drawn to the need to comply with the Hazardous Waste Regulations 2005.

## 9

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the eastern side of Northwood Road, Harefield and comprises a vacant two-storey detached property, which has established use as a single-family dwelling and comprises four bedrooms.

The property has a gable end roof, front porch and yellow-brick external finish. The property has a single storey extension recessed to the northern side and rear, and which abuts its northern side boundary. The northern boundary adjoins an access road that leads to a garage building and the detached property at No. 12B Northwood Road farther to the rear in a 'backland' position.

The site is covered by Tree Preservation Order (TPO) number 579 and comprises a number of protected trees (Birch and Copper Beech) in the front and rear gardens. The front garden is enclosed by a brick boundary wall and comprises a vehicular access and driveway to its northern end. The side and rear boundaries are enclosed by close-boarded and wire-mesh fencing.

The application site/property is situated within the Harefield Village Conservation Area and lies just outside of the Harefield Local Centre. The site also lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 3.2 Proposed Scheme

This application proposes the change of use of the property from a single family dwellinghouse (Use Class C3) to a Dental Clinic (Use Class D1).



The proposed Dental Clinic use would comprise surgery, consulting and staff rooms across both floors of the property, and revised plans have been submitted, which show the provision of three off-street parking spaces in the rear garden. The parking spaces would be enclosed by 2m high acoustic fencing on the side boundaries, and which would be clad with Rockwool sheet panels. The existing parking space in the front garden would be retained.

### 3.3 Relevant Planning History

45363/90/1891                      Adjoining 14 & 14a Northwood Road Harefield  
Erection of a three-bedroom detached house and garage (outline application)

**Decision:** 23-08-1991    Approved

45363/APP/1999/2104      12a Northwood Road Harefield  
ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION AND PART SINGLE STOREY  
REAR EXTENSION

**Decision:** 04-01-2000    Refused

45363/APP/2000/436      12a Northwood Road Harefield  
ERECTION OF A SINGLE STOREY REAR EXTENSION (APPLICATION FOR A CERTIFICATE  
OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

**Decision:** 14-08-2000    GPD

#### Comment on Relevant Planning History

45363/APP/2000/436 - Erection of a Single Storey Rear Extension (Application for a Certificate of Lawfulness for a Proposed Use or Development)  
Decision: Approved On 14/08/2000.

45363/APP/1999/2104 - Erection of a Two Storey Side and Rear Extension and Part Single Storey Rear Extension  
Decision: Refused on 04/01/2000.

45363/90/1891 - Erection of a three-bedroom detached house and garage (outline application)  
Decision: Approved on 23/08/1991.

### 4. Planning Policies and Standards

#### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1            (2012) Built Environment

PT1.HE1            (2012) Heritage

## Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R15	Use of residential accommodation for medical/health care facilities
LPP 3.17	(2015) Health and social care facilities
NPPF	National Planning Policy Framework

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th October 2015**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

6 neighbouring owner/occupiers (Nos. 11, 12, 12b, 12c, 14 and 15 Northwood Road), the Harefield Tenants and Residents Association and the Harefield Village Conservation Area Panel were consulted by letter on 09/09/2015. A site notice was also displayed in the area on 03/10/2015.

A petition consisting of 40 signatories and objecting to the application proposal has been received. The grounds of the objection are summarised below:

- Inappropriate change of use from residential to commercial use.
- Unsustainable loss of a dwelling suitable for residential use.
- The proposal is not in keeping with the residential character of the area.
- The driveway along the side of the property to form access for rear car parking is not a public driveway but a private access driveway for No.12b Northwood Road.
- Use of private driveway to side will generate additional vehicle movements.
- Additional noise and disturbance from vehicles would harm the amenity and living conditions of neighbouring residential occupiers.
- There are commercial units on the High Street, which should be considered first.
- There are two dental practices in Harefield (High Street and Park Lane).

7 further letters of objections have also been received from neighbours and the Residents Association, the grounds of which are summarised below:

- The application property is in a falls under conservation area and has tree preservation order.
- There is no provision for patient car parking and insufficient parking for staff.
- There are two dental clinics/surgeries in Harefield (High Street and Park Lane) without a need for a

third dental clinic.

- This property is in Green Belt and should not be changed from a home into a dental practice.
- Loss of a home in the locality.
- Sewage blockage as a result of disposal of clinical waste.

3 letters of support were received from neighbours, the grounds of which are summarised below:

- There is a local need for an NHS dental practice in the area as the other clinics are private.

### **Internal Consultees**

Highways Officer:

Following the receipt of revised drawings from the applicants showing the provision of cycle storage spaces and three off-street car parking spaces to the rear garden, the Highways Officer has provided revised comments:

- a. The revised layout of the car parking to the front and rear gardens is acceptable.
- b. Subject to confirmation of the rights of vehicular/pedestrian access via the private driveway, there are no highway objections.

Conservation Officer:

No objection in conservation terms.

Trees Officer:

The site is occupied by a two-storey detached house on the east side of Northwood Road in Harefield. It is situated at the interface between a residential area and the small cluster of retail units at the junction with Breakspear Road on the edge of Harefield Village centre. Access to the rear was not gained, but there are two silver birch trees within the front garden. The site lies within the area covered by Tree Preservation Order No. 579. The two birch trees in the front gardens are protected (T10 and T11 on the schedule), as is a copper beech in the rear garden (T2 on the schedule). The site also lies within the Harefield Village Conservation Area, a designation which protects trees.

The proposal is to change the use from Use Class C3 (dwelling house) to Use Class D1 (Non-Residential Institutions) for use as a dentist clinic. According to the planning questionnaire (Q15) there are no trees on the site. This statement is evidently inaccurate. Q15 and the Design & Access Statement (see Landscaping) confirm that no alterations to the landscape are proposed and no new landscape is proposed.

If the application is recommended for approval, landscape conditions should be added to protect the trees. Furthermore, an informative should be added to ensure that the applicant is aware that the trees on the site are protected and permitted development of the front garden (for example) may be restricted to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

**RECOMMENDATIONS:** No objection, subject to the above comments and addition of conditions in respect of the submission and approval of a method statement (outlining the sequence of development on the site including demolition, building works and tree protection measures prior to site clearance or construction work, and in respect of the submission and approval of a hard/soft landscaping scheme before any development takes place.

Case Officer comments: Following the Trees Officer's comments about the inaccurate information

in the application forms about the absence of trees on the site, the applicant has submitted amended forms and Design and Access statement, which correctly specify the presence of protected trees on the site. The applicant has also submitted a revised Block Plan that shows the positioning of the protected trees in relation to the location of the proposed parking spaces.

Environmental Protection Unit (EPU) Officer:

No objection.

It is recommended that double glazed windows and self closing acoustic doors are provided. Gaps around the four sides of a door leaf are essential, so doors can open and close. But these gaps allow sound to pass through. Constant low-level noise can be as disruptive as louder sounds. In some cases, confidential conversations may be overheard. Approved Document E to the Building Regulations gives specific acoustic performance requirements for doors in certain buildings, including schools, care homes, dental surgery and hotels.

Access Officer:

The supporting documentation for the proposed Change of Use from a detached dwelling house into a dental practice refers to the installation accessible toilet facility. Entry into the premises would remain unchanged and it is unclear whether access for wheelchair users would be possible.

Conclusion: acceptable in principle. However, any planning approval should convey to the applicant an informative as set out below:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

## **7. MAIN PLANNING ISSUES**

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

Policy R15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that for proposals incorporating change of use from residential accommodation to medical/healthcare facilities, they will only be acceptable where:

- (i) there is a proven need for the facility in the locality and no suitable alternative premises are available;
- (ii) the development is in sympathy with the character and style of the existing street scene, and does not harm the amenity of neighbouring occupiers;
- (iii) the council's adopted car parking standards can be met and where appropriate leave a reasonable garden area;
- (iv) any on-street parking that may be generated can be accommodated without detriment to pedestrian safety and/or the free flow of traffic; and
- (v) a residential unit is maintained within the building, unless it can be demonstrated to the satisfaction of the local planning authority that it is impracticable.

Where such premises are no longer needed the local planning authority is unlikely to permit uses other than residential.

The objection from neighbours in respect of the existence of two other Dental surgeries in

the locality is noted. It is instructive to note that the neighbouring property approximately 13m to the north at No.14A Northwood Road used to be in occupation as a Dental Clinic up until March/April 2011. The applicant has provided a supporting letter from NHS England confirming that both floors of the property would be required to facilitate a Dental Clinic use to be operated under the auspices of the NHS, and that an additional clinic is required in the locality in order to meet the needs of the local population. The letter from NHS England asserts that dental decay rates in Hillingdon are amongst the worst in London and there has been a high demand for NHS Dental Services in the Harefield area since the previous provider vacated the premises at No. 14A Northwood Road in March/April 2011.

Following on from the submission of the letter from NHS England, the applicant has also submitted marketing evidence from local estate agents, detailing that no suitable alternative commercial premises are available in the area and nearby Local Centre, which has a low vacancy rate. Even though information has not been provided to demonstrate how long the application property has been vacant for, it has nevertheless been demonstrated that attempts have been made to find suitable alternative premises elsewhere, and in this instance, the loss of the application property as a single family dwellinghouse can be justified. Given that evidence has been provided to demonstrate a proven need for the proposed use in the locality, it is considered that the Dental Clinic would not lead to an over-concentration of Dental Clinics in the locality.

As will be discussed in sections below, other than the provision of replacement acoustic fencing on the side boundaries and off-street parking spaces to the rear of the site, the proposal would not involve any external alterations or extensions to the property. As such, the proposal would not have any detrimental impact on the appearance or setting of the Harefield Village Conservation Area. It will be discussed below that the proposal would not harm the amenity of neighbouring occupiers, and the Council's Highways Officers have advised that the off-street car parking provision to the front and rear of the site would comply with the Council's adopted car parking standards, and that the parking can be accommodated without detriment to pedestrian safety or the free flow of traffic. The nature and required level of occupancy (for staff and patients/visitors) for the proposed use across both floors of the property are such that it is impracticable for a residential unit to be maintained within the property.

Given the above considerations, the proposal would therefore comply with the criteria listed in Policy R15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is acceptable in principle.

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

Not applicable as this application proposal does not constitute a residential development.

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

The application property is not statutorily listed, and the site is not situated within any Archaeological Priority Area or Area of Special Local Character.

The site is however situated within the Harefield Village Conservation Area, but the application proposal would preserve the character and appearance of the conservation area. The proposal does not incorporate any alterations or extensions to the external surfaces of the property occupying the site.

Suitable landscape conditions are recommended to be imposed, which require the submission and approval of details for the hardsurfacing materials for the paving/hard surfacing of the rear garden to facilitate a car park/proposed car park. The Council's Trees Officer has advised that permeable and traditional materials will be required, to help ensure

that they are complementary to the soft landscaping in the site. It is instructive to note that there is no Article 4 Direction in place to restrict the hardsurfacing or paving of the rear garden of the site in its Conservation Area location. As such, permission would not be required for the hardsurfacing of the rear garden in and of itself.

The proposed replacement 2m high acoustic fences on the side boundaries would be clad with Rockwool sheet panels. The Conservation Officer has not expressed any objection to the proposed Rockwool sheet panel material, which is not a significant departure from the timber material of the existing fencing. There is also no Article 4 Direction in place to restrict the provision of fencing or boundary treatments on the side boundaries of the site in its Conservation Area location. As such, permission would not be required for the replacement 2m high acoustic fences in and of themselves.

The proposal would therefore not have any detrimental impact on the appearance and/or setting of the Harefield Village Conservation Area.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable as the application site is not situated within or adjacent to the Green Belt.

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

Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) require all new development to maintain the quality of the built environment including providing high quality urban design and the preservation or enhancement of sites with heritage assets such as Conservation Areas.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies specify that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (Part Two) seek to ensure that new development complements, improves and or harmonises with the character and visual amenity of a streetscene and surrounding residential area in which it is situated.

The objection in respect of the conservation area location of the site and pressures to cut down trees as a result of the TPO status of the site is noted. The application property is sited within the Harefield Village Conservation Area. It is however instructive to note that this application proposal only seeks permission for the change of use of the property and does not include any proposal for extensions or alterations to the property. As such, the proposal would preserve the appearance of the conservation area.

There is no Article 4 Direction in place to restrict the hardsurfacing of the rear garden and provision of fencing or boundary treatments on the side boundaries of the site in this conservation area location. As such, permission would not be required for the hardsurfaced parking spaces and replacement 2m high acoustic fences on the side boundaries with No.12 and the access road to the east. It is however considered that the design and texture of the acoustic fences are such that they would visually complement the landscaped setting of the site's rear garden.

In relation to the TPO status of the site, the applicant has proposed the provision of hardstanding in the rear garden to facilitate the creation of three parking spaces and

associated turning space. The Trees Officer has commented that suitable landscape conditions should be imposed with any approval to ensure the protection of the TPO birch and copper beach trees on the site. In this respect, additional landscape conditions are recommended to be imposed, requiring the submission and approval of soft and hard landscape details in the front and rear gardens.

It is expected that any hardsurfacing materials for the parking area and turning space should be of traditional and permeable form, to ensure they complement the landscaped setting of the site and wider conservation area.

It is expected that any future application for the likely display of associated signage and advertisements would be assessed to ensure it preserves the character and appearance of the property and the setting of the conservation area.

Given the above considerations and subject to the imposition of suitable landscape conditions, the application in its present form would preserve the character and appearance of the property, streetscene and the wider Harefield Village Conservation Area, compliant with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies BE4, BE13 and BE15, BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) gives advice that new development in residential areas should protect the amenity of the occupants of surrounding buildings, as well as protecting their privacy.

Policy OE1 of the Local Plan (Part Two) specifies that permission will not be granted for uses that are likely to be detrimental to the character or amenities of surrounding properties. Policy OE3 of the Local Plan (Part Two) refers to developments with the potential to cause noise annoyance.

The objection in respect of noise and disturbance to neighbours is noted. The proposed change of use to a Dental Clinic would not result in any increase of the internal floor space/area of the application property, and it is considered that the use, scale and nature of the proposed Clinic are such that it would not be a significant noise-generating activity, and it would not result in any adverse noise nuisance to the adjacent neighbouring properties. The applicants have submitted that in terms of the frequency of visitors to the site in relation to the Dental Clinic use, it is expected that on average, two visitors/patients would visit on an hourly basis. The applicants submit that the visits would mainly be on an appointment basis.

The applicant has indicated in the submitted application forms that the intended opening hours are 0800 to 1900 Mondays to Fridays, 0900 to 1300 Saturdays and no opening on Sundays and Bank Holidays. The proposed hours of opening are considered acceptable, particularly as the closing hours on Mondays to Fridays would be four hours before the start of the conventional resting hour of 2300 for residential occupiers. However, even though the site is located just outside of the Harefield Local Centre, it is in a primarily residential area, with the adjacent properties to both sides and rear of the application property in use as single family dwellinghouses. It is therefore considered expedient to impose a condition, which restricts the operation of the proposed use to the proposed hours of opening.

It is acknowledged that the provision of an off-street parking area in the rear garden could

introduce an element of noise intrusion to the adjacent dwellings at Nos. 12 and 12b Northwood Road to the rear. It is instructive to note that three car parking spaces would be provided in the rear garden, and one of these spaces would be dedicated for the use of an employee on the site. Two spaces would therefore be allocated for visitors/patients. The two spaces, coupled with the proposed average frequency of two visitors on an hourly basis, would constitute low frequency and numbers of trips being made to and from the site. As such, the comings and goings of visitors and related car movements would not result in significant noise generation throughout the opening hours, and would not have a detrimental impact on the residential amenity of adjacent occupiers by reason of noise and disturbance. Furthermore, the applicant has proposed the replacement of the existing close-boarded fencing on the side boundaries with No.12 and the adjoining access road to the east with 2m high acoustic fences, to prevent the transmission of noise across to the neighbouring properties at Nos. 12 and 12b. It is considered that this provision is acceptable, and a condition is recommended to be imposed with this decision, to ensure the acoustic fences are erected before the commencement of the proposed Dental Clinic and use of the rear garden parking area. It is considered that the intensification and use of the rear garden as a hardsurfaced car park is acceptable, as the rear garden can be hardsurfaced as a permitted development, without the need for planning permission.

With regards to the objection in respect of the use of the private access road to the east, which the applicants propose to use to facilitate access to the rear garden car park, it is instructive to note that the applicants have submitted revised site location and Block plans, which show the edging of red lines around the access road. The applicants submit that they have rights of easement passage on the road and would privately and legally contest any restrictions from the neighbours to prevent them using the access road.

Given the above considerations and subject to the imposition of the recommended conditions, the proposal would have no detrimental impact on the residential amenity of the adjacent neighbouring occupiers, in compliance with Policies BE24, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable as this application proposal does not constitute a residential development.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP 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 of the Local Plan specifies that new development will only be permitted where it is in accordance with the Councils adopted Car Parking Standards.

Northwood Road is a designated Borough secondary distributor road and the site has a very poor Public Transport Accessibility Level (PTAL) score of 1b. The objection from neighbours in relation to parking provision, parking problems and traffic problems on an already busy road is noted. The applicant has submitted that the proposed use would involve the employment of 8 full-time and 2 part-time staff, and that between 2 to 3 patients/visitors are expected to visit the site on an hourly basis. Even though the applicant submits that most of the staff and patients would utilise public transport to visit the site, it is instructive to note that the site has a poor Public Transport Accessibility Level (PTAL) score of 1b. However, the Council's Highways Officers have advised that the provision of four off-street car parking spaces (three in the rear garden and 1 in the front garden) is adequate to service the car parking needs of the proposed use, and that the proposed



cycle storage (incorporating a provision of 9 spaces) is acceptable. The Highways Officer has commented that this provision is such that it would comply with the Council's adopted car parking standards, and that the parking arrangements are such that they can be accommodated on the site without detriment to pedestrian safety and/or the free flow of traffic.

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

The site has an accessible location and there are no issues relating to design, access and security.

The property would have two entrances at the front and rear to ensure surveillance of the Northwood Road highway and adjoining access road to the northern boundary, and incorporate the retention of a level threshold to the front entrance door, which would allow for inclusive access for persons with limited mobility.

The proposal would therefore comply with Policy R16 of the Hillingdon Local Plan (November 2012) and Policy 7.2 of The London Plan (2015).

#### **7.12 Disabled access**

The Access Officer has not expressed any objection to the proposal particularly as entry into the property would remain unchanged. The Access Officer has recommended the imposition of an informative reminding the applicants about their duty of care under the Equality Act 2010.

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

Not applicable as this application proposal does not constitute a residential development.

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

The Trees Officer has commented that suitable landscape conditions should be imposed with any approval to ensure the protection of the TPO birch and copper beach trees on the site. In this respect, additional landscape conditions are recommended to be imposed, requiring the submission and approval of soft and hard landscape details in the front and rear gardens. It is expected that any hardsurfacing materials for the parking area and turning space should be of traditional and permeable form, to ensure they complement the landscaped setting of the site and wider conservation area.

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

Although it is considered that the proposed use would not generate significant quantities of clinical and other associated waste, it is important that the Hazardous Waste Regulations 2005 are complied with. An informative is recommended regarding this point.

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

Not applicable to this application.

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

The application is not situated within any flood zone and the scale and nature of the proposed development are such that it would not result in the generation of any localised flooding on the site.

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

There are no adverse noise or air quality issues to address as part of this application proposal. The EPU Officer has raised no objection to the proposal in this regard.

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

The representations (objection and support) from local residents in respect of the traffic implications, impact of the proposed use on neighbouring residential amenity and visual impact on the Harefield Village Conservation Area have been discussed in the main section of this report above.

## **7.20 Planning Obligations**

Not applicable to this application.

## **7.21 Expediency of enforcement action**

Not applicable to this application.

## **7.22 Other Issues**

None.

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

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

It has been demonstrated with the application that there are no available suitable alternative premises in the locality (including the adjacent Local Centre) to accommodate the proposed use, and that there is a proven need for an NHS dental clinic in the locality without it leading to an over-concentration of dental clinics in the locality. Other than the provision of replacement acoustic fencing on the side boundaries and off-street parking spaces to the rear of the site, the proposal would not involve any external alterations or extensions to the property. As such, the proposal would not have any detrimental impact on the appearance and/or setting of the Harefield Village Conservation Area.

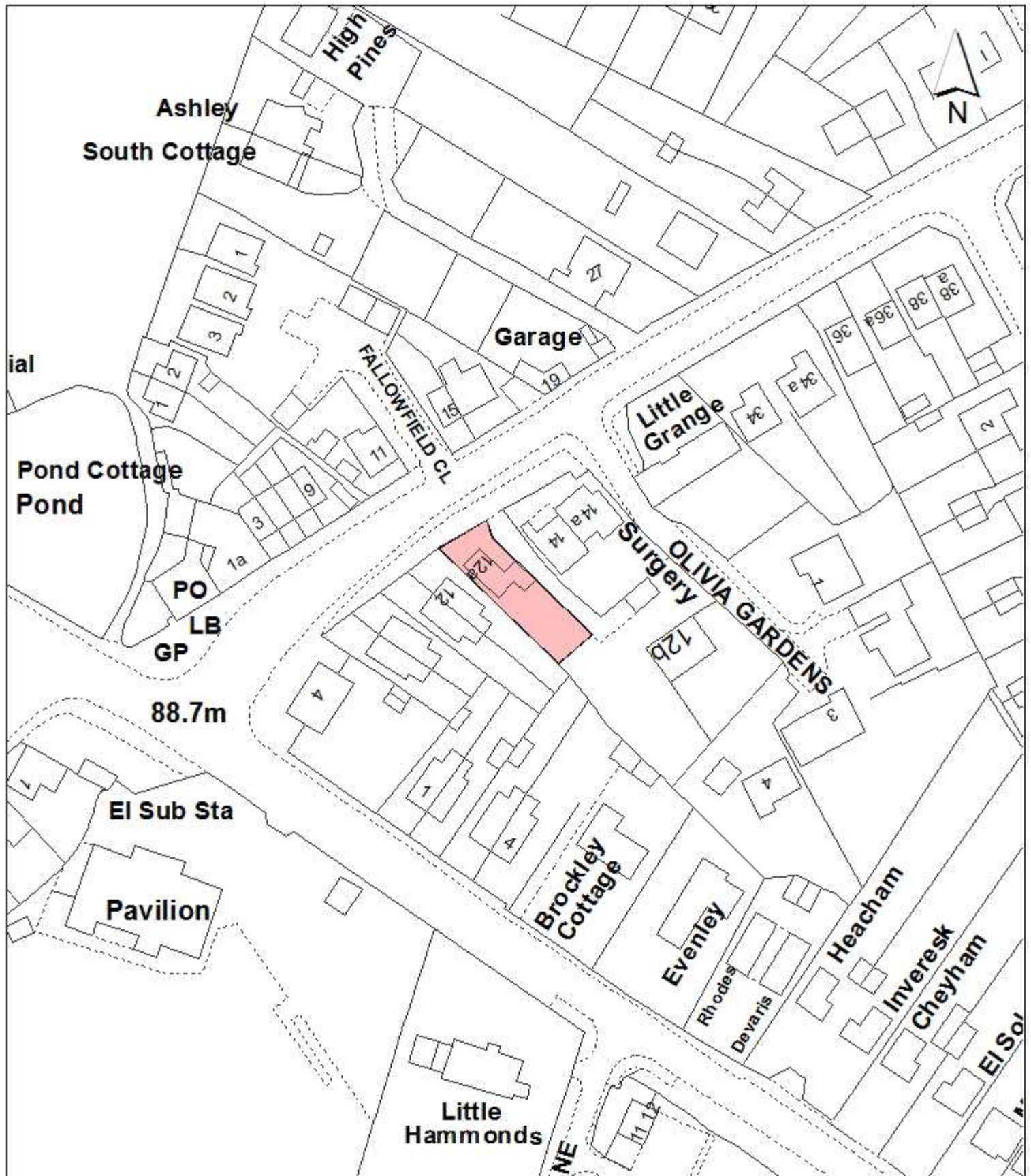
It has been considered that the proposal would not harm the amenity of neighbouring occupiers, and the Council's Highways Officers have advised that the off-street car parking provision to the front and rear of the site would comply with the Council's adopted car parking standards, and that the parking can be accommodated without detriment to pedestrian safety and/or the free flow of traffic. The nature and required level of occupancy (for staff and patients/visitors) for the proposed use across both floors of the property are such that it is impracticable for a residential unit to be maintained within the property.

#### **11. Reference Documents**

National Planning Policy Framework.  
The London Plan (March 2015).  
Hillingdon Local Plan: Part One - Strategic Policies (November 2012).  
Hillingdon Local Plan: Part Two - 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:

**12a Northwood Road  
Harefield**

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

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

Planning Application Ref:

**45363/APP/2015/3363**

Scale:

**1:1,000**

Planning Committee:

**North** Page 52

Date:

**March 2016**



**HILLINGDON**  
LONDON

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

- Address** LAND AT JUNCTION OF WARREN ROAD SWAKELEYS DRIVE ICKENHAM
- Development:** Installation of a 12.5m monopole supporting 6 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)
- LBH Ref Nos:** 65862/APP/2016/261
- Drawing Nos:** Photomontage southeast from Swakeleys Drive  
Photomontage southwest from Thornhill Road  
Photomontage northwest from Swakeleys Drive  
100 Rev C  
200 Rev G  
300 Rev G  
Supplementary Information  
CTIL ICNIRP compliance  
General background information for telecommunications development  
Health and Mobile phone base stations  
Radio Planning and propagation  
CTIL consultation plan  
Covering letter

**Date Plans Received:** 22/01/2016                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 22/01/2016

### 1. SUMMARY

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to improve 3G and 4G services, coverage and improve capacity.

The proposed telecommunications installation has been revised from previous schemes and proposes a slimmer column, 12.5m in height that will be painted in 'fir green'. It is considered that the reduced bulk and finish of the column will ensure that this assimilates with the verdant tree and vegetative backdrop, and does not appear unduly dominant, visually intrusive or incongruous in the surrounding street scene. Given the location of the mast and presence of other vertical infrastructure in the form of lampposts, it is not considered to have a detrimental impact on the openness or character of the Green Belt.

It is therefore recommended that prior approval be required in this instance and that permission is granted.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

The development hereby approved shall be begun before the expiration of five years from the date of this approval.

REASON

To comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, PART 16, Class A, Article A.3, (10), (a)

**2 COM4 Accordance with Approved Plans**

The development hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans,

200 Rev G

300 Rev G

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (2015).

**3 COM7 Colour of column and cabinet**

Prior to its first use, the column and cabinet shall be painted in Fir Green (RAL6009) and shall thereafter be maintained in this finish for as long as the development remains in existence unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy OL5, BE4 and BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 NONSC Removal of apparatus**

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to GRANT details of siting and design 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 details of siting and design 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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL5	Development proposals adjacent to the Green Belt
NPPF	National Planning Policy Framework

### **3 147 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).

#### **4**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### **3. CONSIDERATIONS**

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

The application site is located on the grass verge at the junction of Warren Road and Woodstock/Swakeleys Drive. The site is located within a predominantly residential area, with 70 Woodstock Drive to the west, 82 Thornhill Road to the north and 81 Thornhill Road to the east; there is a large woodland area on the eastern side of Warren Road, where there are trees between 8-20m high. The site is located in an area designated a Nature Conservation Site (Borough Grade II or Local Importance) and lies within the Green Belt. The application site is located approximately 48m west of Ickenham Village Conservation Area.

The site is a triangular parcel of land separated into two sections by a footpath. The installation is proposed on the land closest to the footpath, towards the road and existing street furniture. Near to the site are a number of lampposts and street signs including a road crossing with associated beacons and lampposts east of the site.

#### **3.2 Proposed Scheme**

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to improve the existing 3G and 4G coverage, services and improve capacity.

One equipment cabinet would be provided under Permitted Development Rights as they would have a volume of less than 2.5 cubic metres. It should be noted that the equipment cabinet, whilst being Permitted Development, would not be required without the proposed mast.

The network requirements of the operators have been reviewed and the area revisited following the most recent refusal. The site at the junction of Swakeleys Drive and Warren Road remains the optimum available to the operators in terms of achieving the technical requirement and limiting visual impact. The monopole is slimmer in diameter and will be painted green to blend in with the backdrop.

### 3.3 Relevant Planning History

65862/APP/2012/982 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a 15m high telecommunications pole, associated antenna, equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) Application for prior approval for siting and design.

**Decision:** 07-06-2012 PRQ

65862/APP/2015/3728 Land At Junction Of Warren Road/Swakeleys Drive Warren Road Icke

Installation of a 12.5m single stack telecommunications monopole supporting 3 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)

**Decision:** 26-11-2015 Refused

65862/APP/2015/867 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a dual stack 15 metre high telecommunications monopole with associated equipment cabinets

**Decision:** 28-04-2015 Refused

#### Comment on Relevant Planning History

65862/APP/2015/3728 - Refusal for the installation of a 12.5m single stack telecommunications monopole supporting 3 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance).

65862/APP/2015/867 - Refusal for the installation of a dual stack 15 metre high telecommunications monopole with associated equipment cabinets.

65862/APP/2012/982 - Refusal for the installation of a 15m high telecommunications pole,



associated antenna, equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) Application for prior approval for siting and design.

The main differences between this current application and the two previous applications are:

1. The number of cabinets have been reduced and only one is now proposed as opposed to 4 and 2 within the previous applications.
2. The size of the mast has been reduced from 15 metres proposed within applications 65862/APP/2015/867 and 65862/APP/2012/982 to 12.5 metres (same as proposed within application 65862/APP/2015/3728).
3. The diameter and design of the mast has altered from those previously proposed. The proposal is for a column 300mm in diameter (100mm less than previously proposed) supporting 6No. shrouded antennas. The column will be painted dark green, whereas the previous proposals were for a grey finish.

The proposed siting remains the same as previously considered.

#### **4. Planning Policies and Standards**

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

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

Part 1 Policies:

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

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE37 Telecommunications developments - siting and design
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OL5 Development proposals adjacent to the Green Belt
- NPPF National Planning Policy Framework

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

**5.1 Advertisement Expiry Date:- 24th February 2016**

**5.2 Site Notice Expiry Date:- 24th February 2016**

#### **6. Consultations**

## External Consultees

19 residents were notified of the application and a site notice erected at the site. Four letters were received in response to this consultation which raised the following concerns:

1. Taller than any other structure in the road;
2. The deciduous trees mean that the structure will be visible throughout long times during the year;
3. The location is in a prominent position, on the edge of the conservation area and entrance to Swakeleys Park;
4. Installation would be disruptive to the area;
5. The area is largely residential and the installation would add an industrial look, which would be alien and visually at odds with its setting;
6. The proposal appears to be identical to the previous applications;

In addition a petition was received with 23 signatures. The main concerns of those signing were that the mast would make an obtrusive and unsightly impact on the green space, and does not conform with the principles of good siting.

## Internal Consultees

Conservation: To be reported in committee addendum

Highways: To be reported in committee addendum

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

The application has also provided evidence to demonstrate the need for such development in this area, through the coverage plots. The existing coverage shows that there is a deficiency in coverage in this area and undertook a sequential approach to finding a new area.

Following the most recent refusal, the applicant re-visited potential alternative sites and found none to be more appropriate than that proposed. The alternatives considered included, Vyners School, Warren Road, Wayfares Tennis Club Greenfield, Swakeleys Drive, Nettleton Road Streetworks, Malcolm Road Streetworks, Shipton Road Streetworks, Swakeleys Drive Streetworks, Enstone Road Streetworks, Camden Road Circular Streetworks, Heythrop Drive/Woodstock Drive Streetworks, and Witney Close/Woodstock Drive. These sites were rejected for a number of reasons related to the height of surrounding trees, proximity to residential properties, and absence of consent of the

landowner. The Council are therefore satisfied that the applicant has demonstrated that no preferable alternative locations are available or acceptable.

The revised design of the column will be considered in the relevant sections of the report.

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

Not applicable to the consideration of this application.

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

The application site is located on a large area of green open space next to the junction of Warren Road and Woodstock Drive/Swakeleys Drive. Although the application site is not located within a Conservation Area, it is located approximately 48m west of Ickenham Village Conservation Area.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect Conservation Areas from inappropriate development. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

Given the acceptable design, scale, siting and distance from the Conservation Area, the application is not considered to have a detrimental impact on its character or appearance.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues.

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

Paragraph 79 of the NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Paragraph 88 of the NPPF continues to state that LPAs should ensure that substantial weight is given to any harm to the Green Belt.

Paragraph 87 of the NPPF and Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not allow developments adjacent to or conspicuous from the Green Belt that would injure the visual amenities of the Green Belt.

The application site is located on an area of Green Belt at the junction of Warren Road and Woodstock Drive/Swakeleys Drive. The applicant has provided a detailed and comprehensive alternative site investigation, establishing that there are no more suitable, available sites outside the Green Belt.

The siting and proposed design of the column, as well as the characteristics of the nearby street scene, with existing lampposts in the Green Belt, along with the backdrop provided by the nearby trees, will ensure that it does not detract significantly from the openness or character of the green belt.

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

Paragraph 43 of the NPPF states:

"In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be

sympathetically designed and camouflaged where appropriate.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to protect Conservation Areas from inappropriate development. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The proposed design and bulk of the column has been altered from the previous submissions. The height of 12.5m has been set in order to provide adequate coverage for both networks, and is the minimum practicable height needed to provide the required level of coverage. It is also proposed to paint the column in 'Fir green' so as to enable it to blend into the green backdrop provided by the existing trees and vegetation. The NPPF encourages the use of design techniques to camouflage apparatus where possible. Officers therefore welcome the reduced bulk and proposed painting of the column, which it is considered will help the apparatus integrate with the backdrop and not appear unduly visually dominant or intrusive.

A suggestion was made to the applicant as to whether the column and cabinet could be moved further back towards the central footpath, so as to be closer to the trees. The applicant has explained that this would not be possible as it would require a pole height which exceeds that of the trees (be in excess of 20m), in order to get adequate signal coverage. It is considered that a mast more than 20m in height would have a far greater impact on the surrounding street scene than the column proposed within this application. The nearby street scene has existing lampposts and along with the backdrop provided by the nearby trees, it is not considered on balance, that the proposal will have a detrimental impact on the character and appearance of the surrounding area.

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

The nearest residential properties are located opposite the application site. The neighbouring properties do not face directly onto the proposed site with landscaped boundary treatment providing screening of the site. It is therefore considered that the telecommunications mast would not directly impact on neighbouring properties.

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

Not applicable to the consideration of this application.

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

The telecommunications site is located on a grass verge at the junction of Warren Road and Woodstock Drive/Swakeleys Drive. The proposed column would be located on the edge of the grass verge next to the footpath along Swakeleys Drive and would have one equipment cabinet. The column would not encroach onto the footpath. The proposed telecommunications installation is sufficiently set back from the public highway and so would not impact on visibility sightlines for vehicles approaching the junction. As such, there would be no impact on pedestrian and highway safety.

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

For comments relating to the design of the proposal see section 7.07.

#### **7.12 Disabled access**

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

The scheme will not impact on the trees within the surrounding area.

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

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

Comments raised within the public consultation have been addressed within the main body of the report.

#### **7.20 Planning Obligations**

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

#### **7.22 Other Issues**

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

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

General

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

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

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

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### 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**

None.

## **10. CONCLUSION**

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed upgrade is required to improve 3G and 4G services, coverage and improve capacity.

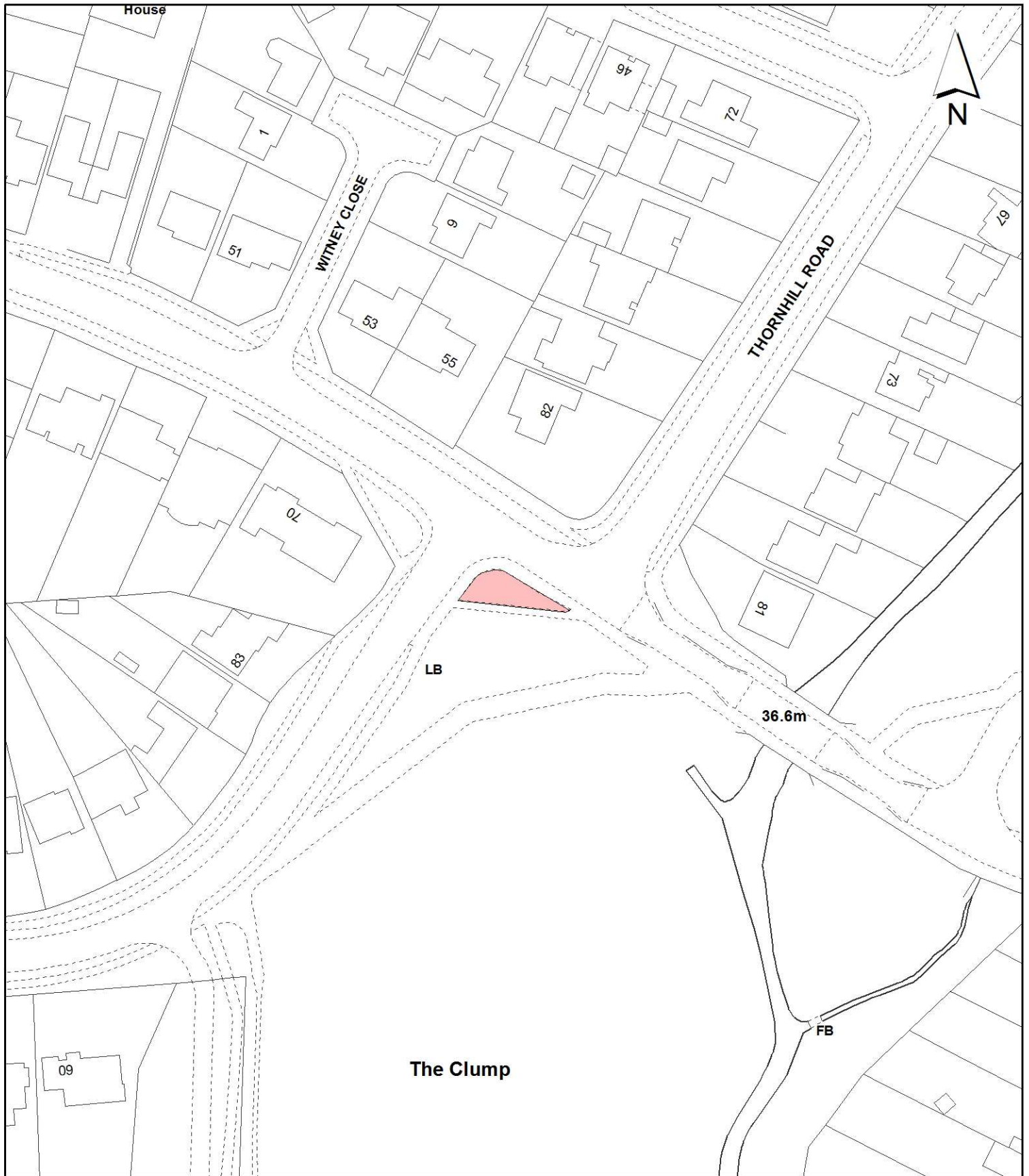
The proposed telecommunications installation has been revised from previous schemes and proposes a slimmer column, 12.5m in height that will be painted in 'fir green'. It is considered that the reduced bulk and finish of the column will ensure that this assimilates with the verdant tree and vegetative backdrop, and does not appear unduly dominant, visually intrusive or incongruous in the surrounding street scene. Given the location of the mast and presence of other vertical infrastructure in the form of lampposts, it is not considered to have a detrimental impact on the openness or character of the Green Belt.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
National Planning Policy Framework (March 2012) Chapter 5

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Land at Warren Road & Swakeleys Road  
 Ickenham**

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

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

Planning Application Ref:

**65862/APP/2016/261**

Scale:

**1:1,000**

Planning Committee:

**North** Page 64

Date:

**March 2016**



**HILLINGDON**  
 LONDON



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

**Address** 11 SANDY LODGE WAY NORTHWOOD

**Development:** Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover

**LBH Ref Nos:** 16948/APP/2015/4658

**Drawing Nos:** 01F  
03I  
02J  
Planning and Design Statement  
Arboricultural Survey  
05A  
04H  
Location Plan  
06

**Date Plans Received:** 21/12/2015      **Date(s) of Amendment(s):** 22/12/2015

**Date Application Valid:** 23/12/2015

### 1. **SUMMARY**

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

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 2 off street parking spaces is acceptable in this location and the proposed the crossover is not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

### 2. **RECOMMENDATION**

**1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to:**

**A) To the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:**

**1. To secure all necessary highway works**

**B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278**

**Agreements and any abortive work as a result of the agreement not being completed.**

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

**D) If the Legal Agreement/s have not been finalised by the 3/6/16 or any other date that may be agreed by the Head of Planning and Enforcement, that delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:**

**'The applicant has failed to agree to provide a Legal Agreement to undertake all necessary highway works. The proposal therefore conflicts with Policy AM7 and AM14 of the Local Plan Part 1.'**

**E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**

**F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:**

**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 03I; 02J and 04H and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**3 RES7 Materials (Submission)**

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

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

**REASON**

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

**4 RES13 Obscure Glazing**

The side windows at ground and first floor level of both new dwellings hereby approved shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**5 RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)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 facing 9 Sandy Lodge Way, 11A Sandy Lodge Way and 11B Sandy Lodge Way.

**REASON**

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

**6 RES14 Outbuildings, extensions and roof alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, nor extensions or roof alterations to any dwellinghouses hereby approved, shall be erected without the grant of further specific planning permission from the Local Planning Authority.

**REASON**

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

**7 RES8 Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

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

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

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

#### REASON

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

#### **8 RES10 Tree to be retained**

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

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

#### REASON

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

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

Prior to commencement, suitable ground investigations should be carried out that demonstrate the basement will not effect local surface water or contribute to future issues should climate change worsen. A report should be submitted to demonstrate an understanding of what the risk is to the site and if it is found at risk, suitable mitigation proposed. A scheme for the provision of sustainable water management shall also be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Water: The scheme shall demonstrate ways of controlling the surface water on site by providing information on:
- b) Suds features: incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

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

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011).

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

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building regulation standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

#### REASON

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

### 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 I47 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).

#### **3**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an

application which is likely to be considered favourably.

### **3. CONSIDERATIONS**

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

The application site is a large sized corner plot, located on the western side of Sandy Lodge Way at the junction with Grove Road. It currently comprises a large detached chalet bungalow with an attached garage to the side. The front garden is mainly landscaped with a driveway to one side leading to the garage which provides an additional parking space. It also benefits from a good sized rear garden.

The street scene is residential in character with two storey properties to the southern side and the rear as well as on the opposite corner of the junction. The properties on the opposite side of Sandy Lodge Way are more modern 3 storey flatted developments.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site is also covered by TPO 746.

#### **3.2 Proposed Scheme**

The proposal is for the demolition of the existing dwelling and the erection of 2 x two storey, 4-bed, detached dwellings which include a habitable roofspace and basement with associated parking to the front and the installation of 1 x vehicular crossover.

#### **3.3 Relevant Planning History**

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

16948/PRC/2015/135 - Demolition of existing house and replace with 2 new houses

The pre application considered the principle of developing the site, which in principle is acceptable. However there was a concern over the potential impact on the protected tree to the rear of the property as a result of the proposed parking arrangements. That assessment was based on the information provided, which did not include full details of the proposal as submitted.

### **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.

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.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.3	(2015) Increasing housing supply
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
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

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

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

**5.2** Site Notice Expiry Date:- **28th January 2016**

## **6. Consultations**

### **External Consultees**

15 neighbours were consulted for a period of 21 days expiring on the 19 January 2016. The site notice was also erected on the parking notice directly in front of the existing dwelling. Five responses were received from near by neighbours who raise the following points:

- Detrimental to the street scene
- Area characterised by spacious properties on large plots resulting in high property values. Developing 2 properties where there is currently one will lower average house prices
- I object to the two garages on Grove Road in place of trees and greenery
- Increased noise and parking, as the garages will move commuter parking further into Grove Road
- Will effect future resale value of my property as it will be opposite 2 concrete monstrosities instead of a beautiful garden
- The development is purely for financial gain
- The garage block will have a negative impact on my property and potential for future development into a house, which would overlook my property
- Noise from construction vehicles
- No other houses with basements in the area, excavation could damage other houses
- Increased pressure on services

- The deeds for my property state one dwelling on a plot, I believe other houses have a similar clause
- In addition to the garage an 8m crossover will change the streetscene
- The consultants report is misleading suggesting the Council Officer has somehow validated the application then reveals in initial discussions neither the garages or basements were included
- Creates a blind spot when turning out of Grove Road
- The Lime trees on Grove Road are not shown
- Loss of daylight and sunlight, report identifies a transgression of BRE guidelines beyond the 20% benchmark
- The two houses protrude significantly further into the garden than the existing dwelling, which will result in overshadowing of out garden
- Loss of privacy as windows on the second and third floor directly face habitable rooms of our property
- The replacement dwellings are excessive in terms of bulk, scale and massing
- Sets a precedent for other plots to be subdivided
- Over development
- The single storey garages are out of keeping with the three storey properties on Grove Road
- Could establish the principle of car parking garages as an acceptable for of 'infill' development
- Impact in the mature Oak tree from driving over the root protection area
- No information provided on potential impact of these structure with regard to drainage groundwater conditions and structural stability, therefore unclear whether the basements will exacerbate this
- 'Right to Light' assessment identifies a significant impact on the kitchen, which is identified as having only a window in the flank wall facing the proposed house. However it also recognises that the kitchen is part of an open plan living arrangement with daylight available via the main rear elevation. It further advises it would be inappropriate for planners to make a decision without the benefit of a formal daylight and sunlight assessment. Failure to do so will result in the potential to pursue a judicial review.

A petition against the proposal of 55 signatures was also received

Officer response: Issues of property value are not material planning considerations in the assessment of the proposal. If this proposal were deemed acceptable, it would not set a precedent for other development as all applications are assessed on their own merit with regard to compliance with planning policy. Also it is not considered that the increase of one residential unit would significantly impact upon local services. It is acknowledged that the redevelopment of the site would result in some disruption from construction works, however this would be for a limited time and hours of the hours of construction works are restricted and controlled by other regulations (Building Regulations) to offer residents protection from unneighbourly hours of working. Restrictions imposed within the deeds are civil issues and any grant of planning approval would not override the need to comply with any other form of legal agreement. Rights of Light are a civil matter and not a material planning consideration. Loss of daylight and sunlight are material planning considerations which are discussed within the report. Other planning issues raised from the responses will be addressed in the main report.

Northwood Residents Association: The development includes basements for which no geotechnical or hydrological surveys have been provided, so it is not possible to determine the potential impact on drainage or flood risk in accordance with policy.

#### **Internal Consultees**

Environmental Protection - No objection

Access Officer - No response

Highways - off-street car parking should be reduced to no more than 2 spaces per unit (Officer



comment: this has been achieved through the removal of the Grove Road parking)

- Existing road markings and street trees should be shown on a plan to demonstrate how they are affected (Officer comment: There are no street trees, therefore this is not considered a reasonable request. There is an existing CPZ bay located outside the site, which would be lost and the applicant has agreed to enter into a legal agreement to secure the consultation and removal of this bay)

- the proposed vehicular access on Sandy Lodge Way is too close to the junction of Sandy Lodge Way and should be removed (Officer comment: Whilst the highways officer comment is noted, the location of this new crossover would lead out onto the position of the existing permit holder bay, and therefore the long term removal of the permit holder bay would improve visibility for road users and is not considered to be a hazard on Sandy Lodge Way which does not have high volumes of vehicular and pedestrian movement. It is not considered that the proposed crossover objection could be substantiated in an appeal situation.)

Flood and Water Management - The site is in Flood zone 1, however the applicant has failed to provide sufficient evidence that the basement will not effect local surface water or contribute to future issues should climate change worsen. Also the applicants haven't submitted a suitable scheme for the control of surface water.

The objection could be overcome if the applicants submit suitable ground investigations to understand what the risk is to the site and if it is found at risk, suitable mitigation proposed and appropriate sustainable drainage system controlling water on the site.

Trees/Landscaping - This site is covered by TPO 746. There is a very large, mature, protected Oak (T1 on TPO 746) at the rear of the site. The tree has been surveyed by a consultant and a tree report and tree protection plan have been provided to support the application; however I am not convinced that a 'no dig' construction will work so close the Oak's stem because the ground around the tree is slightly raised and there is also the issue of how to continue the new, raised level down the existing level of the public highway.

Recommendations: In order to provide protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012): An arboricultural method statement to show how the points above will be addressed and details of how the tree protection measures will be assessed before construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

Officer Response: The rear parking and garages have been removed from the proposal, ensuring the protection of the tree.

## **7. MAIN PLANNING ISSUES**

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

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious corner plot, which is considered to be a brownfield site.

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 all other planning policies.

Given the residential character of the surrounding area, there is no in principle objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

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

Policy 3.4 of the London Plan seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 1b (very poor). The London Plan range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on a total site area of 0.1169ha the site would have a residential density of 17 units per hectare, which is significantly less than the London Plan range permissible.

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

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises two storey detached dwellings on the western side of Sandy Lodge Way and Grove Road and three storey modern flatted properties opposite. The existing dwelling spans virtually the whole width of the plot, with the garage extending to the side boundary with no. 9 and set back 1.75m from the boundary with Grove Road.

The proposed dwellings are relatively simple in design, with a footprint of approximately 120sqm, slightly larger than nos. 29 - 33 Grove Road, on the opposite side of the site. The proposed dwellings measure 11.5m deep by 7.5m wide, with a hipped roof detail of 8.05m, similar in height to the adjacent property. The roof forms do include a small crown however these are small in comparison to the overall roof form. Given the hipped nature of the design and the angle of pitch, it is considered that the roofs would not appear unduly bulky within the street scene.

There is a single storey flat roofed front bay window proposed, extending as a canopy over the front door and a small front gable detail to one side of the roof, a feature not uncharacteristic of the area. To the rear there is an additional single storey projection of 4.5m in depth with a flat roof of 2.8m in height, enclosed with a small parapet. Plot 11A

maintains the existing front building line and is set back from the side boundary with no. 9 by 1.65m. Plot 11B is set back 1.25m from the existing front building line and is set back 1.7m from the side boundary adjacent to Grove Road. The proposal also includes a basement, but this will have no visual impact on the wider area.

The scheme originally included access from Grove Road and garages to the rear of the properties, which had raised concerns from residents on the potential visual impact. This element of the proposal has been removed from the scheme. As such in terms of design the proposal is considered to be in keeping with the character and appearance of the surrounding area. To maintain this control, and also in light of the protected tree on the site, it is recommended that permitted development rights are removed from the plots.

Therefore the proposal reflects the architectural character and appearance of the wider area and complies with the requirements of Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The main bulk of the proposed dwelling 11A is set in 1.6m from the side boundary and runs parallel to the north facing flank wall of no. 9, which is also set in approximately 1.6m (total separation of 3.2m). To the rear the proposed dwelling extends approximately 0.5m beyond the rear elevation of the neighbouring property at first floor level with an additional 4.5m projection at ground floor level only. It is acknowledged that this would exceed HDAS guidance for an extension, however given the degree of separation, that the proposal is situated to the north of the neighbouring property and that it would not compromise a 45 degree line of sight from the rear windows, it is not considered the proposed rear projection would result in over dominance or loss of outlook to the neighbouring property. It is noted that there are windows on the side elevation of no. 9 facing the application site and concern has been raised regarding the loss of light as a result of the proposal. The proposal would bring the main bulk of the dwelling slightly closer to the neighbouring property and be slightly higher than the existing dwelling. However it would also remove the existing single storey element currently situated adjacent to the boundary. It is also noted that the ground floor window serves the kitchen area of an open plan living space with additional windows on the rear elevation, the first floor window is a secondary window serving a dressing area to a bedroom, with a primary window facing the rear elevation and the second floor window serves the loft space. Therefore as none of these windows are primary windows serving habitable rooms and are all north facing, it is not considered that the proposal would result in the loss of sunlight or a significant loss of light or amenity to the adjacent property. The proposal includes windows within the side elevations which at ground floor, serve secondary windows to the kitchen/dining area and at first floor serve bathrooms and the staircase, which could be conditioned to be obscure glazed and fixed shut below 1.8m. Given the corner location of the proposal it is not considered there would be any potential impact on neighbouring properties other than no.9, as there is a separation distance of over 40metres to properties to the rear of the site on Grove Road.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden or

any habitable room windows of the neighbouring properties. It is not considered that the proposed dwelling increases overlooking to that already experienced from the adjacent two storey buildings. The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory.

As such it is not considered that the proposal is an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The London Plan Transition Statement sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed dwelling has floor area of approximately 215sqm (not including the basement) which is in excess of the minimum requirements and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

The proposal provides 217sqm and 279sqm of usable private amenity space for plots A and B respectively in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **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 the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 2 spaces per dwelling.

The proposed dwellings are served by two parking spaces to the front and retain in excess of 25% landscaping. The proposal incorporates the existing cross over and creates a further separate identical crossover 4.5m to the north to serve plot 11B, in compliance with the requirements of Policy AM14. Whilst there have been concerns raised about the installation of this new crossover to serve Plot 11B, there is sufficient visibility to ensure that the provision of this crossover would not impact on highway safety.

With regard to the creation of a blind spot when turning out of Grove Road, the proposed

dwellings maintain or are set back from the existing front building line and maintain a similar level of set back from the boundary. It is therefore considered there will be no material change in visibility into or out of the road to that currently existing.

**7.11 Urban design, access and security**

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with.

**7.12 Disabled access**

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

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

Not applicable to this application

**7.14 Trees, Landscaping and Ecology**

The plans originally included parking and garages to the rear of the property, which could have potentially impacted upon the mature protected Oak tree situated there. This element of the proposal has now been removed and the Landscape/Tree Officer has no further objections subject to condition to ensure adequate long term protection for the Oak.

**7.15 Sustainable waste management**

Not applicable to this application

**7.16 Renewable energy / Sustainability**

Not applicable to this application

**7.17 Flooding or Drainage Issues**

The Drainage Officer has advised that the site is in Flood zone 1, however the applicant has failed to provide sufficient evidence that the basement will not effect local surface water or contribute to future issues should climate change worsen. Nor have they submitted a suitable scheme for the control of surface water. This objection could be overcome if the applicants submit suitable ground investigations to understand what the risk is to the site and if it is found at risk, suitable mitigation proposed and appropriate sustainable drainage system controlling water on the site. If all other aspects of the proposal were acceptable this could be conditioned for submission prior to the commencement of any works.

**7.18 Noise or Air Quality Issues**

Not applicable to this application

**7.19 Comments on Public Consultations**

The issues raised have been addressed appropriately in the report.

**7.20 Planning Obligations**

The proposal would necessitate the provision of legal agreement to secure a scheme of works to remove the resident permit bay located on Sandy Lodge Way. The applicants have agreed to enter into such a legal agreement.

The scheme would also be liable for payments under the Community Infrastructure Levy.

**7.21 Expediency of enforcement action**

**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 application seeks planning permission for the demolition of the existing dwelling and the erection of 2 x two storey, 4-bed, detached dwellings which include a habitable roofspace and basement with associated parking to the front and the installation of 1 x vehicular crossover.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 2 off street parking spaces is acceptable in this location and the proposed additional crossover is not considered to detract from pedestrian or highway safety.

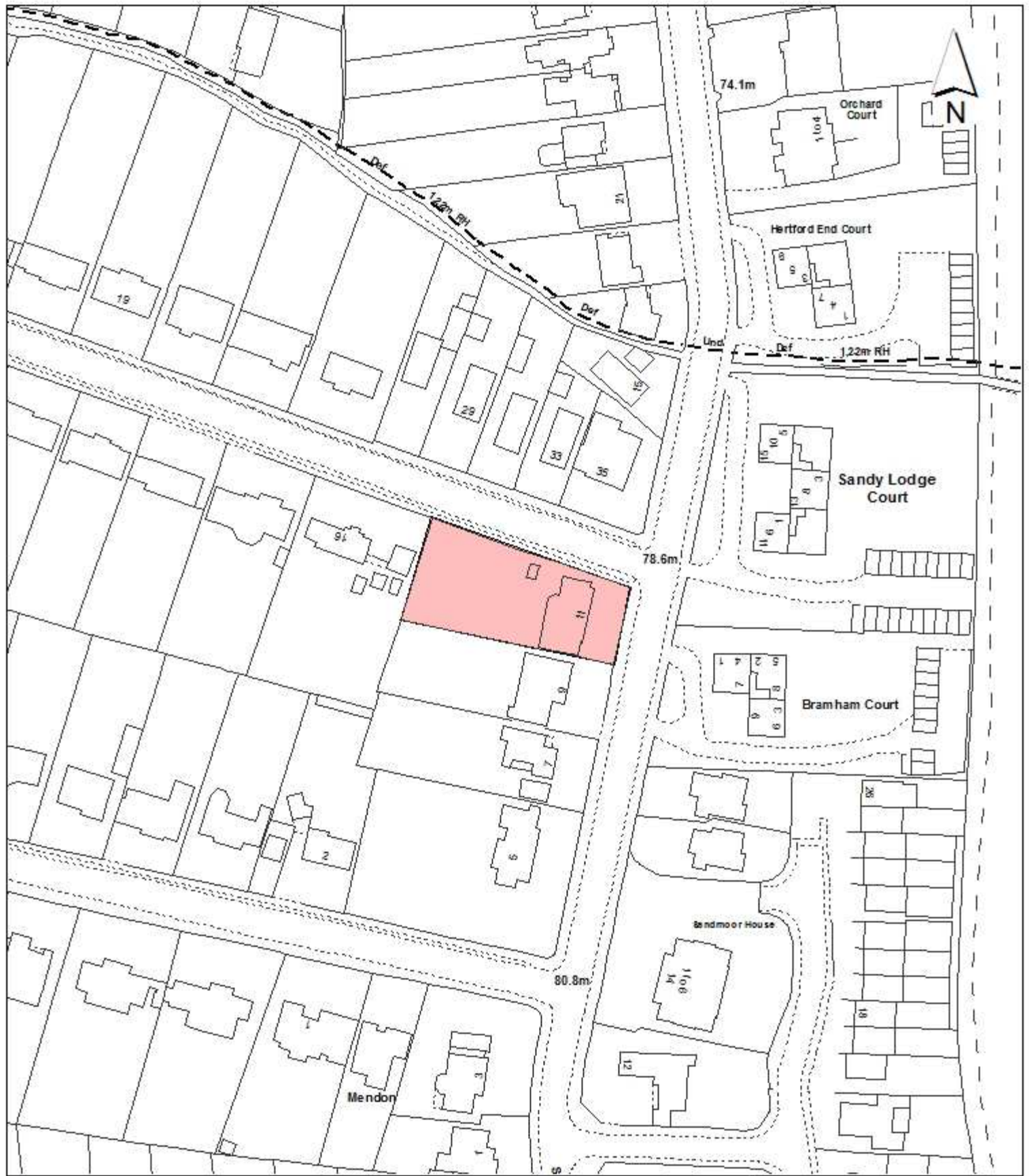
As such the application is recommended for approval.

## 11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2015)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework  
The London Plan Housing Policy Transition Statement (May 2015)

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.

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Site Address:

**11 Sandy Lodge Way  
Northwood**

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

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

Planning Application Ref:

**16948/APP/2015/4658**

Scale:

**1:1,250**

Planning Committee:

**North** Page 80

Date:

**March 2016**



**HILLINGDON**  
LONDON



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

**Address** 51 HILLIARD ROAD NORTHWOOD

**Development:** Change of use from a 3-bed end of terrace dwelling to 1 x 1-bed and 1 x 2 bed self contained flats with associated parking and amenity space

**LBH Ref Nos:** 70450/APP/2015/4598

**Drawing Nos:** Design and Access Statement  
Transport Assessment  
Location Plan  
15/2880/40  
15/2880/43  
15/2880/41 Rev B  
15/2880/42 Rev B

**Date Plans Received:** 16/12/2015 **Date(s) of Amendment(s):**

**Date Application Valid:** 16/12/2015

### 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 dwellings proposed but 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. All extensions have been implemented and completed on site.

It is considered that the development fails to provide satisfactory indoor living space and amenities for future occupiers. Furthermore it has failed to demonstrate it can provide usable parking provision for both properties, which would therefore result in the increased demand for on street parking.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal would result in the provision of a habitable room with a window looking across a shared access onto the flank wall of the adjacent dwelling, resulting in a habitable room with a lack of outlook and poor levels of natural light/sunlight, resulting in an oppressive environment, which also fails to protect the privacy of the occupier to the detriment of the residential amenity of future occupiers. The proposal is thus contrary to Policies BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

#### 2 NON2 Non Standard reason for refusal

The proposal fails to demonstrate that it can achieve adequate provision for off street

parking through the clearing and maintenance of the vehicular access route in accordance with the Council's adopted car parking standards. As such, the proposal is likely to give rise to additional on-street parking on a heavily parked road and be prejudicial to highway and pedestrian safety, contrary to policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012).

## **INFORMATIVES**

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

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The site relates to a two storey end of terrace dwelling located on the western side of Hilliard Road. It has a single storey bay window to the front and a two storey rear projection. It has recently been extended with a loft conversion, with a change from hip to gable and a rear dormer window and two separate single storey rear extensions. There is a small front garden and an elongated rear garden with a shared 2.8m wide access to the rear running between the application site and no.49.

Hilliard Road is residential in character and appearance comprises a mixture of terraced and semi-detached period properties.

The site is located within the Old Northwood Area of Special Local Character and the developed area as identified in the Hillingdon Local Plan Part Two -UDP Saved Policies (November 2012).

### **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 development would utilise the approved and implemented certificate of lawfulness developments comprising two single storey rear extensions and a loft conversion to provide the floorspace for the development, 2 no. 1 bed flats. However it is noted that in flat B there is a study room of a similar scale to the proposed bedroom in flat A and was a bedroom in the original dwelling. The proposal is therefore assessed on the basis of the provision of 1 x 1 bed and 1 x 2 bed flats

Flat A (ground floor flat) would have a floor area of 57sqm and flat B (first floor and loft space), 72sqm. The rear garden would be divided resulting in 35sqm for flat A and 38.8sqm of garden space for flat B.

### 3.3 Relevant Planning History

70450/APP/2014/4140 51 Hilliard Road Northwood

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 4 metres, for which the maximum height would be 3.2 metres, and for which the height of the eaves would be 2.7 metres

**Decision:** 31-12-2014 Approved

70450/APP/2014/4141 51 Hilliard Road Northwood

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 Proposed Development)

**Decision:** 16-01-2015 Approved

70450/APP/2015/3266 51 Hilliard Road Northwood

Conversion of two storey dwelling into 2 self contained flats

**Decision:** 13-11-2015 Withdrawn

70450/APP/2015/565 51 Hilliard Road Northwood

Single storey rear extension and 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:** 13-04-2015 Approved

#### Comment on Relevant Planning History

70450/APP/2015/3266 - Conversion of two storey dwelling into 2 self contained flats (withdrawn)

70450/APP/2015/565 CLD - Single storey Rear Extension and conversion of roof space to habitable use including a rear dormer (approved)

70450/APP/2014/4141 CLD - Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (approved)

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

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **20th January 2016**

## 6. Consultations

### External Consultees

9 neighbours were consulted for a period of 21 days expiring on the 11 January 2016. A site notice was also erected to the front of the property expiring on the 20 January 2016. Six responses were received raising the following issues:

- Set a precedent which is out of keeping with the character of the area, which is family accommodation
- Parking in the area is always a problem, the proposal could lead to increased demand for on street parking
- The proposed parking provision to the rear is impractical as the access between the buildings is

too narrow. The existing properties who have garages to the rear do not use them for this reason

- The area at the bottom of the garden is very small and turning is impossible without going onto neighbouring land
- Potential damage to the adjacent property from cars using the narrow driveway
- Unsightly wheelie bins in the front garden
- Impact of access to the rear by building two garages. It will be difficult to manoeuvre in and out and cars could be left blocking access to the rear
- Concerned the height of the rear patio would compromise our privacy
- The conversion of garden to parking should be discouraged. Too many areas of hard standing are being created in front gardens, so should retain the rear gardens
- The patio area has been raised significantly, which means people using the patio will be able to look into the garden and house of no.49

A petition against the proposal with 31 signatures was also submitted.

Officer response: The proposal is for two parking spaces to the rear, not garages.

Northwood Hills Residents Association - The description is misleading there will be 1 x 1 bed flat and 1 x 2 bed flat. In principle the change from a family home to a flatted development changes the character of the area. Wheelie bins are shown in the front garden; this is not a characteristic or common practise in Hillingdon. The layout of the dwellings will not be conducive to good living conditions for the inhabitants of the ground floor flat, with the kitchen of flat B above the bedroom of flat A. An unacceptable arrangement considering the amount of noise and vibration machines in a kitchen can cause.

Northwood Residents Association - No response

#### **Internal Consultees**

Access Officer - No comments

EPU - No response to this application but commented on the previous proposal that due to poor stacking would recommend improved sound insulation between floors to protect residents from noise

Conservation and Urban Design - No Comments

Sustainability Officer - No comments

Highways - The revised layout is an improvement and given the consent granted for development at 81-93 Hilliard Road, it would be difficult to sustain a highway objection. The following requirements should be secured via a condition/S106

- The new footpath should be 'made up' and maintained in a serviceable condition.
- The Area required for vehicles to manoeuvre in / out of the car parking spaces must be cleared and maintained in a serviceable condition. The applicant should confirm (evidence) that they have rights of access over the vehicular turning space

Officer response: Informed the agent in an email on the 2 February that with regard to the highways issues (assuming all other aspects were acceptable) we may be able to apply a grampian condition regarding the required works not within the applicants control, subject to written evidence/confirmation that this would be achievable. At the time of writing the report, no response had been received.

## **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).

The Council's planning records show that a few former employment and workshops located to the rear of the existing dwellings have been redeveloped to form additional housing. These represent significantly less than 10% of the properties along Hilliard Road. Therefore, after the conversion less than 10% of the original dwellings in this street would have been converted, ensuring the development is in accordance with the HDAS: Residential Layouts, in this respect.

#### **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**

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

There are no physical alterations proposed to the building as a result of this application. The physical alterations have already been carried out under permitted development rights.

#### **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 recently approved 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) states that development that becomes 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 properties. Concern has been raised regarding the potential overlooking from the patio, however the installation of the patio in the context of the existing dwelling would be permitted development. It is noted the fences between the properties are relatively low, with clear visibility over the fence to the neighbouring garden and house. The situation would not be dissimilar to the relationship with the existing 3-bedroom dwelling and the residential occupiers, and it is therefore considered to be a reason for refusal that would not be upheld on this scheme.

The proposed development would not cause any undue visual intrusion, loss of daylight, loss of sunlight or overlooking by virtue of the siting and massing of the proposed. Therefore, it is considered that the proposed development would not be 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**

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The London Plan Transition Statement sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The statement requires a 1 bedroom (floor area 9.8sqm, 1 person) dwelling to have a minimum internal floor area of 50sqm plus 1sqm of built in storage and a 2 bedroom (floor areas of 8.9sqm and 15sqm, 2 person) dwelling set over two storeys to have a minimum floor area of 70sqm plus 2sqm of built in storage. The proposed flats would have internal floor areas of approximately 57m<sup>2</sup> (flat A) and 72m<sup>2</sup> (flat B).

Therefore in terms of floor space the proposal is considered to result in an acceptable standard of living environment for future occupants of the dwellings in accordance with Policy 3.5 of the London Plan 2015.

However it is noted that the proposed bedroom window of flat A looks directly onto the shared alleyway to the side of the property. This side window serves a non habitable room in the current layout and had been conditioned to be obscure glazed and fixed shut below 1.8m. It is now proposed it will be clear glazed. The window faces the flank wall of the adjacent property just 2.3m away and as a result there would be a constrained and substandard outlook. It is also situated such that anyone using the shared alleyway will have a direct view into the bedroom of this property. Policy BE20 requires that buildings be laid out so that adequate daylight and sunlight can penetrate and policy BE24 advises the design of new buildings should protect the privacy of the occupiers. Therefore the proposal is considered to be substandard for use by future occupiers and provides inadequate visual

outlook or protection of privacy and is consequently unacceptable.

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

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted plans show the provision of 2 off street car parking spaces to the rear of the dwelling, which are accessed using the side alleyway. The alleyway measures just 2.3m in width running between the properties. Access into the alley from the road is extremely tight and manoeuvring room to the rear is restricted. Two vehicles could not pass and reversing would be very restricted. It is noted that the alleyway is very overgrown and not used; and despite the on-street parking problems, the other properties that have access to the rear of their houses and have either garages or parking spaces there are not using them.

However the Highways Officer has advised that, notwithstanding the above, given that an approval for 2 dwelling to the rear of 81-93 Hilliard Road (64786/APP/2013/1434) was granted with access identical to this proposed, it would be difficult to sustain a highway objection on the access between the buildings alone. Revised plans have also been submitted which provide a 0.9m wide pedestrian footpath, with lighting bollards along the side of the rear garden. Therefore subject to a condition to ensure the area required for vehicles to manoeuvre in and out of the car parking spaces is kept clear and maintained in a serviceable condition they have no objections. The applicant has been asked to confirm (evidence) that they have rights of access over the vehicular turning space and would be able to comply with such a condition on land not within their ownership. No information has been provided at the time of writing the report. Therefore, it is considered that the proposal has failed to demonstrate that they could provide and maintain adequate parking and turning provision therefore the development would be contrary to Policies AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

If the proposal is otherwise acceptable it is considered that appropriate cycle parking can be provided.

#### **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 20m<sup>2</sup> for a 1 bed flat and 25m<sup>2</sup> 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 35m<sup>2</sup> and 38.8m<sup>2</sup> 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**



Not relevant to this application.

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

A bin storage area is identified in the front garden of the property. It is noted that concern has been raised that the use and storage of wheelie bins is not common practise within Hillingdon, however this could be done by the occupiers of the existing dwelling. It is therefore considered this would be acceptable.

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

Not relevant to this application.

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

Not relevant to this application.

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

Concern has been raised that the provision of a kitchen with associated machinery directly above the bedroom of the ground floor flat would have a detrimental impact on the amenity of the occupiers of that flat. No details have been submitted to demonstrate that adequate sound insulation could be provided, however these details could be conditioned if all other aspects of the development were considered acceptable.

#### **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 that the proposal will set a precedent for other similar developments. It has also been suggested that the flatted development would be out of keeping with the character of the area, which is predominantly family accommodation. Each application is assessed on its own merit with regard to Local Plan Policies. These include policies which look at providing a suitable housing mix and optimising housing provision, however there is also guidance which seeks to prevent an unacceptable level of housing conversion. All of these issues would need to be considered on a case by case basis.

#### **7.20 Planning Obligations**

Given that there would not result in an increase in the footprint of the building, there would not be a requirement for a CiL payment.

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

Not relevant to this application.

#### **7.22 Other Issues**

None

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

General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

N/A

#### **10. CONCLUSION**

The proposed subdivision of the two storey dwelling to provided 1 x 1 bed and 1 x 2 bed flats fails to provide satisfactory indoor living space and amenities for future occupiers; and sufficient parking provision, which will result in the increased demand for on street parking.

As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The

London Plan (2015)

**11. Reference Documents**

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

Hillingdon Local Plan Part 2.

The London Plan (2015).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**51 Hilliard Road  
Northwood**

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

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

Planning Application Ref:

**70450/APP/2015/4598**

Scale:

**1:1,000**

Planning Committee:

**North** Page 92

Date:

**March 2016**



**HILLINGDON**  
LONDON

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

**Address** LANGLEY FARM BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Two storey, 4-bed, detached dwelling with car port to side and alterations to site entrance to include gates, involving demolition of existing farmhouse. Single storey outbuilding for ancillary use involving part demolition of existing outbuilding and conversion of existing barn to habitable use to include installation of mezzanine level, alterations to elevations and associated restoration works.

**LBH Ref Nos:** 30836/APP/2014/2107

**Drawing Nos:** Location Plan  
1690/5 REV E  
Design and Access Statement  
Protected Species Assessment reference 13-086-WA  
Building Survey Report  
Statement of Significance  
Covering Letter  
1690/7 Rev A  
1690/6 Rev B  
1690/1  
1690/4 REV D  
2582/1 Topographical Survey  
KDK Historic Building Appraisal  
Outline Method Statement, Bat Mitigation and Compensation Report reference 13-086-BA  
WML-CL21 Bat Licence  
Bat Assessment dated July 2015 reference 13-086-BA

<b>Date Plans Received:</b>	16/06/2014	<b>Date(s) of Amendment(s):</b>	12/10/2015
<b>Date Application Valid:</b>	26/06/2014		16/06/2014 21/10/2015

### 1. SUMMARY

The proposed replacement dwelling and alterations and conversion of the existing barn and stables are considered to be of an appropriate design, size, scale and form that would preserve and not detract from the historic character and setting of the listed building and Conservation Area. The proposals are of an appropriate size and scale, and do not result in disproportionate additions over and above the size of the existing buildings on the site, and the scheme is therefore not considered to have a greater impact on the openness, character and setting of the Green Belt.

Given the distance of the site from neighbouring residential properties, the scheme is not deemed to have a detrimental impact on the amenities of nearby residences. Conditions will ensure that the ecology and verdant character and nature of the site is maintained.

The scheme complies with the adopted policies and guidance and 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 1690/4 REV D; 1690/6 Rev B; 1690/7 Rev A; 1690/5 REV E and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**3 RES5 General compliance with supporting documentation**

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

Bat Mitigation and Protection [Outline Method Statement, Bat Mitigation and Compensation Report reference 13-086-BA dated October 2015]

Bat Assessment [Bat Assessment dated July 2015 reference 13-086-BA]

Protected Species [Protected Species Assessment reference 13-086-WA dated July 2015]

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

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

**4 NONSC Phasing of works**

Prior to the commencement of any development, a detailed phasing and implementation plan, including the order and timing of development of individual buildings, landscaped areas and vehicular access ways, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

REASON:

To ensure the development proceeds in a satisfactory manner, and to ensure the preservation of the heritage asset, in accordance with policy HE1 of the Hillingdon Local Plan Part 1, policies BE8, BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 CA2 Demolition - requirement for development contract**

The works of demolition, including partial demolition hereby approved shall not be commenced before contract(s) for the carrying out of the completion of the entire scheme of works approved under this permission, including the works contract, have been made and evidence of such contract(s) has been submitted to and accepted in writing by the Council as local planning authority.

**REASON**

To ensure that premature demolition does not occur in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**6 CA6 Inspection of the buildings**

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

**REASON**

To safeguard the historic interest of the building in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**7 RES7 Materials (Submission)**

No phase of the development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of the the materials, design and finish of the windows (including roof lights), French doors and all other external doors;
- ii) Details of the construction and external appearance at an appropriate scale of gables and half dormer windows

Details should include drawings, cross-sections and samples or details of all external materials (including colours and finishes).

Thereafter the relevant phase shall be constructed in accordance with the approved details and be retained as such.

**REASON**

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

**8 LB9 Samples of materials**

Prior to the construction of any plinth/walls, a sample panel shall be erected on site for inspection by the Local Planning Authority, to show the pointing style, colour and texture of the lime based pointing mix and brick bond. Details of this panel, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

**REASON**

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

**9 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards**

The dwelling hereby approved shall be constructed to meet the standards for a Category 2

M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

**REASON:**

To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8 c, is achieved and maintained.

**10 RES10 Tree to be retained**

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

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

**REASON**

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

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

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the



development.

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

### **12 RES8 Tree Protection**

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

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

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

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

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

#### REASON

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

### **13 RES9 Landscaping (car parking & refuse/cycle storage)**

No phase of the development shall commence until a landscape scheme for the relevant phase has been submitted to and approved in writing by the Local Planning Authority for that phase. The scheme for each phase shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Means of enclosure/boundary treatments
- 2.c Hard Surfacing Materials
- 2.d External Lighting
- 2.e Other structures
  
- 3. Schedule for Implementation
  
- 4. Other
  - 4.a Existing and proposed functional services above and below ground
  - 4.b Proposed finishing levels or contours

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

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and 5.17 (refuse storage) of the London Plan (2015).

**INFORMATIVES**

**1            I11                    The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**2            I15                    Control of Environmental Nuisance from Construction Work**

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

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section

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

**3 152 Compulsory Informative (1)**

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

**4 153 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
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.
BE4	New development within or on the fringes of conservation areas
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.21	(2015) Trees and woodland
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL14	Change of use or conversion of redundant agricultural buildings

## **5 159 Councils Local Plan : Part 1 - Strategic Policies**

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

## **6**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### **3. CONSIDERATIONS**

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

Langley Farm is located on the western side of Breakspear Road North and consists of a disused farmstead consisting of a farmhouse, large barn, small barn, attached stables and a disused granary store. Whilst the farmhouse is not listed, the small barn to the north west of the farmhouse, is Grade II listed.

The existing original farmhouse on this site is a detached two storey building of simple form with a two storey annexe at the rear. The original building had a single storey annexe to the South which consisted of stores and sheds which has recently been taken down following serious fire damage. It is understood that the original farmhouse dates from the later 1800's but is in very poor condition both internally and externally and is not locally or Statutory Listed.

The detached outbuilding directly opposite the farmhouse consists of two building elements; a reasonably sized timber frame barn structure and a long single storey annexe. The Barn structure is believed to date from the mid 1800's and is Grade II Listed whilst the annexe is a much more recent addition comprising a mix of timber framing and masonry with a tiled roof over.

The open ground surrounding the existing buildings lies mainly to the south east and the overall site has an area of 0.58ha and consists of a large field area between the buildings and Breakspear Road North. The southern and eastern boundaries of the site generally

follow the original building lines and are also demarcated with post and rail fences. The northern boundary runs parallel to the existing access driveway and is also demarcated by a post and rail fence.

The site is located within the Green Belt, Harefield Conservation Area and the Colne Valley Regional Park.

### 3.2 Proposed Scheme

This application seeks consent for the construction of a new two storey detached dwellinghouse to replace the existing farmhouse building, and the refurbishment and part rebuilding of an existing outbuilding for ancillary residential use together with associated landscaping and external works.

### 3.3 Relevant Planning History

30836/APP/2006/1321 Langley Farm Breakspear Road North Harefield

DEMOLITION OF FARMHOUSE AND GARAGE (APPLICATION FOR CONSERVATION AREA CONSENT).

**Decision:** 06-10-2006 Refused

30836/APP/2008/129 Langley Farm Breakspear Road North Harefield

DEMOLITION OF FARMHOUSE IN CONNECTION WITH THE ERECTION OF A NEW DETACHED DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA CONSENT).

**Decision:** 07-05-2008 Refused **Appeal:** 28-05-2009 Dismissed

30836/APP/2008/78 Langley Farm Breakspear Road North Harefield

ERECTION OF A FOUR-BEDROOM DETACHED DWELLINGHOUSE WITH ASSOCIATED GARAGE AND PARKING SPACES (INVOLVING DEMOLITION OF THE EXISTING DWELLINGHOUSE AND ATTACHED OUTBUILDINGS).

**Decision:** 07-05-2008 Refused **Appeal:** 28-05-2009 Dismissed

#### Comment on Relevant Planning History

The most relevant planning history is listed. Of relevance to the consideration of this application is 30836/APP/2008/78 which refused consent for the demolition of the existing farmhouse and construction of a larger dwelling. This application was refused by the Council for the following reasons:

1. By reason of its overall size, bulk and scale, the building was considered to be materially larger than the existing farmhouse and significantly increase the built up appearance of the site, constituting inappropriate development in the green belt;
2. The design, bulk and scale of the proposed building was considered incongruous and detrimental to the setting of the listed barn and conservation area;
3. No details were provided of the proposed detached garage, fencing, landscaping and access arrangements. In the absence of these elements, the scheme was considered to have a detrimental impact on the visual appearance and openness of the area;
4. No written justification was provided for the demolition of the farmhouse, barn or cartshed. In the absence of any justification, their loss was considered to have a detrimental impact on the character and appearance of the conservation area.

This decision was appealed and subsequently dismissed on appeal by the Planning Inspectorate. The Inspector made the following conclusions:

1. The farmhouse and ancillary buildings were close to dereliction and whilst their loss would be harmful to the character and appearance of the conservation area, that concern could be addressed if a satisfactory new building were to replace it;
2. The replacement building was much larger and different in style to the existing building. It was considered that the change in scale of the replacement building would be significant and the new house would amount to "inappropriate" development in the Green Belt;
3. The design of any replacement building would need to be consistent with the layout of the existing group of farm buildings.

#### **4. Planning Policies and Standards**

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

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

###### Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

###### Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE10 Proposals detrimental to the setting of a listed building
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE14 Development of sites in isolation
- BE15 Alterations and extensions to existing buildings
- 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.
- BE4 New development within or on the fringes of conservation areas
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage

LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.21	(2015) Trees and woodland
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.8	(2015) Heritage assets and archaeology
LPP 7.9	(2015) Heritage-led regeneration
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL14	Change of use or conversion of redundant agricultural buildings

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

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

## **6. Consultations**

### **External Consultees**

Two letters were sent to neighbouring properties, which addresses the consultee requirements of Part 15(5) of the The Town and Country Planning (Development Management Procedure) (England) Order 2015. Press adverts were also displayed in relation to this application.

One response was received to this consultation from Harefield Village Conservation Panel, who raised no objection to the proposals and commented that they were welcomed as the proposals would re-instate the character and scale of the farmstead.

### **EXTERNAL CONSULTTEES**

#### **Denham Aerodrome**

The site is located within Denham Aerodrome Traffic Zone. Any future occupants will hear and see aircraft, and it is important that all concerned are aware of the juxtaposition.

### **Internal Consultees**

#### **TREES AND LANDSCAPE OFFICER**

No objection to the scheme subject to conditions being attached to any consent to ensure that a tree survey is carried out, adequate tree protection for the retained trees submitted and a hard/soft landscape scheme secured to ensure that the proposals preserve and enhance the surrounding area.

HIGHWAYS  
No objection.

#### ECOLOGY

Following the submission of further surveys and reports, no objection is now raised to the proposal, subject to the application being carried out in accordance with the recommendations within the report.

#### CONSERVATION

Following a number of revisions to the submitted scheme, no objection is now raised to the proposals. A number of conditions are recommended to secure the detailed design of the buildings, external materials, details of all fenestration, hard and soft landscaping and details of any boundary treatment.

### **7. MAIN PLANNING ISSUES**

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

The site consists of a disused farmstead consisting of a farmhouse, large barn, small barn, attached stables and a disused granary store. The main issues for consideration in relation to the principle of development are the loss of the agricultural buildings/use of the land and impact on the openness and character of the Green Belt.

Loss of Agricultural use/buildings:

Policies OL13 and OL14 of the Hillingdon Local Plan: Part Two - Saved Policies state that when agricultural or other rural buildings become redundant, proposals may be submitted for conversion of or new uses. In determining the appropriateness of any proposals, the Local Planning Authority will have particular regard to the effect of any proposed building or works on the building and its setting. Any conversion scheme must be compatible with the character of the building and capable of being achieved with minimum impact on the landscape

The farm has been vacant for many years and the submitted statements highlight that in general, the farmhouse buildings are in a very poor condition and beyond economic repair. The site makes up part of an original group of buildings which were until relatively recently in general use relating to the surrounding farmland and it is understood that the Farmhouse building itself was last used to provide accommodation for farm workers. This use ceased in 2004 when the majority of the surrounding lands were incorporated into the adjacent Park Lodge Farm and the Farmhouse, the outbuilding opposite and the lands to the South East were sold off separately to a private purchaser.

Since that time, these buildings, together with the large detached Barn to the South and the storage buildings to the East have stood vacant and have suffered from extensive vandalism.

It is considered that the proposed replacement farmhouse building, and refurbishment and part rebuilding of the listed barn and stables to a size and scale to match the existing, would be appropriate in terms of their design and scale, and not have a detrimental impact on the character, appearance or setting of the buildings or surrounding area.

Principle of redevelopment in the Green Belt:

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.



Policy OL1 of the Hillingdon Local Plan Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

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

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are, which are relevant to the consideration of this application are:

- i) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- ii) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- iii) Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Given the condition of the existing farmhouse, it is proposed to demolish this and reconstruct it on the same footprint as the original building, and to a similar size and scale as the existing. As this building was already in a residential use, and the proposed works do not represent a significant enlargement over and above the existing building, the principle of the replacement dwelling is considered to comply with both National and Local planning policy.

In relation to the grade II listed barn, it is proposed to part rebuild and refurbish the barn for use as ancillary residential accommodation. Historic farm and timber framed buildings represent a small proportion of Hillingdon's stock of listed buildings and their impact on the historic environment and landscape is highly significant. This barn is particularly well preserved in a farmstead setting and it is important that any alterations to the barn conserve the building in a manner appropriate to its significance.

The proposed alterations to the barn are considered to conserve and enhance the significance of the building and ensure that the listed building, which is in a poor state, is retained. In terms of the impact of the proposed refurbishment on the Green Belt, it is considered that as the scheme would involve the replacement and alteration to an existing building, on a similar scale, such would be appropriate in the context of the Green Belt

setting. The alterations are therefore not considered to have a detrimental impact on the openness or character of the Green Belt.

Overall, it is therefore considered that the principle of the redevelopment of this agricultural site within the Green Belt is acceptable.

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

Not applicable to the consideration of this application.

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

Listed Building:

Policy BE8 of the states that applications for planning permission to alter or extend statutory listed buildings will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings. Policy BE9 states that in the case of listed buildings, policy BE8 will apply to applications for listed building consent as well as those for planning permission where, in any particular case, these matters are related. Policy BE10 states that planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

Policy BE12 states that statutory listed buildings and others of architectural or historic interest such as those on the local list should, preferably remain in their historic use. Where planning permission is required, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

Policy 7.8 'Heritage Assets and archaeology' of the London Plan (2015) recommends that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 'Heritage Led Regeneration' of the London Plan (2015) explains that the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Paragraph 134 of the National Planning Policy Framework (2012) stipulates that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The proposals to both the farmhouse, barn and stables have been considered by the Councils Conservation Officer and revised accordingly in order to ensure that the proposals are appropriate to the appearance, scale, design, historic character and setting of the area.

The farmhouse forms part of the wider setting of the farmstead group and listed barn, and previous schemes have resisted the demolition of this building, due to insufficient

justification being provided as to structural integrity of this building. Whilst the demolition of the existing farmhouse is regrettable, it is considered that sufficient evidence has been provided through the building surveys, to demonstrate that the building is in such a severe condition, that this is the most viable option to ensure that the historic setting is maintained. The scheme has been significantly revised to ensure that the proposed replacement dwelling respects the character, form, design, scale and proportions of the original and does not detract from the setting of the adjacent listed barn. Overall, the proposals to the farmhouse are considered acceptable.

In relation to the works to the barn and stables, it is proposed to convert this to ancillary residential accommodation. A Heritage Statement has been received which discusses the history and development of the listed building and its significance. The scheme has been revised in accordance with the Conservation Officers comments, and the proposed structural and external alterations to the building are considered appropriate and sensitive to its historic character.

Overall, the proposals to both the barn and farmhouse are considered to preserve and enhance the special historic character and setting of the listed barn.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues associated with this application.

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

Section 7.01 of this report has considered the impact of the development on the Green Belt. The proposed replacement dwelling and alterations to the existing barn and stables, do not result in disproportionate additions over and above the size of the original dwelling. Further the partial redevelopment of the barn and stables, would be on the same footprint as the existing and is not considered to have a greater impact on the openness, character and setting of the Green Belt. The scheme is therefore considered to comply with the NPPF and policies EM2 of the Hillingdon Local Plan: Part One - Strategic policies and OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved Policies.

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

For the impact on the Green Belt and Listed Building please see the relevant sections of this report.

Adopted policy BE1 of the Local Plan Part 1 (Nov 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. 'Saved' policies BE13 and BE19 of the Unitary Development Plan (2007) seek to ensure that the new development complements or improves the character and amenity of the area, whilst 'saved' policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

Chapter 7 of the London Plan (2015) sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world class, high quality design and design led change in key locations.

It is considered that the redevelopment of this site offers a positive opportunity to achieve a high quality scheme which would enhance the appearance of this part of Harefield Conservation Area.

The design of the replacement building will be of a traditional appearance and appropriately detailed to ensure that the character of the existing building is maintained. The design of

the replacement dwelling has sought to utilise some of the more unusual features of the existing farmhouse, such as the porch, two tone brick chimneys and horizontal faded roof tiles. The scheme also retained the simple character of typical Victorian Farmhouses within the Borough. A number of conditions are recommended on any approval to ensure that the level of design is achieved for the site.

The development sits on a relatively isolated position in relation to neighbouring properties and is not readily visible from any public highway and as such is considered acceptable in townscape terms, particularly as the proposal is considered to be of a high quality standard of architecture.

The proposed renovation works to the main Listed Building are well designed and will make a positive contribution to the location and surrounding area, in accordance with local, regional, and national policy.

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

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

'Saved' policy OE1 of the Unitary Development Plan (2007) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The nearest neighbouring properties are located approximately 150m to the north east and 230 metres to the south east. Given the distance between the application site and these occupants, the proposal is not considered to have a detrimental impact on the amenities of the adjacent occupiers.

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

The Government's national space standards contained in the Technical Housing Standards and policy 3.5 of the London Plan (2015) set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants.

Generous and spacious residential floor space provision would be provided which significantly exceed the minimum standards of policy 3.5 of the London Plan (2015) and Technical Housing Standards.

Policy BE23 of the Unitary Development Plan states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is useable in terms of its shape and siting. Developments should incorporate usable, attractively laid out and conveniently located garden space in relation to the flats they serve. It should be of an appropriate size, having regard to the size of the flats and character of the area.

The private amenity space provided for the site, exceeds the Council's requirements.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP 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 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Given the single residential use of the site, there is ample space within the curtilage of the dwelling for parking. A new timber field gate is proposed at the access to the site, to which no objection is raised on design or highways grounds. The gate has been set back a sufficient distance from the boundary with the road to ensure that cars can wait for the gates to be opened. The visibility splays have also been provided to the requirements of the highways officer. The scheme has been reviewed by the highways team and no objection is raised in this regard.

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

For details of Urban Design, please see Section 7.03 and 7.07 and for details of access please see Section 7.10 of this report.

#### **7.12 Disabled access**

In assessing this application, reference has been made to policy 3.8 'Housing Choice' of the London Plan (2015); Approved Document M to the Building Regulations 2010 (2015 edition); and Accessible Hillingdon SPD adopted 2013.

The scheme has been reviewed by the Councils Access Officer and no objections are raised.

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

Not applicable to this application.

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

Policy BE38 of the states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

The application has been accompanied by a topographical survey, which shows the position and spread of the trees within the site, and indicates that the majority are some distance from the existing/proposed buildings. The submission has been reviewed by the Councils Trees and Landscape Officer, who raises no objections to the proposal, subject to the submission a detailed tree survey, arboricultural impact assessment and tree protection measures to safeguard the mature oak close to the entrance. This will be secured by condition and in addition conditions are recommended to ensure a suitable hard and soft landscaping scheme is approved for the site.

#### **ECOLOGY**

Policy EM7 of the Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012) and policy 7.19 of the London Plan states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

The site is considered to be of high value and likely to be of interest to protected species as resting places. The Bat Surveys conducted in March 2014 and May 2015, reported bats in several of the buildings, and there was evidence found in the farmhouse and barn that these were used as roost sites. The proposed demolition of the farmhouse and refurbishment of the barn was acknowledged to impact on the roost site and therefore a licence is required from Natural England before any works commence. Further information

was also requested under the Habitats Directive and Conservation Regulations. Given the significant weight afforded to the protection of bats, the applicant was required to demonstrate that the scheme passed the three derogation tests set out in the Habitats Directive. The three tests were:

1. That there would be no satisfactory alternative to the plan or project as a whole or in the way it is implemented;
2. That the plan or project must be in the interests of preserving public health or public safety, or for other imperative reasons of overriding public interest, including those of social or economic nature and beneficial consequences of importance for the environment;
3. That the favourable conservation status of the species affected must be maintained.

An Outline method statement, bat mitigation and compensation statement was received which addressed the three tests in the Habitat Directive. This information was reviewed by the Councils Ecology Officer, who was satisfied that all requirements had been met and the bats present on the site would be sufficiently protected.

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

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

With any new building, it is important that surface water is controlled to reduce the flood risk to the surrounding area. This is vital for the application site as the land is designated as a Critical Drainage Area and an area which has suffered from flooding recently. Further there are a number of ditches running through the site. Works to divert the ditch has already been carried out and reviewed by the Councils Flood Officer. Further information relating to the ditch is required to be submitted and a condition will ensure such is received. A SUDs condition is also recommended on any consent.

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

There are no noise or air quality issues associated with this application.

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

There are no additional comments to make on the public consultations.

#### **7.20 Planning Obligations**

Not applicable to the consideration of this application. The development would be liable for the local and Mayoral Community Infrastructure Levy (CIL).

#### **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**

None

### **10. CONCLUSION**

The proposed replacement dwelling and alterations and conversion of the existing barn and stables are considered to be of an appropriate design, size, scale and form that would preserve and not detract from the historic character and setting of the listed building and

Conservation Area. The proposals are of an appropriate size and scale, and do not result in disproportionate additions over and above the size of the existing buildings on the site, and the scheme is therefore not considered to have a greater impact on the openness, character and setting of the Green Belt.

Given the distance of the site from neighbouring residential properties, the scheme is not deemed to have a detrimental impact on the amenities of nearby residences. Conditions will ensure that the ecology and verdant character and nature of the site is maintained.

The scheme complies with the adopted policies and guidance and approval is recommended.

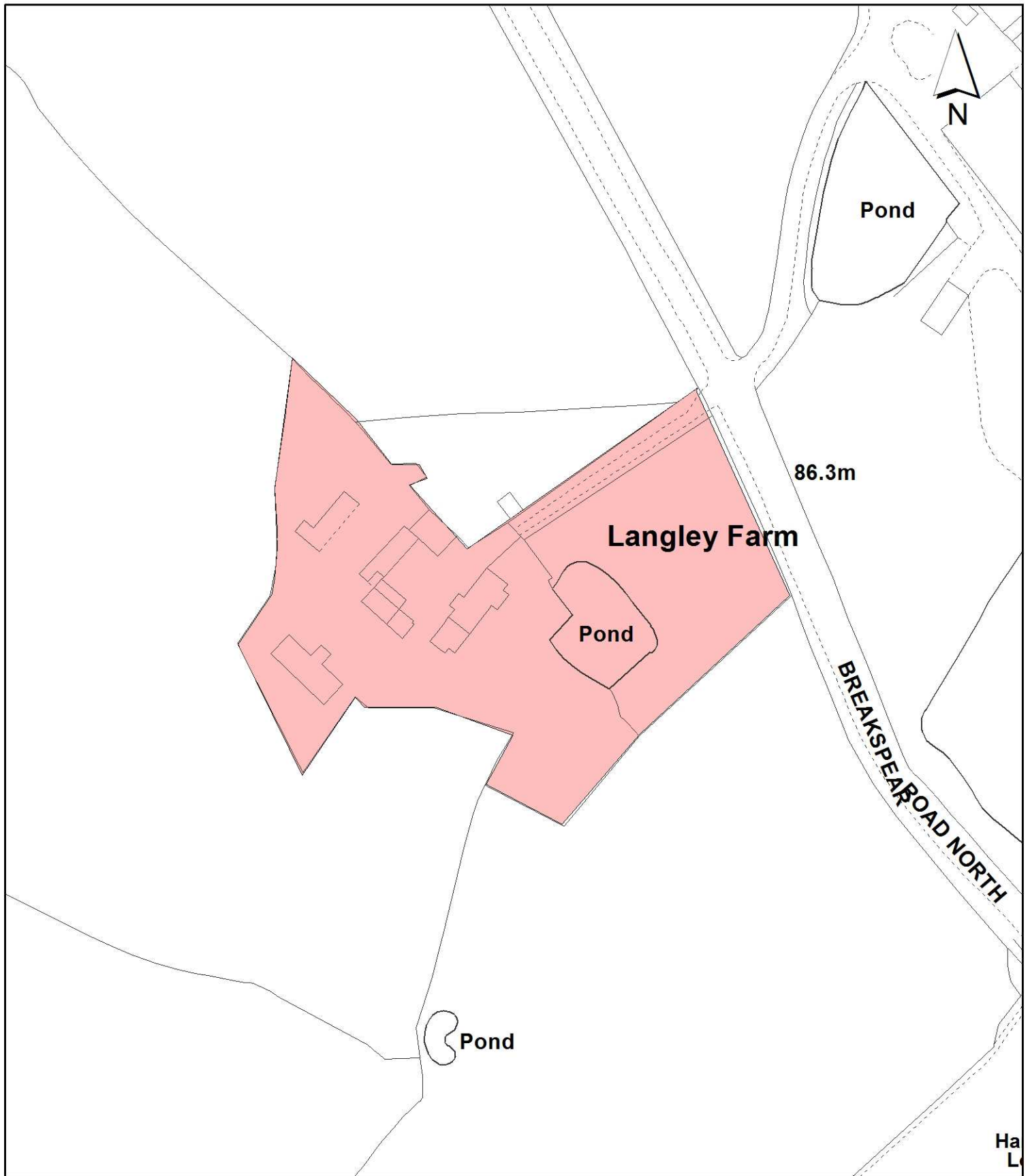
## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (2015)  
National Planning Policy Framework (2012)  
Technical Housing Standards - Nationally described space standards (2015)  
Council's Supplementary Planning Guidance - Land Contamination  
Council's Supplementary Planning Document - Accessible Hillingdon  
The Mayor's Housing Supplementary Planning Guidance

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Langley Farm  
 Breakspear Road North  
 Harefield**

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

Planning Application Ref:

**30836/APP/2014/2107**

Scale:

**1:1,250**

Planning Committee:

**North** Page 113

Date:

**March 2016**



**HILLINGDON**  
 LONDON

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

**Address** LANGLEY FARM BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Conversion of existing barn to habitable use to include installation of mezzanine level, installation of 1 x rooflight to south roof, 1 x rooflight to north roof installation of new doors and window to south elevation, and new door to west elevation with associated restoration works (Listed Building Application)

**LBH Ref Nos:** 30836/APP/2014/2109

**Drawing Nos:**

- Location Plan
- Design and Access Statement
- Statement of Significance
- KDK Historic Building Appraisal
- Building Survey Report
- 1690/1
- 1690/4 REV D
- 1690/7 Rev A
- 1690/6 Rev B
- 1690/5 REV E
- Covering Letter

**Date Plans Received:** 16/06/2014      **Date(s) of Amendment(s):** 16/06/2014  
**Date Application Valid:** 26/06/2014      21/10/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

Langley Farm is located on the western side of Breakspear Road North and consists of a disused farmstead consisting of a farmhouse, large barn, small barn, attached stables and a disused granary store. Whilst the farmhouse is not listed, the small barn to the north west of the farmhouse, is Grade II listed.

The existing original farmhouse on this site is a detached two storey building of simple form with a two storey annexe at the rear. The original building had a single storey annexe to the South which consisted of stores and sheds which has recently been taken down following serious fire damage. It is understood that the original farmhouse dates from the later 1800's but is in very poor condition both internally and externally and is not locally or Statutory Listed.

The detached outbuilding directly opposite the farmhouse consists of two building elements; a reasonably sized timber frame barn structure and a long single storey annexe. The Barn structure is believed to date from the mid 1800's and is Grade II Listed whilst the annexe is a much more recent addition comprising a mix of timber framing and masonry with a tiled roof over.

The open ground surrounding the existing buildings lies mainly to the south east and the

overall site has an area of 0.58ha and consists of a large field area between the buildings and Breakspear Road North. The southern and eastern boundaries of the site generally follow the original building lines and are also demarcated with post and rail fences. The northern boundary runs parallel to the existing access driveway and is also demarcated by a post and rail fence.

The site is located within the Green Belt, Harefield Conservation Area and the Colne Valley Regional Park.

## 1.2 Proposed Scheme

This application seeks listed building consent for the refurbishment and part rebuilding of the existing grade II listed barn and stable, for ancillary residential use.

## 1.3 Relevant Planning History

30836/APP/2001/207 Langley Farm Breakspear Road North Harefield  
RESTORATION OF SINGLE STOREY ATTACHED STABLES, TO FORM PART SINGLE STOREY FAMILY DWELLINGHOUSE

**Decision Date:** 22-06-2001      ADH      **Appeal:**

30836/APP/2001/208 Langley Farm Breakspear Road North Harefield  
RESTORATION OF ATTACHED SINGLE STOREY STABLES TO FORM A PART SINGLE STOREY FAMILY DWELLINGHOUSE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 28-06-2001      NFA      **Appeal:**

30836/APP/2006/1321 Langley Farm Breakspear Road North Harefield  
DEMOLITION OF FARMHOUSE AND GARAGE (APPLICATION FOR CONSERVATION AREA CONSENT).

**Decision Date:** 06-10-2006      Refused      **Appeal:**

30836/APP/2006/1994 Langley Farm Barn Breakspear Road North Harefield  
CONVERSION OF FARM BARN INTO A FOUR-BEDROOM DWELLINGHOUSE, WITH INSTALLATION OF ENTRANCE DOOR AND WINDOWS AT GROUND AND FIRST FLOOR LEVELS ON ALL ELEVATIONS AND WIDENING OF EXISTING VEHICULAR CROSSOVER AND ACCESS ROAD.

**Decision Date:** 22-11-2006      Withdrawn      **Appeal:**

30836/APP/2008/129 Langley Farm Breakspear Road North Harefield  
DEMOLITION OF FARMHOUSE IN CONNECTION WITH THE ERECTION OF A NEW DETACHED DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA CONSENT).

**Decision Date:** 07-05-2008      Refused      **Appeal:**28-MAY-09      Dismissed

30836/APP/2008/78 Langley Farm Breakspear Road North Harefield  
ERECTION OF A FOUR-BEDROOM DETACHED DWELLINGHOUSE WITH ASSOCIATED GARAGE AND PARKING SPACES (INVOLVING DEMOLITION OF THE EXISTING DWELLINGHOUSE AND ATTACHED OUTBUILDINGS).

**Decision Date:** 07-05-2008      Refused      **Appeal:**28-MAY-09      Dismissed

### Comment on Planning History

The most relevant planning history is listed above. There is an associated planning application for this site, reference 30836/APP/2014/2107

## **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**

Neighbours were notified of the application, meeting the minimum consultation requirements.

### EXTERNAL

Harefield Conservation Panel: The Panel was very pleased to see an imminently appropriate proposal for the rehabilitation of this complex that will re-instate well in character and scale what would have been a substantial little farmstead in its hey-day.

The Panel had no objections to the applications and hopes that it can proceed quickly to completion before there is any more vandal damage.

One resident has expressed to support for the scheme and would like to see the buildings improved.

### INTERNAL

#### CONSERVATION

Following a number of revisions to the submitted scheme, no objection is now raised to the proposals.

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

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

### Part 1 Policies:

PT1.HE1 (2012) Heritage

### Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

LPP 7.8 (2015) Heritage assets and archaeology

LPP 7.9 (2015) Heritage-led regeneration

NPPF12 NPPF - Conserving & enhancing the historic environment

## 5. MAIN PLANNING ISSUES

Policy BE8 of the states that applications for planning permission to alter or extend statutory listed buildings will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings. Policy BE9 states that in the case of listed buildings, policy BE8 will apply to applications for listed building consent as well as those for planning permission where, in any particular case, these matters are related. Policy BE10 states that planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

Policy BE12 states that statutory listed buildings and others of architectural or historic interest such as those on the local list should, preferably remain in their historic use. Where planning permission is required, an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

Policy 7.8 'Heritage Assets and archaeology' of the London Plan (2015) recommends that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy 7.9 'Heritage Led Regeneration' of the London Plan (2015) explains that the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

Paragraph 134 of the National Planning Policy Framework (2012) stipulates that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The first point to bear in mind in this proposal is that whilst the main building is listed, it is noted that its heritage value has been, to some extent, diminished over time through a number of later additions. Most notably the 1980's extension attached to the western side of the building. In addition, the Council's Conservation Officer recognises that internally whilst the building was very well restored in the 80's, few original decorative features or joinery elements remain.

The proposals to both the farmhouse, barn and stables have been considered by the Councils Conservation Officer and revised accordingly in order to ensure that the proposals are appropriate to the appearance, scale, design, historic character and setting of the area.

The farmhouse forms part of the wider setting of the farmstead group and listed barn, and previous schemes have resisted the demolition of this building, due to insufficient justification being provided as to structural integrity of this building. Whilst the demolition of the existing farmhouse is regrettable, it is considered that sufficient evidence has been provided through the building surveys, to demonstrate that the building is in such a severe

condition, that this is the most viable option to ensure that the historic setting is maintained. The scheme has been significantly revised to ensure that the proposed replacement dwelling respects the character, form, design, scale and proportions of the original and does not detract from the setting of the adjacent listed barn. Overall, the proposals to the farmhouse are considered acceptable.

In relation to the works to the barn and stables, it is proposed to convert this to ancillary residential accommodation. A Heritage Statement has been received which discusses the history and development of the listed building and its significance. Whilst the proposed use differs to the original, it is considered that this ancillary residential use would enable the long term preservation of the listed building and farmstead group.

The scheme has been revised in accordance with the Conservation Officers comments, and given the quality of the revised scheme, the proposed structural and external alterations to the building are considered appropriate and sensitive to its historic character.

Subject to a range of conditions, the proposed development would safeguard the historic fabric of the original listed building and its setting, in accordance with Saved Policies BE8, BE9, BE10, and BE12 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

## **6. RECOMMENDATION**

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

#### **1 LB1 Time Limit (3 years) - Listd Building Consent**

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

#### **REASON**

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

#### **2 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 1690/4 REV D; 1690/6 Rev B; 1690/7 Rev A; 1690/5 REV E and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

#### **3 CA6 Inspection of the buildings**

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

#### **REASON**

To safeguard the historic interest of the building in accordance with Policy BE4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4 NONSC Phasing of works**

Prior to the commencement of any development, a detailed phasing and implementation plan, including the order and timing of development of individual buildings, landscaped areas and vehicular access ways, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

**REASON:**

To ensure the development proceeds in a satisfactory manner, and to ensure the preservation of the heritage asset, in accordance with policy HE1 of the Hillingdon Local Plan Part 1, policies BE8, BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 LB11 Further Details (Listed Buildings)**

Detailed drawings, details, cross sections (where relevant) or samples of materials, as appropriate, in respect of the following parts of the listed barn and stable conversion, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (i) External materials (including colours and finishes)
- (ii) Windows/frames and external doors (including cross sections)
- (iii) Rooflights;
- iv) Construction of the new floors;
- v) Design of internal joinery, including the mezzanine floor, staircase and balustrade;
- vi) Type and installation of insulation and internal wall finishes;
- vii) Size and location of vents and flues;
- viii) Reuse of the internal metal pulley structure.

**REASON**

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

**6 LB9 Samples of materials**

Prior to the construction of any plinth/walls, a sample panel shall be erected on site for inspection by the Local Planning Authority, to show the pointing style, colour and texture of the lime based pointing mix and brick bond. Details of this panel, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

**REASON**

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

**7 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 historic interest of the building in accordance with Policy BE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **8** 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 6 months of the works being completed.

## REASON

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

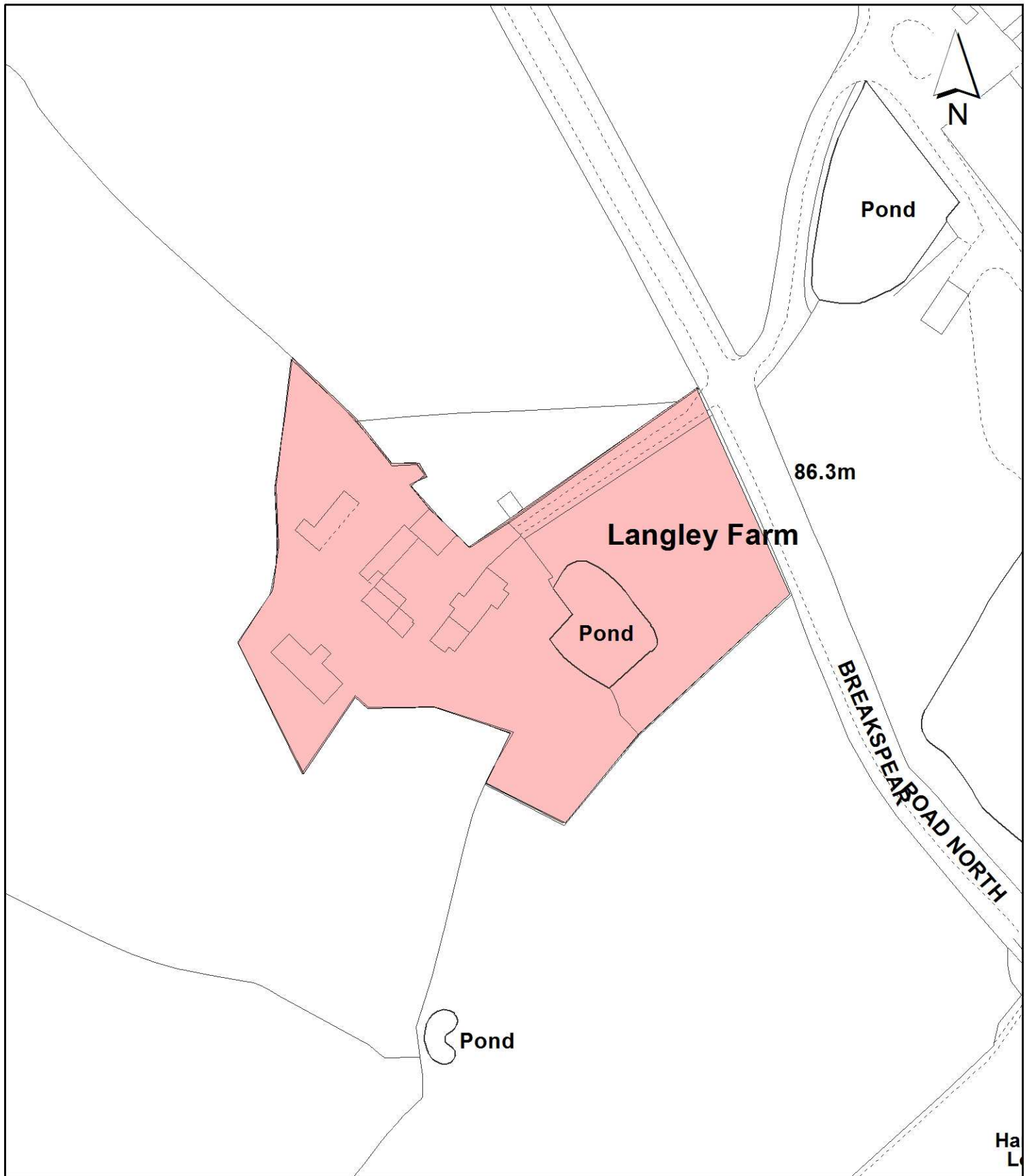
## **INFORMATIVES**

- 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 (2015) and national guidance.  
  
BE13 New development must harmonise with the existing street scene.  
BE8 Planning applications for alteration or extension of listed buildings  
BE9 Listed building consent applications for alterations or extensions  
BE10 Proposals detrimental to the setting of a listed building  
BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings  
LPP 7.8 (2015) Heritage assets and archaeology  
LPP 7.9 (2015) Heritage-led regeneration  
NPPF12 NPPF - Conserving & enhancing the historic environment
- 3** 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.
- 4** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our

statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Langley Farm  
 Breakspear Road North  
 Harefield**

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

Planning Application Ref:

**30836/APP/2014/2109**

Scale:

**1:1,250**

Planning Committee:

**North** Page 123

Date:

**March 2016**



**HILLINGDON**  
 LONDON

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

**Address** 37 THE DRIVE ICKENHAM

**Development:** Erection of two storey building with habitable roofspace and basement to create 5 x 2-bed and 1 x 3-bed self contained flats with associated parking and landscaping works, including a new shed (works involve the demolition of existing dwelling house)

**LBH Ref Nos:** 24043/APP/2015/3509

**Drawing Nos:** 2958-08 Rev. A  
2958-02 Rev. A  
2958-05 Rev. A  
2958-04 Rev. A  
2958-03 Rev. A  
2958-01 Rev. A  
2958-06  
2958-07  
1:1250 Location Plan  
STV/MR/06  
SOL/TD/07P  
SOL/TD/02P  
SOL/TD/03P  
Design and Access Statement

**Date Plans Received:** 18/09/2015

**Date(s) of Amendment(s):** 18/09/2015

**Date Application Valid:** 29/09/2015

29/09/2015

### 1. SUMMARY

An application for a replacement detached house on this site which was approved at the North Planning Committee meeting on 11/2/14 (App. No. 24043/APP/2013/1738 refers). The replacement house had a very similar siting, overall width, height and design to the currently proposed flatted block, with the main change to the built form being an increase in the depth of the block so that although it maintains a very similar rear building line and built form, it would now project further forward on site.

The increase in the overall mass and bulk of the block would not be out of keeping with this part of The Drive, as it lies within a row of properties (Nos. 33 - 45) where all but the application site and the adjoining recessed infill bungalow (No. 35A) have been re-developed to provide larger replacement houses with large crown roofs, many of which are of a comparable size and bulk, particularly those to the north, including the adjoining property, No. 39.

The proposed block would not appear unduly conspicuous within the street scene, as although it would project marginally in front of its immediate neighbours, it would still be set back from the road by some 45m and there is no defined building line along this part of The Drive, with the majority of properties set much further forward, including the existing house on this site.

The front elevation, with a recessed side element, although the main elements of the

design have previously been approved, the width of the main elevation has been compressed, but it is considered that the main front elevation maintains good proportion and would be of an appropriate traditional design.

The Council's 10% guideline, above which the number of flatted redevelopment schemes can affect the traditional residential character of a road has not been breached. Also, the proposed front garden would be capable of providing sufficient off-street car parking spaces whilst still providing a good amount of landscaped green space.

The proposed units would provide a good standard of residential accommodation and amenity space and the residential amenities of neighbouring properties would not be adversely affected.

There would be no impact upon existing trees on site.

The scheme is recommended for approval, subject to the recommended conditions.

## 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 2958-01 Rev. A, 2958-02 Rev. A, 2958-03 Rev. A, 2958-04 Rev. A, 2958-05 Rev. A, 2958-06, 2958-07 and 2958-08 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

#### **3 RES7 Materials (Submission)**

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

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

#### REASON

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

#### **4 RES8 Tree Protection**

No site clearance or construction work shall take place until the details have been

submitted to, and approved in writing by, the Local Planning Authority with respect to:

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

#### REASON

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

#### **5 RES9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping, to include the provision of a private patio area to the rear of Flat 1.
  - 2.a Cycle parking area(s) to include a minimum of 13 spaces,
  - 2.b Means of enclosure/boundary treatments
  - 2.c Car Parking Layout (including provision for 2 of the 10 parking spaces to be served by electrical charging points, with demonstration that a further 2 have adequate capacity to ensure such provision could be provided in the future),
  - 2.d Hard Surfacing Materials
  - 2.e External Lighting
  - 2.f Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the

landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

#### 4. Schedule for Implementation

#### 5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (March 2015).

### **6 RES10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

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

### **7 RES13 Obscure Glazing**

All the side windows and rooflights facing No. 35A and side rooflights facing No. 39 The Drive shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

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



## **8 NONSC Lantern Light Details**

Details of the design and/or any obscure glazing/screening of the lantern lights on the orangery type conservatories serving Flats 1 and 3 shall be submitted to and approved in writing by the LPA. The lantern lights shall be retained as approved for so long as the development remains in existence.

### **REASON**

To safeguard the privacy of the occupiers of these units and of the flats above from disturbance resulting from light spillage, in accordance with Policies BE19, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **9 NONSC Restriction of roof use**

The roof area of the orangery type conservatory adjoining the side boundary with No. 35a The Drive shall not be used as a roof garden or other type of amenity space.

### **REASON**

To safeguard the privacy of the occupiers of the adjoining property, in accordance with Policies BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **10 NONSC Flooding Risk Ground Investigation**

Prior to the commencement of development a ground investigation shall be undertaken to determine the risk of flooding to and from the new development. The investigation must be accompanied by appropriate mitigation if there is a risk of flooding to or from the proposed development. The investigation and mitigation details should be submitted to and approved in writing by the Local Planning Authority prior to works commencement. The development must then proceed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

### **Reason**

To minimise the risk of flooding to and from the proposed development in accordance with the NPPF and Policy 5.12 of the London Plan (March 2015).

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

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

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

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

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

**REASON**

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.12 of the London Plan (March 2015).

**12 RES22 Parking Allocation**

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015).

**13 NONSC Level Access**

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

**REASON:**

To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8 c, is achieved and maintained.

**14 NONSC Soil Testing**

Before any part of the development is brought into use, 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.

**REASON**

To ensure that maintenance workers at the development are not subject to any risks from soil contamination in accordance with policy OE11 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.

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding costal
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 5.17	(2015) Waste capacity
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties

	and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

### **3            I2            Encroachment**

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

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

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

### **5            I5            Party Walls**

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

**6**            I6                    **Property Rights/Rights of Light**

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

**7**            I15                    **Control of Environmental Nuisance from Construction Work**

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

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

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

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

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

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

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application site is located on the western side of The Drive, a private shared surface road that comprises mainly two storey, detached houses of mixed architectural style and quality set within medium to large plots. More recently, a number of the original houses have been re-developed, mainly to provide larger houses. No. 37 comprises a traditional large detached two storey house on an extensive plot, with large single storey rear extensions/outbuildings and a detached garage at the side served by two vehicular accesses. The existing property is set forward on its plot compared to the adjoining properties (Nos. 35A and 39), although it's siting does follow the closer original relationship of properties on this side of the road to the south of No. 35A.

No. 35A is an infill bungalow development which is sited close to the side boundary of the rear garden of the application site. No. 39 is a modern re-development, as are adjoining properties to the north, comprising very large two/three storey houses with large crown roofs and pastiche classical features which have a similar siting to No. 35A.

The site has an urban fringe location, with the Uxbridge Golf Club adjoining the site to the west which forms part of the Green Belt and the Colne Valley Regional Park. Ground levels

fall away at the rear and also from the north to the south, allowing views over the adjoining golf course through the mature trees which mark the rear boundary. The site has a low PTAL (Public Transport Accessibility Level) score of 1b (where 6 represents the highest and 1 the lowest level of accessibility) and is covered by Tree Preservation Order (TPO) 316. It also forms part of the Colne Valley Archaeological Priority Zone.

### **3.2 Proposed Scheme**

This application seeks permission to demolish the existing property and erect a detached two storey flatted block, with a basement/lower ground level at the rear and accommodation in the roof space to provide 5 x 2-bed and 1 x 3-bed flats, together with associated parking and landscaping works, including a new shed at the bottom of the rear garden.

The proposed flatted block would be set further back on its plot as compared to the existing house so that it would be set back approximately 45m from The Drive and occupy a similar position to that of its immediate neighbours. The building would have a two storey aspect at the front, and due to the ground levels which slope down towards the rear, a three storey aspect at the rear with the exposed basement/lower ground floor. The concealed basement would project beyond the front elevation of the property. With an overall width of 22.2m, the building would maintain minimum gaps of 1.9m and 2.2m to the side boundaries with Nos. 35a and 39 respectively.

The building would have a main depth of 17.5m, although it incorporates a set back across 4.16m of its width on its southern side, to reduce the main depth by 3.67m to 13.83m. The main front elevation incorporates 3, 1.37m deep projecting gabled bays and on the rear elevation, a large centrally sited gable projecting 3.05m from the main rear elevation to give an overall maximum depth to the house above the lower ground /basement level and ground floor level of 21.9m. A number of the rooms at the rear would have French doors and juliette balconies.

The roof would comprise a crown roof with side chimney, and have a maximum height of 10.2m (excluding the chimney) and an eaves height of 5.87m as measured on the front elevation. The roof would incorporate two small gabled dormers on the front and rear elevations with a recessed balcony area within the rear gable at roof level.

On the lower ground/ basement floor level at the rear, to the side of the gable adjoining No. 35a would be a single storey orangery type addition with a lantern light which would project some 2.35m from the main rear elevation of the house (so as not to project beyond the rear gable) and on the side adjoining No. 39 at this level would be a single storey addition which would project 6.7m (3.6m beyond the rear gable). On the ground floor above the lower ground/basement level extension would be a similar orangery type conservatory structure with a lantern light which would align with the rear elevation of the gable and the roof of the extension below would be used as a balcony area.

The front garden layout would retain the existing in and out access arrangements with a semi-circular drive, with a spur accessing 10 parking spaces, 4 of which would be capable of providing disabled space. Cycle and bin stores would be provided adjacent to the boundary with No. 35A, adjacent to its detached garage, set back some 16m from the road frontage. The cycle store would be 3.0m square, with a pyramidal roof, 2.4m high to eaves and 3.75m high to the apex. The bin store would be 3.1m square and of timber construction with a flat pergola roof, some 2.4m high. Both structures would be screened on three sides by landscaping. The garden shed would be 7.5m by 4.0m sited along the

rear boundary of the rear garden and be of timber construction, 2.25m high to eaves and 3.0m high to the ridge and used for the storage of garden furniture.

The basement/lower ground floor at the rear would involve the installation of retaining walls within the rear garden to align with the side elevations of the proposed house to maintain existing ground levels at the sides of the rear garden.

As compared to the previously approved replacement house on the site (App. No. 24043/APP/2013/1738 refers), the main changes to the previously approved built form on site is that although the siting, overall width, height and design of the flatted block is very similar to the previously approved building, the depth of the main building has increased, with the greatest change being on the northern side of the building, increasing from 12.4m to 17.5m, so that whilst the block maintains an almost identical rear building line and built form, it does project further forward on site. The basement would also project forward of the front elevation. The width of the main front elevation has been compressed, with a recessed side element adjoining No. 35A. A triple garage to be sited in the front garden has been omitted, with small cycle and bin store enclosures to be provided, together with a shed along the rear boundary of the rear garden.

The application is supported by the following documents:-

Design and Access Statement:

This provides the background to the statement, describes the site, its planning history and the policy background. A planning justification for the scheme is provided and aspects of the proposal assessed. The statement concludes that the scheme fully complies with planning policy, the residential redevelopment of the site has already been approved and as the scheme would not result in over 10% of dwellings in the road being converted to flats and the design of the scheme reflects a large detached house, the character of the road will not be maintained.

### **3.3 Relevant Planning History**

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

The most relevant application to the current proposal for the site's flatted re-development is the application for a replacement house (App. No. 24043/APP/2013/1738 refers) on this site, as the approved built form is very similar to the current proposals, with the main difference being the currently proposed block projects further forward on site.

Prior to this, there have been a number of applications submitted for residential extensions to the existing house.

## **4. Planning Policies and Standards**

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

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

Part 1 Policies:

PT1.H1 (2012) Housing Growth

PT1.BE1 (2012) Built Environment

- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 5.2 (2015) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2015) Sustainable design and construction
- LPP 5.7 (2015) Renewable energy
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.14 (2015) Water quality and wastewater infrastructure
- LPP 5.15 (2015) Water use and supplies
- LPP 5.17 (2015) Waste capacity
- LPP 6.3 (2015) Assessing effects of development on transport capacity
- LPP 6.5 (2015) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2015) Cycling
- LPP 6.10 (2015) Walking
- LPP 6.13 (2015) Parking
- LPP 7.1 (2015) Lifetime Neighbourhoods
- LPP 7.2 (2015) An inclusive environment
- LPP 7.3 (2015) Designing out crime
- LPP 7.4 (2015) Local character
- LPP 7.6 (2015) Architecture
- LPP 7.14 (2015) Improving air quality
- LPP 7.15 (2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- LPP 7.21 (2015) Trees and woodland
- OL5 Development proposals adjacent to the Green Belt



BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **30th October 2015**

## 6. Consultations

### External Consultees

15 neighbouring properties have been consulted, a notice was displayed on site on 8/10/15 with a closing date of 30/10/15 and the Ickenham Residents' Association (2 groups) and The Residents' Association of The Drive have been consulted. 11 individual response have been received, raising numerous objections to the scheme which can be summarized as follows:-

#### Character of the Area

(i) The Drive is an exclusive quiet private beautiful residential road and the proposed flatted re-development would be out-of-character with the existing family dwellings in the road and the surrounding neighbourhood, spoiling ambience of the road. The road, unlike Ducks Hill Road, should

be retained for single dwellings and Council's 10% flatted development rule of thumb should not apply to a private drive, particularly given uniqueness of The Drive,  
(ii) Most of properties in The Drive were built in 1930s and have a pleasant Arts & Craft design. Object to loss of another character house in a road where the houses over the last ten years are becoming monstrosities, with a large increased 'bulk' that has no regard for the original design,  
(iii) Footprint of the new property is set much further back than current house, turning front garden into a car park,  
(iv) Proposal represents over-development, with increase in number of households at one address. Together with other developments at old Blockbuster premises and at no. 51, density of people would result in overcrowding which is already causing a disruption,

#### Amenity

(v) Proposal will result in loss of light,  
(vi) Additional households will result in reduced privacy for neighbouring properties,  
(vii) Increase in noise and traffic especially for adjoining occupiers with so many residents in one area will be unbearable. Our right to peaceful living will be infringed upon on this quiet road,  
(viii) The 6 flats will not have enough recreation space,

#### Traffic

(ix) Proposal will lead to higher traffic and parking along The Drive as parking for 6 flats of this value is inadequate. The Drive is narrow with no pavement so more people will walk in road which is already used as a rat run, detrimental to safety, particularly school children and hinder emergency vehicles,  
(x) Proposal does not allow for ease of access or egress to proposed development or the property opposite as road is narrow and there are no parking restrictions preventing parking,

#### Other

(xi) Council's 10% rule has already been exceeded,  
(xii) The proposed development will adversely effect property values along The Drive.  
(xiii) Proposal would establish a precedence,  
(xiv) Council should listed to residents and residents' associations and reject proposal

#### RESIDENTS' ASSOCIATION OF THE DRIVE:

The Association objects to proposal on following grounds:-

- Will result in diminution of character and appearance of this unique road,
- Result in the loss of the current property which is of unique design and appearance and worthy of retention,
- Proposal will adversely impact on the capacity of the road junctions from The Drive (congestion problems have been recognized by the Council in a recent briefing note),
- Additional traffic generated will also have implications for the narrow shared road space with pedestrians,
- Despite objection, permission granted to convert no. 51 to flats and given its close proximity, this makes the current proposal unacceptable in terms of policy and effect on residential amenity, with on-going construction traffic associated with no. 51 parked on the road and time should be given to assess impact of this development on amenity,
- Proposal would result in further congestion with construction traffic parked on the road,
- Proposal will result in the loss of a large family home,
- Proposal will result in inadequate amenity space and parking when compared to other properties in the road,
- Proposal will not maintain the quality or diversity of the Borough's housing stock,
- Proposed building, due to its siting, bulk and proximity to other houses, will result in a significant loss of residential amenity and privacy to nearby houses,
- Size and scale of the new build, when taken in close proximity to no. 51 will harm the character of

the area and will be over-dominant to adjoining properties, particularly the adjoining bungalow and will impinge on the private amenity space of other residents,  
- Communal use of the front and rear gardens will impinge on the private and residential amenity of immediate neighbours,  
- Cumulative impact of further development of this nature in close proximity to each other is a material consideration and should be given substantial weight.

#### ICKENHAM RESIDENTS' ASSOCIATION:

This is another flatted re-development scheme for 6 flats which happens more and more frequently, following no. 51 had recently received approval for 5 flats and Harefield Place is proposing 25 apartments (12571/APP/2015/3549).

Building Control needs to be maintained over proposed basement developments for safety and security of adjoining properties.

We are completely in hands of planning department in terms of monitoring the ration of flatted development in a private road.

A local ward Councillor has requested that the application is considered at committee for the following reason:-

I am concerned that the conversion of the property into 6 flats may cause parking problems to a private road which does not have the benefit of the Council being able to put in place parking controls and street lighting. The road has grass verges which go towards enhancing the street landscaping and parking especially on these verges to provide adequate road space will detract from the layout of these verges. Who will take responsibility for their respective maintenance and upkeep of these verges as the property would move away from being in single ownership. In addition, this is a road having some degree of character regarding the street scene and the hard landscaping and car parking will in my opinion have a detrimental affect on the street scene. Also the amenity space that would need to be provided for multiple use can cause noise and disturbance to adjacent properties being detrimental to the quality of their living environment.

May I request via this email that my concerns as mentioned above be addressed in the report.

#### HISTORIC ENGLAND (ARCHAEOLOGY):

Although this application lies within the extensive Colne Valley Archaeological Priority Zone, it is not a major development nor does it lie close to significant recorded archaeology or in a topographical location which is likely to have especially well preserved remains.

The proposal is unlikely to have a significant effect on heritage assets of archaeological interest and therefore no further assessment or conditions are necessary.

#### **Internal Consultees**

##### HIGHWAY ENGINEER:

The site has two existing crossovers, with separate IN/OUT movements, which will be retained. A segregated access door is used by pedestrians.

The PTAL output for 2011 (Base year) for this site is 1b, which is described as very poor. Three bus routes were included when calculating the PTAL score. Those routes are U10;U9;U1, with the bus stop on Swakeleys Road/Warren Road.

##### Car parking provision

The London Borough of Hillingdon (LBH) parking standards for the proposed residential flats are: each flat to provide 1.5 car parking spaces. To comply with these standards a proposal with 6

residential units should provide 9 car parking spaces. The proposed parking layout is indicated on drawing ref: 2958-03 showing 10 car parking spaces.

Although the PTAL score is described as very poor in this area, it is considered that car parking provision is sufficient and is accommodated within the site itself.

To conclude, occupiers are likely to rely on a car as a mode of transport. It is accepted that the changes from the existing to the proposed are minor in terms of trip generation and impact that could potentially cause harm.

The highways recommendations are: increase the cycle parking provision for this development to encourage cycling as a mode of transport, include provide details about the cycle stands. The approved cycle parking spaces to be retained, thereafter.

#### Refuse/ recycling

A separate enclosed area is shown for refuse and recycling bins.

#### Recommendations

Subject to the Council's landscaping condition which should specify 10 car parking spaces and 8 cycle storage spaces are provided and a parking allocation scheme which ensures that the parking remains allocated for the use of the approved units and remains under this allocation for the life of the development, this application is recommended for approval on highways grounds.

#### TREES AND LANDSCAPING OFFICER:

There are no significant trees within the property boundaries but there are protected trees to the south, the roots of these trees could be affected by construction related activities.

Subject to conditions requiring tree protection, a landscaping scheme and tree retention, the scheme is acceptable.

#### WATER AND FLOOD MANAGEMENT OFFICER:

The flood team made comments on the previous application 24043/APP/2013/1738 and they are still relevant.

#### ACCESS OFFICER:

It is stated within the Design & Access Statement the proposal is to comply with the requirements of Lifetime Home Standards and the London Plan Policy.

It is proposed level access is provided to the site at ground floor level from the parking area and residential entrance with lift access provided within the development providing access to all the floors.

In assessing this application, reference has been made to London Plan, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling appears to be stepped, which would be contrary to the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door.

2. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the

areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

3. The scheme does not include provision of a downstairs WC compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.

4. A minimum of one bathroom on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

5. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.

6. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Conclusion: acceptable, subject to a suitable planning conditions attached to any approval

## **7. MAIN PLANNING ISSUES**

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

The NPPF (March 2012) states that there is a presumption in favour of sustainable development (paragraph 14), but stresses that this does not change the statutory status of the development plan in that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise (paragraph 11). It also stresses the need to boost significantly the supply of housing (paragraph 47).

The application site forms part of the 'developed area' as defined with the Hillingdon Local Plan and the proposal is for the flatted redevelopment of an existing residential plot within an established residential area. As such, there is no objection in principle to the development, subject to normal development control criteria.

Specifically, Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site and ideally, an increase in the residential accommodation will be sought if not contrary to other policies in the plan. Policies BE13 and BE19 seek to safeguard the layout and appearance of the street scene and the amenity and the character of residential areas respectively.

The Council's HDAS Supplementary Planning Document 'Residential Layouts' July 2006 at paragraph 3.3 generally acknowledges that large plots currently used for single dwellings, through their careful and sensitive design, can be successfully redeveloped to provide flats. The paragraph goes on to add a note of caution in that it advises:-

'The redevelopment of large numbers of sites in close proximity to each other is unlikely to be acceptable including large numbers of redevelopments on any one street. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road to be assessed.'

Taking a 1km length of The Drive with No. 37 being the midpoint, this would total some 75

properties with only 2 (No. 51 and Harefield Place) having been granted permission for flatted conversion/ redevelopment. Together with this scheme, if all these schemes were implemented, this would account for 4% of the total number of properties. Even with Harefield Place, a case could be made that this should not be considered as it does not have a road frontage, being set well back from the road, behind a densely wooded frontage and therefore does not significantly influence its character. The proposal would not breach the Councils 10% rule.

In terms of the loss of the existing building, it has not been statutorily or locally listed as being of historical or architectural significance and the acceptability of its demolition has already been established with the granting of the permission for its replacement (App. No. 24043/APP/2013/1738 refers). The issue of 'garden grabbing' does also not arise as although the new block would be sited further back on its plot into the rear garden, the area at the front of the house would be freed up so that there would be no significant loss as compare to the current situation. Again, the acceptance of this principle has largely been established with the granting of the previous permission.

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

The Mayor's density guidance is of only limited value when considering schemes with less than 10 units. Nevertheless, this scheme would have unit and habitable room densities per hectare of 19 u/ha and 88 hr/ha respectively, which compares to the London Plan guidance of 35-55 u/ha and 150-200hr/ha for units of this size on a suburban site with a low PTAL score of 1b. However, it is considered that the low density of development would not be sufficient justification to refuse the application, having regard to the low density of surrounding residential development and the fact that this site represents an urban fringe location, which adjoins the Green Belt.

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

The only heritage asset that this development would possibly affect is the Colne Valley Archaeological Priority Area within which the site is situated.

GLAAS advise that this is not a major development and the site is not close to significant recorded archaeology or in a topographical location which is likely to have well preserved remains so that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest and therefore no further assessment or conditions are necessary.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues raised by this application.

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

Although the scale and height of the building on site would be increased and it would be sited further back on its plot, the flatted block at its nearest point would still maintain a separation distance of over 45m to the rear Green Belt boundary so that there would be minimal impact upon its openness, particularly as this boundary has good planting, which would be enhanced by an appropriate landscaping scheme, which would be controlled by condition. For similar reasons, the proposed shed on this boundary, given its modest domestic size and timber construction, would not have any significant wider impacts upon the openness of the Green Belt.

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

As previously advised on the replacement house application, there would be no objection to siting the building further back on its plot in terms of the street scene as this would replicate the similar siting of the immediately adjoining properties.

The block would maintain undeveloped gaps of 2.0 to 3.1m and 2.4 to 2.75m to the side

boundaries adjoining Nos. 35A and 39 respectively, which would satisfy Policy BE22 of the Hillingdon Local Plan - Part Two Saved UDP Policies (November 2012) and is comparable to the set back distances of surrounding properties.

In terms of the street scene, although the main front elevation of the building has been brought forward slightly, being still set back some 45m from the road, this would have minimal impact upon the street scene, particularly as there is no defined building line along this part of The Drive, with the majority of properties set much further forward on their plots, including the existing house on this site.

The main design of the front elevation of the building was previously approved as part of the replacement house application so that the building would maintain the built character of a single family house. Although the main front elevation of the block has been narrowed with a recessed element added, the front facade would remain well proportioned with a fairly traditional appearance. The spacing of the projecting gables and bay windows would assist with the breaking up of the frontage of the property. Furthermore, crown roofs and front dormer windows are characteristic on this part of The Drive.

The rear elevation of the property, as previously advised to committee, does appear somewhat unwieldy, mainly due to its three storey height and the level of fenestration. However, part of the lower ground/basement level would be below the adjoining ground level so that it would not appear unduly conspicuous. The Council's Conservation/Urban Design Officer considered that the previous scheme was acceptable on design grounds.

Although a large parking area would be provided in the front garden area, this would be set back from the road with extensive landscaping in front. Furthermore, extensive hardstanding areas in front gardens are common features on The Drive.

The proposal therefore accords with Policies BE13 and BE19 of the Hillingdon Local Plan - Part Two Saved UDP Policies (November 2012).

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

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance between facing habitable room windows and private amenity space (considered to be a 3m deep 'patio' area adjoining the rear elevation of a property) should be maintained to safeguard privacy.

The only residential properties that would potentially be materially affected by the built form of the proposed scheme are the two adjoining properties. The current proposal does not materially alter its impacts on the sides and at the rear of these properties as this scheme only adds additional built form at the front of the previously approved replacement house.

In terms of the previous application for the replacement house, the previous report advised that in terms of the adjoining bungalow at No. 35A:-

'this property is sited on lower ground and extends along a 35m depth of the side boundary. The front elevation of the proposed house would be sited approximately 4m forward of its front elevation. The nearest windows to the shared side boundary in the front elevation of

the adjoining property serve a living room. The proposed siting of the new house would allow for a 45 degree line of sight to be maintained from this window. On the side elevation of No. 35a are a number of windows. The forwardmost side window facing the application site serves a wc, with the next openings being a door and window serving the laundry area. These are all obscure glazed and would have the main bulk of the new house immediately adjacent. The next openings along are two clear glazed windows which are the only external windows serving a dining room. These windows would be sited to the rear of the main rear elevation of the proposed house. The outlook from this habitable room is currently restricted, being within 1m of a 1.8m high boundary fence. It is considered that the outlook from this habitable room would not be made significantly worse to justify a refusal of permission, particularly as this room benefits from having internal glazed french doors and windows which open up the room into the rest of the open plan bungalow. The next window along is clear glazed and serves a gymnasium area and the main bulk of the new house would have less of an impact upon the outlook from this room. This room also has a projecting skylight above. Next is a porthole window and two other windows, all of which are obscure glazed which serve a bathroom.

As regards privacy, the proposed house does not contain any main habitable room windows in its side elevation facing No. 35A. A condition is recommended to ensure the rearmost ground floor side window serving a drawing room and a first floor en-suite window would be obscure glazed and non-opening. A condition is also required to ensure that the roof above the orangery type conservatory on this boundary is not used as a roof garden/amenity space. The first floor balcony area would also be entirely enclosed by the gable and would not permit any greater overlooking of adjoining properties than a traditional window.

As regards the impact upon No. 39, this property towards the rear is sited on slightly higher ground as compared to the application property. The side elevation of the proposed new house would not contain any side windows above ground floor level and be set slightly behind the front elevation of No. 39 with the main rear elevation of the house aligning with that of No. 39. The neighbouring property only contains non-habitable room windows above ground floor level in its side elevation which are obscure glazed and secondary windows at ground floor which face the boundary fence. As the ground floor orangery type conservatory on this boundary would only project some 3.1m from the main rear elevation of the house and the basement/lower ground floor pool enclosure which although it would project further into the rear garden, would only have a height of some 1.25m above existing ground levels, these elements of the proposal would not breach a 45 degree angle of sight from the nearest rear facing windows on the neighbouring property. A condition would ensure that the roof area of the ground floor orangery type conservatory would not be used as a roof garden/amenity area.'

In terms of the additional impacts of the current proposal, in terms of No. 35A, the recessed side element would result in the nearest part of the flatted block projecting further forward of the front elevation of No. 35A by some 4.9m, which would be separated from the side elevation of No. 35A by some 4.3m. Furthermore, the 45 degree line of sight taken from the nearest front window in No. 35A which serves the living room would not be breached.

In terms of No. 39, the flatted block would project beyond its front elevation by some 2.8m, but at this point, the properties would be separated by a distance of some 6.8m.

The only change in terms of the fenestration is that 4 rooflights would be added on each



side elevation facing Nos. 35A and No.39 and 3 ground floor windows facing No. 39 have now been omitted. The rooflights, together with the side windows facing No. 35A would be conditioned to be non-opening and obscure glazed (below a 1.8m height of finished floor level).

As regards loss of sunlight, it is only No. 39 being to the north that would be overshadowed, but given the relationship between this and the proposed block, it is only its side elevation which would mainly be affected, but this does not contain any main habitable room windows. As such, the impact was considered to be acceptable and the additional built form projecting forward of the house now proposed would not result in any significant impact.

In terms of the new cycle and bin stores in the front garden, the nearest part of the structure would be sited more than 18m from the front elevation of No. 35A, a greater distance than its own garage/ outbuilding which is directly in front of the living room window. The new shed in the rear garden would also be sited at the bottom of the rear garden, far removed from adjoining properties.

The proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance.

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

### Internal Layout

The proposed two-bedroomed, four person flats would have internal floor areas ranging from 153sqm in Flat 5 to 371sqm in Flat 1 and the three bedroom, 6 person flat in the roof space would have an overall floor area of 296sqm. The units would therefore comfortably satisfy the minimum floor space standards of the national technical standards which came into force on 1/10/15 of 70sqm for a 2 bedroom, 4 person flat and 95sqm for a three bedroom, 6 person flat. Furthermore, the flats would all have a reasonable standard of outlook and natural light to their habitable rooms. Although Flat 1 at basement/ lower ground floor level would have a rear facing single aspect, the habitable rooms are all sited at the rear, where they would benefit from having wide windowed frontages facing onto the rear garden. Some of the habitable rooms in the other units are also deep, such as the main lounge/ dining/ kitchen room in Flat 5, but again, this has been arranged so the more usable areas are close to the wide rear frontage and its windows. The outlook and natural light from to some of the habitable rooms in the roof space unit (Flat 6) would also be restricted, but all the habitable rooms would be served by at least one dormer window, with the only exception being one of the bedrooms that would have two rooflight windows. Outlook and light levels would be also be enhanced to the unit by secondary rooflights and sun vents in the crown roof.

The proposed lantern lights to the orangery type structures at the rear would provide potential for a small degree of overlooking to part of the rooms they would serve from the windows of neighbouring flats above and also could cause possible disturbance to the units above from light spillage. A condition has been added requiring details of the lantern lights to be submitted so that these amenity concerns can be mitigated.

The proposed site layout would incorporate good depth of planting areas at the front of the house to ensure that the privacy of the ground floor units is safeguarded and at the rear, stone and grass patio areas are shown, enclosed by a 1m high hedge from the rest of the amenity area. Although not specified on the plan, it is assumed that this patio area would

be for the private use of Flat 1 which would safeguard the ground floor habitable rooms from overlooking from the shared amenity space. This has been conditioned as part of the landscaping scheme.

#### External Amenity Space

The proposed rear garden would provide some 1,236sqm of shared amenity space which would easily satisfy the 155sqm of shared amenity space required by Council standards.

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

The proposal would utilize the existing 'in' and 'out' vehicle access arrangements and a separate pedestrian access for the existing house. The Council's Highway Engineer raises no objections to this and advises that any additional traffic generation associated with the use of the site as 6 flats as compared to a single dwellinghouse would not be significant given existing traffic volumes on this and surrounding roads.

The Highway Engineer goes on to advise that the London Borough of Hillingdon (LBH) parking standards for the proposed residential flats are for each flat to provide 1.5 car parking spaces. To comply with these standards a proposal for 6 residential units should provide a total of 9 car parking spaces, whereas the proposed parking layout is for 10 car parking spaces. The engineer considers that as the PTAL score is described as very poor in this area and occupiers are likely to rely on the car as a mode of transport, no objections are raised to the excess provision and it is considered that car parking provision is sufficient, subject to an allocation scheme which has been conditioned.

The London Plan (March 2015) also encourages the uptake of electric vehicles and requires that 20% of the parking spaces serving new residential development should provide charging points, with a further 20% passive provision. This has been conditioned as part of the landscaping scheme.

The Highway Engineer does advise that there should be an increase in the cycle parking provision for this development to encourage cycling as a mode of transport. In terms of cycle parking, the London Plan (March 2015) advises that 2 'long stay' spaces should be provided for all dwellings with 2 bedrooms or more, together with 1 'short stay' space per 40 units, giving a total requirement of 13 spaces. The submitted plan shows the provision of a cycle store in the front garden, but only 8 indicative spaces are shown so that additional provision would be needed. This has been conditioned as part of the landscaping scheme.

In terms of waste/ recycling storage, provision for bin storage has been made within a screened enclosure within the front garden. However, this may need to be emptied and refuse bags moved closer to the road on collection days.

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

The design issues are addressed within the relevant section of this report.

Issues of access are addressed within the Disabled Access section of this report.

In relation to security, for the fabric of the building this will now be dealt with under Part Q of the Building regulations. The application would maintain secure boundary treatments with neighbouring properties and it is not considered that there are any security concerns intrinsic to the design.

#### **7.12 Disabled access**

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. The Council's Access Officer has assessed the application and advises that the proposal is acceptable from an accessibility standpoint, subject to a suitable planning condition to secure level access to and into the proposed dwellings. However, Lifetime Homes standards have now been abolished and the requirement now is to meet Part M2 of the Building Regulations.

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

Not applicable, given the scale of development.

**7.14 Trees, Landscaping and Ecology**

There are no existing trees that would be affected on the site, although the Council's Trees and Landscaping Officer advises that off-site trees to the south of the site could be affected by construction related activity.

The proposal involves a flatted block sited further back on its plot which would allow ample space for an appropriate landscaping scheme in the front garden to enhance the street scene.

The Council's Tree and Landscaping Officer recommends that the scheme is acceptable in terms of its tree impacts and landscaping, subject to condition to require the submission of details regarding tree protection, a landscaping scheme and tree retention.

The site has negligible importance for ecology.

**7.15 Sustainable waste management**

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling.

This scheme provides a bin/ recycling waste store in the front garden. It is sited discretely in the front garden, set back from the road by some 32m so it is likely to require refuse being moved to the edge of the road on collection days if the refuse vehicle does not enter the site. This will be a matter for the management company of the flats.

**7.16 Renewable energy / Sustainability**

Since the abolition of the Code for Sustainable Homes, energy efficiency would now be covered by the Building Regulations.

**7.17 Flooding or Drainage Issues**

On the previous application, the Council's Flood and Water Management Officer advised that the site is in an area that is deemed to have a low probability of groundwater flooding. However, any basement development has inherent implications for and from sub surface flooding problems and ground conditions.

With regards to planning, the Council needs to consider the probability of the flooding impact alongside the ability for a basement to be constructed in a manner that would withstand groundwater flooding.

The Council accepts that it is entirely reasonable to believe there is a solution for this development given the relatively low probability of groundwater flooding. However, there is still a need to ensure that future occupiers of the dwelling are not exposed to a poorly designed development that does not adequately consider the flood risk. The officer recommended conditions requiring a ground investigation and sustainable urban drainage techniques to be employed. These conditions form part of the officer's recommendation.

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

It is considered that the layout of the proposed development, which would benefit from being on a large plot with large front and rear gardens being retained, would not result in such an increase in activity, noise, vibration and/or general disturbance so as to result in being detrimental to the amenities of surrounding properties. It would therefore comply with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The scheme is not considered to be of a scale which would result in any significant impacts on local air quality.

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

As regards the individual responses received, point (i), this issue has mainly been dealt with in the officer's report. The fact that this is a private road is not a significant material consideration in terms of whether planning policies and guidance should apply. Points (ii) to (ix) have been dealt with in the officer's report. As regards point (x), this proposal does not alter the existing access arrangements to the site and therefore no objections can be raised. In terms of point (xi), as advised in the report, this is not correct. Furthermore, the impact of development on property values is not a material planning consideration (point (xi)) and as regards points (xiii) and (xiv) all applications have to be considered on their individual merits, having regard to the development plan.

The comments raising material planning objections received from the Ickenham Residents' Association and the Residents' Association of The Drive have also been dealt with in the officer's report.

### **7.20 Planning Obligations**

The scale and nature of the development does not give rise to a requirement for a S106 contribution.

The scheme is Mayoral and Council CiL liable.

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

There are no enforcement issues raised by this proposal or the site.

### **7.22 Other Issues**

Soil Testing

A condition is recommended to ensure that any site derived soils or imported soil to the site is clean and suitable for residential use.

## **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**

This scheme is very similar to a previous permission for a replacement house on this site. Although this scheme results in additional bulk at the front of the property, this does not result in harm to the street scene nor does it adversely impacts upon neighbouring properties. The Drive has not breached the Council's 10% guidance figure for flatted redevelopment of sites in a road and it is considered that the proposed parking is acceptable.

The scheme would make a valuable contribution towards providing much needed additional housing that satisfies all relevant standards.

The proposal is recommended for approval.

#### **11. Reference Documents**

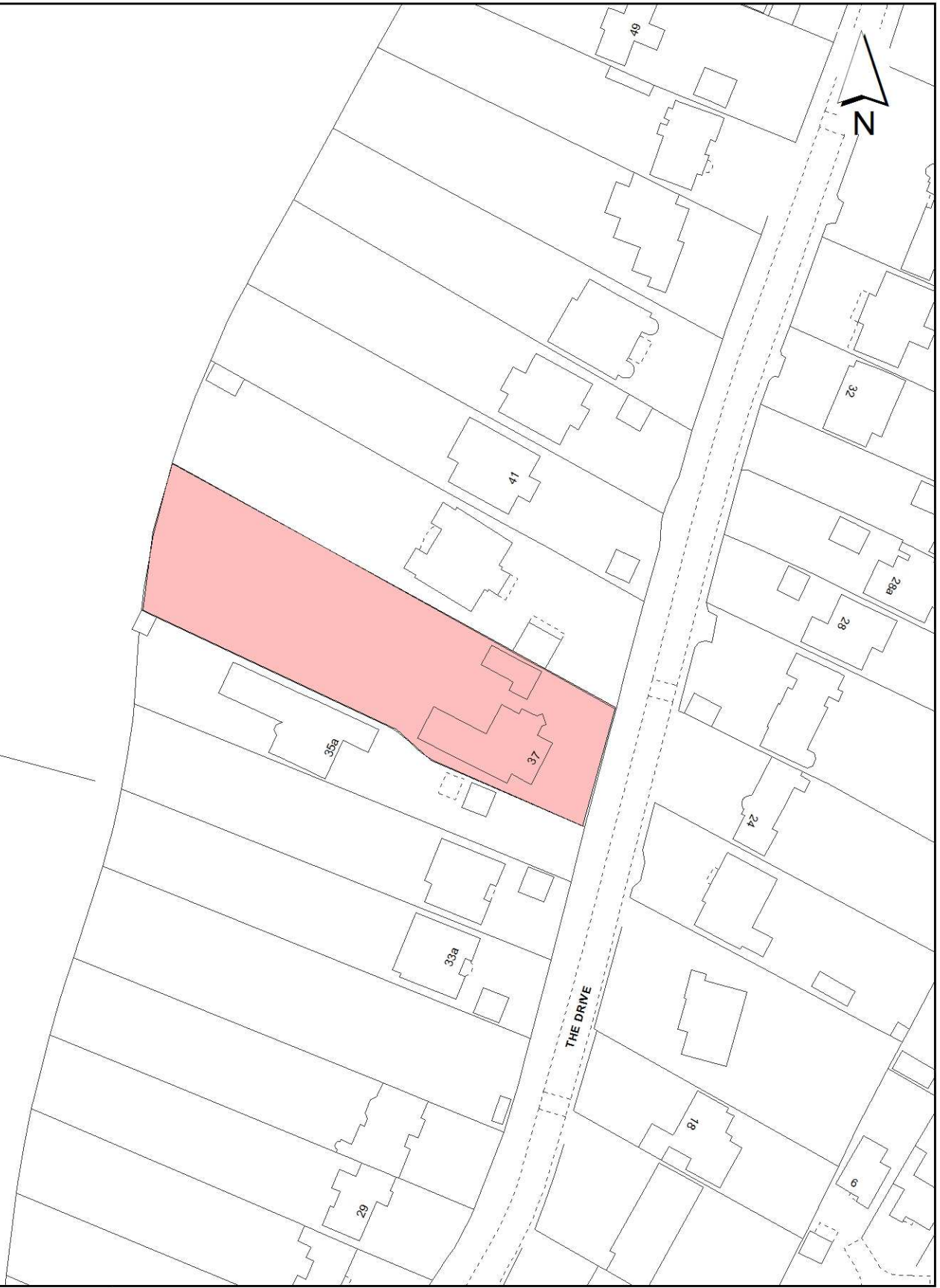
NPPF (March 2012)  
London Plan (March 2015)  
Hillingdon Local Plan (November 2012)  
HDAS: Residential Layouts  
HDAS: Accessible Hillingdon

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230

Course

e Golf Course



**Notes:**

 Site boundary

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Site Address:

**37 The Drive  
Ickenham**

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

Planning Application Ref:  
**24043/APP/2015/3509**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 151

Date:  
**March 2016**



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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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# Plans for North Applications Planning Committee

Thursday 3rd March  
2016



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** 81 FIELD END ROAD EASTCOTE PINNER

**Development:** Erection of three storey, detached building to contain doctors surgery and pharmacy at ground floor level with associated parking and 6 x 2-bed and 3 x 1-bed self contained flats over the three floors with associated parking in basement and installation of vehicular crossover to front

**LBH Ref Nos:** 363/APP/2015/3827

**Date Plans Received:** 14/10/2015

**Date(s) of Amendment(s):** 14/10/0015

**Date Application Valid:** 28/10/2015



# Site Location Plan

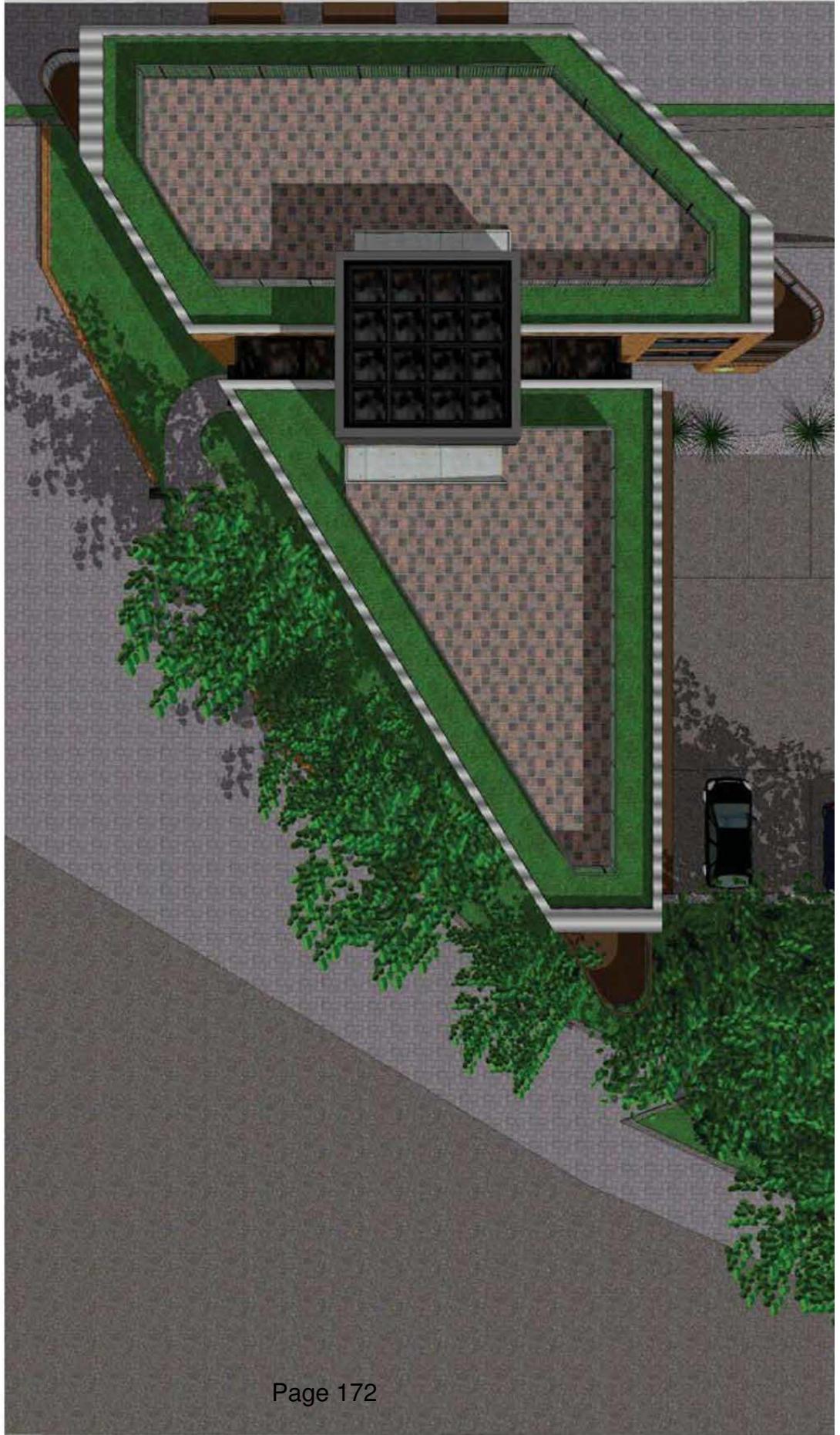
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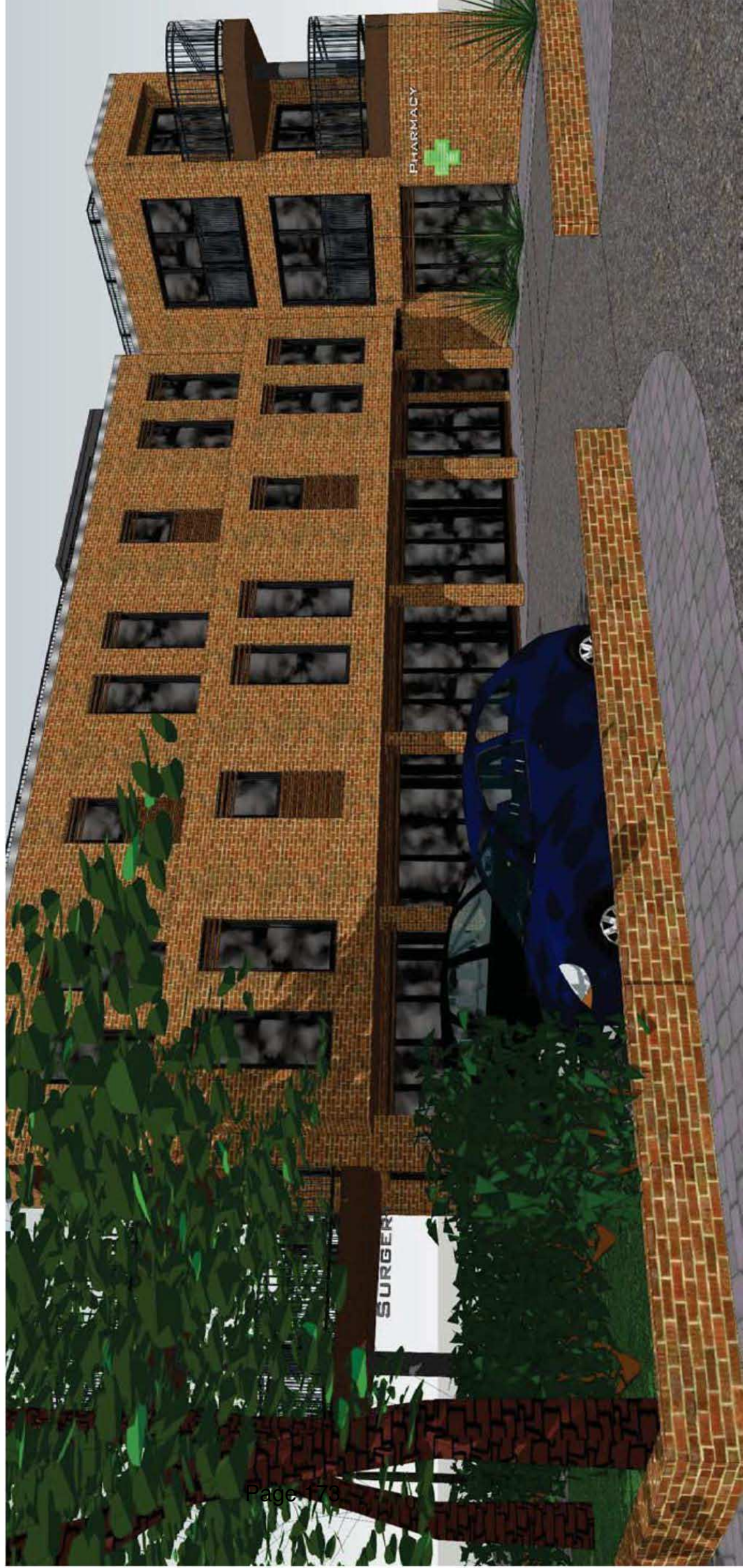
contractors should request dimensions where none have been provided - do not estimate dimensions from drawings; all dimensions to be checked on site

revision	changes	date

date of issue	scale	@ paper size
October 2015	1:1250	A4
81 Field End Road Site Location Plan		<b>area</b>
job number	drawing number	revision
239	239 : 00	









**Project:** 81 Field End Road

**Document:** Visualisations (proposed, indicative only)

**Image:** Deane Croft Road – car park access

**Sheet number:** 239 : V5



**Project:** 81 Field End Road

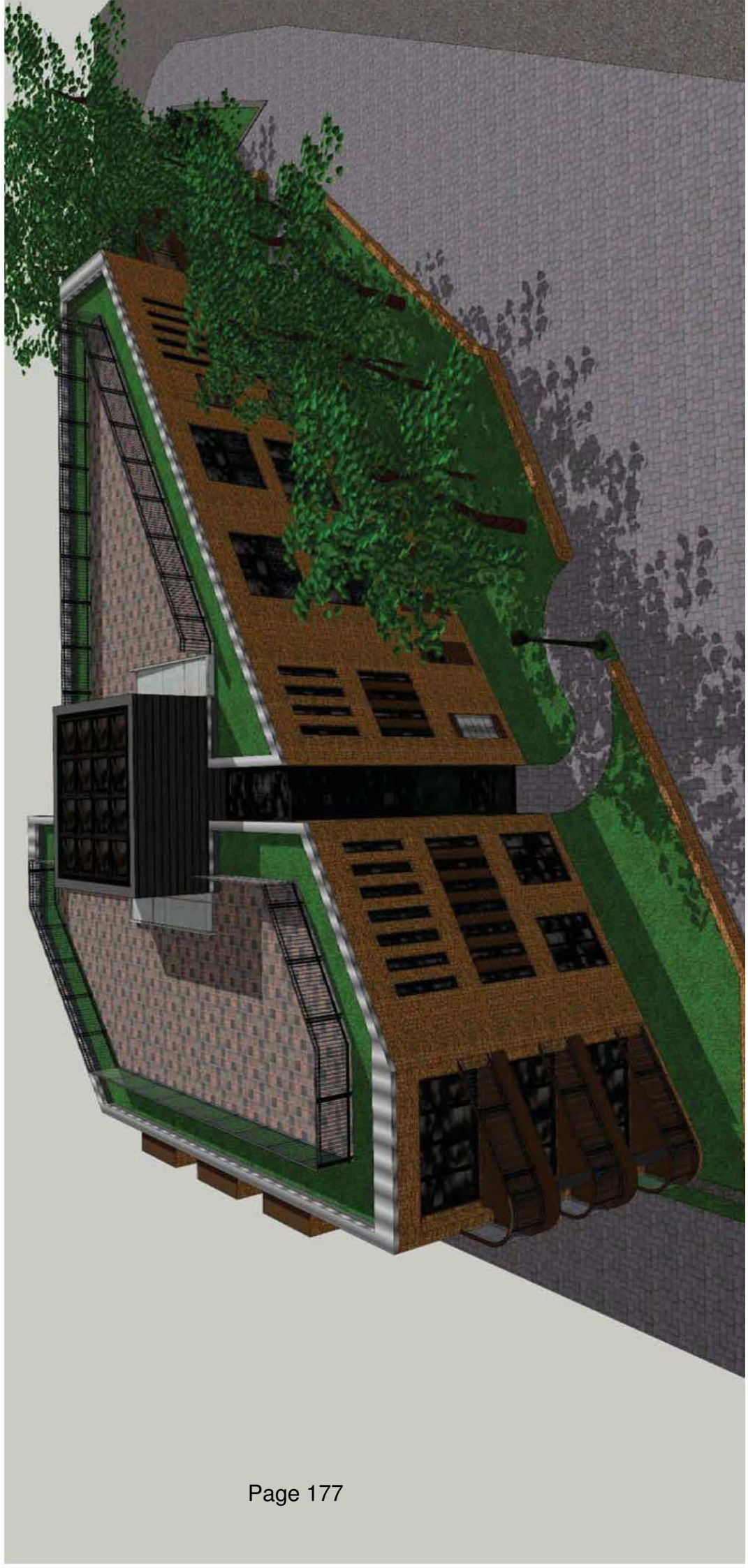
**Document:** Visualisations (proposed, indicative only)

**Image:** Deane Croft Road – view from across the street

**Sheet number:** 239 : V8



**Project:** 81 Field End Road  
**Document:** Visualisations (proposed, indicative only)  
**Image:** Field End Road – birdseye view  
**Sheet number:** 239 : V3



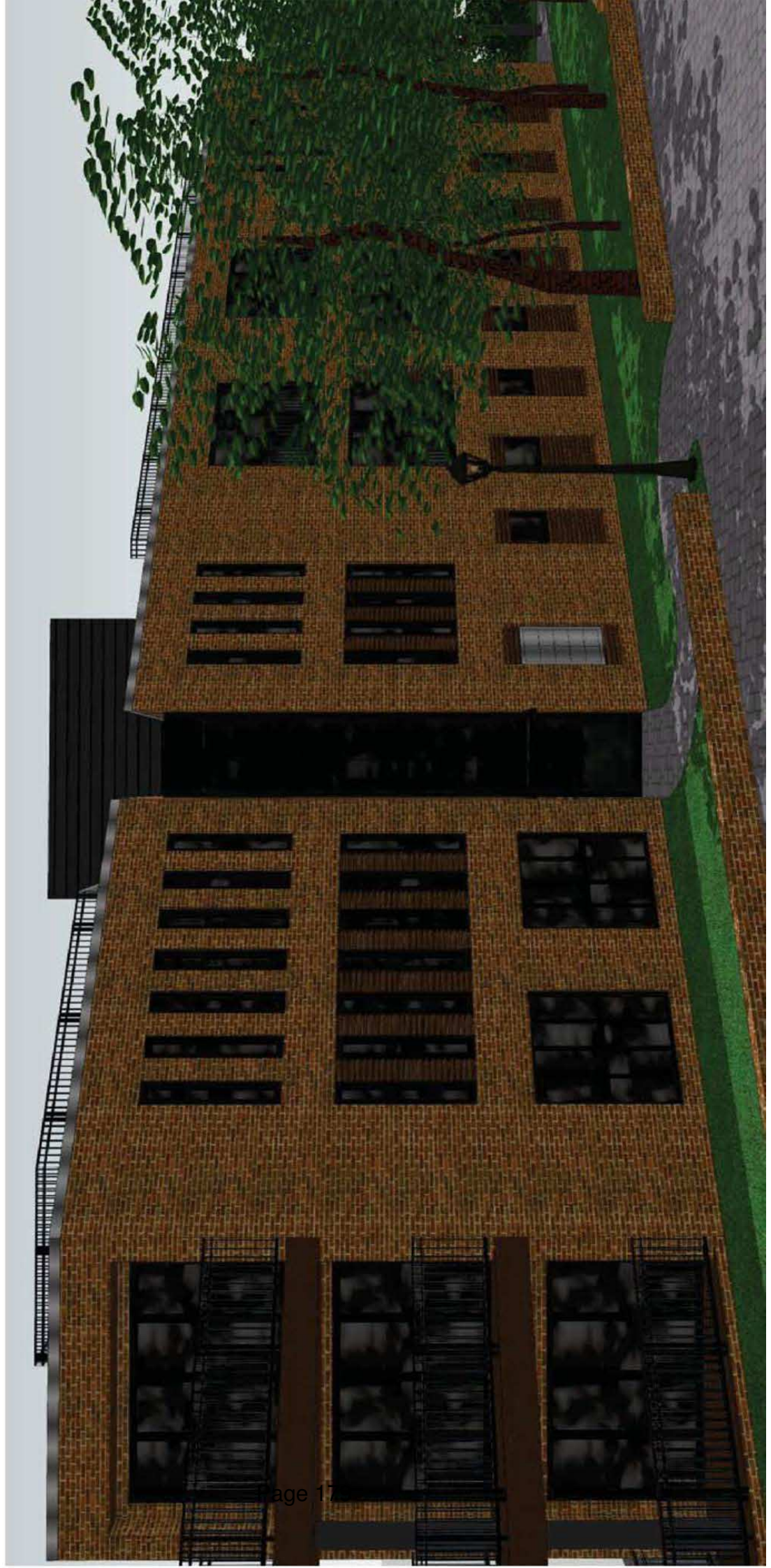
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**Document:**  
**Image:**  
**Sheet number:**

81 Field End Road  
Visualisations (proposed, indicative only)  
Field End Road – residential approach  
239 : V4



**Project:**  
**Document:**  
**Image:**  
**Sheet number:**

81 Field End Road  
Visualisations (proposed, indicative only)  
Field End Road – residential entrance  
239 : V2



REVISION	DATE
A	27.10.15

DATE OF ISSUE	SCALE
September 2015	NTS

81 Field End Road  
Layout diagrams and  
Areas

JOB NUMBER	ISSUED BY
239	239 : 12

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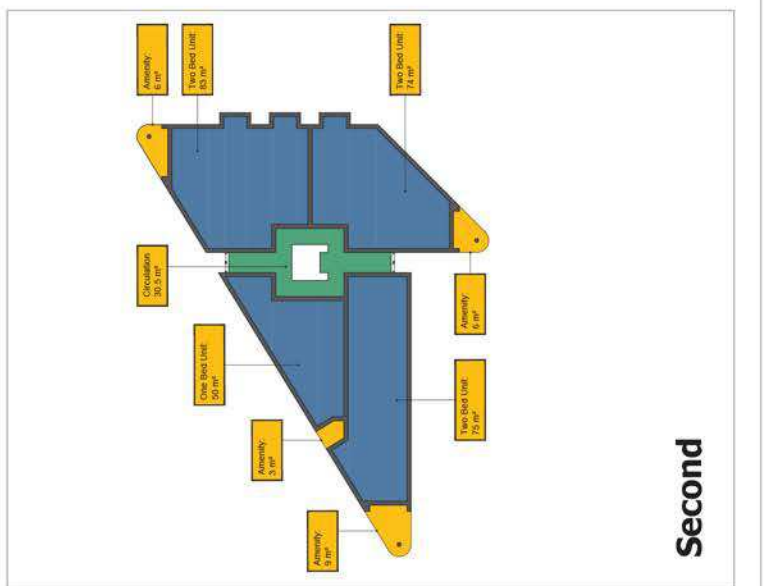
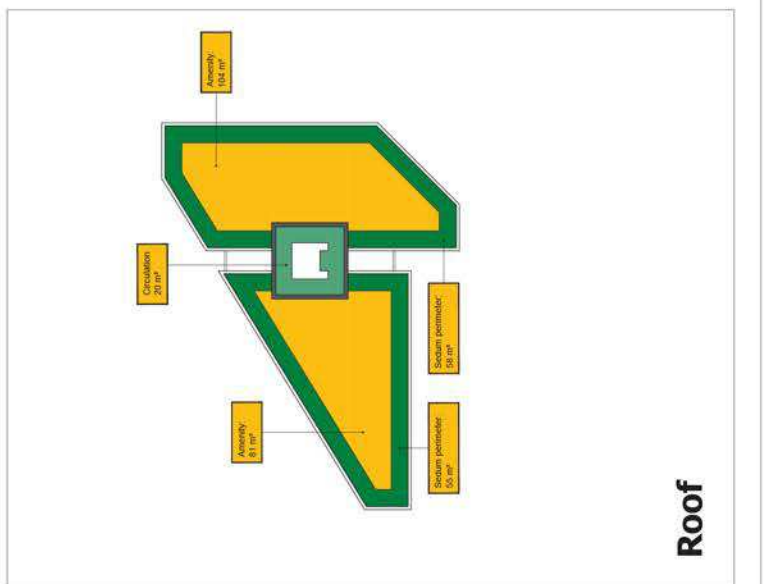
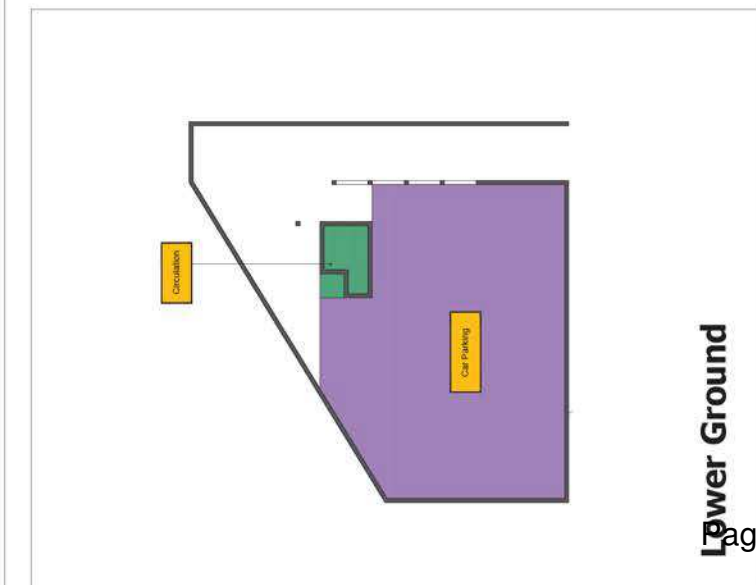
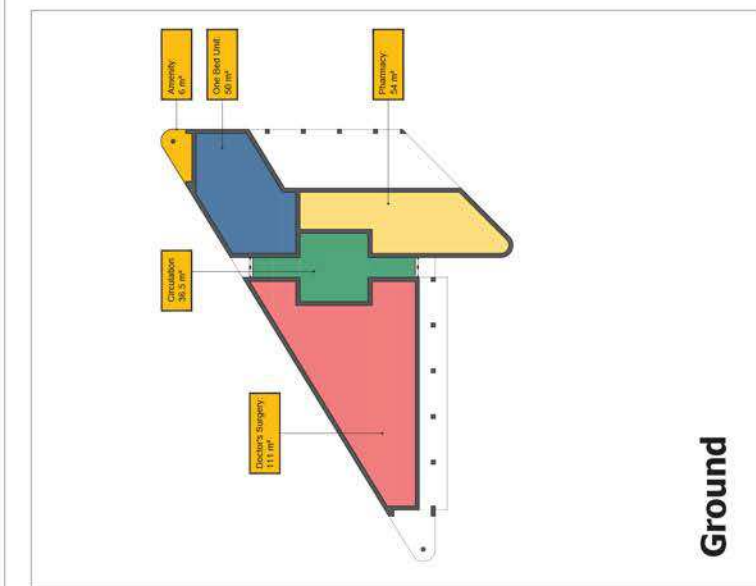
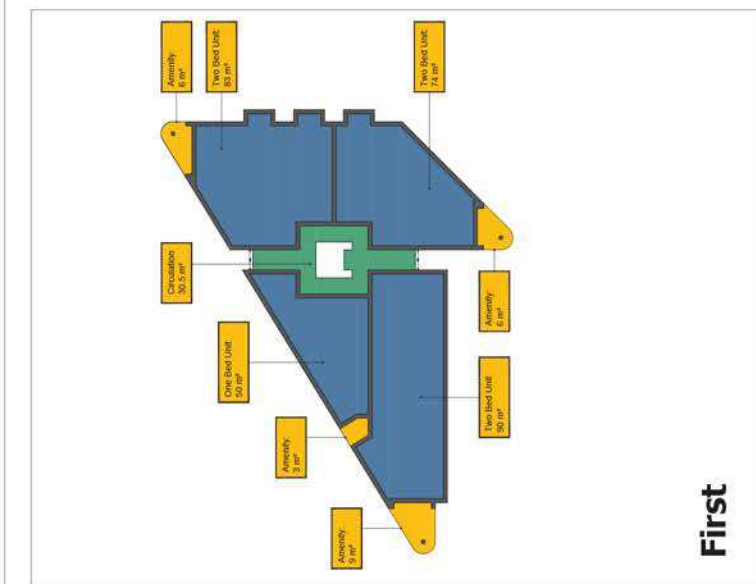
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 Drawing number: 239 : 11  
 Revision: B

Revision	Changes	Date
B	Note added to identify refuse storage	14.12.15
A	Minor amendments to site plan to include accessible parking spaces	27.10.15

Date of issue: August 2015  
 Scale: 1:200  
 Paper size: A3

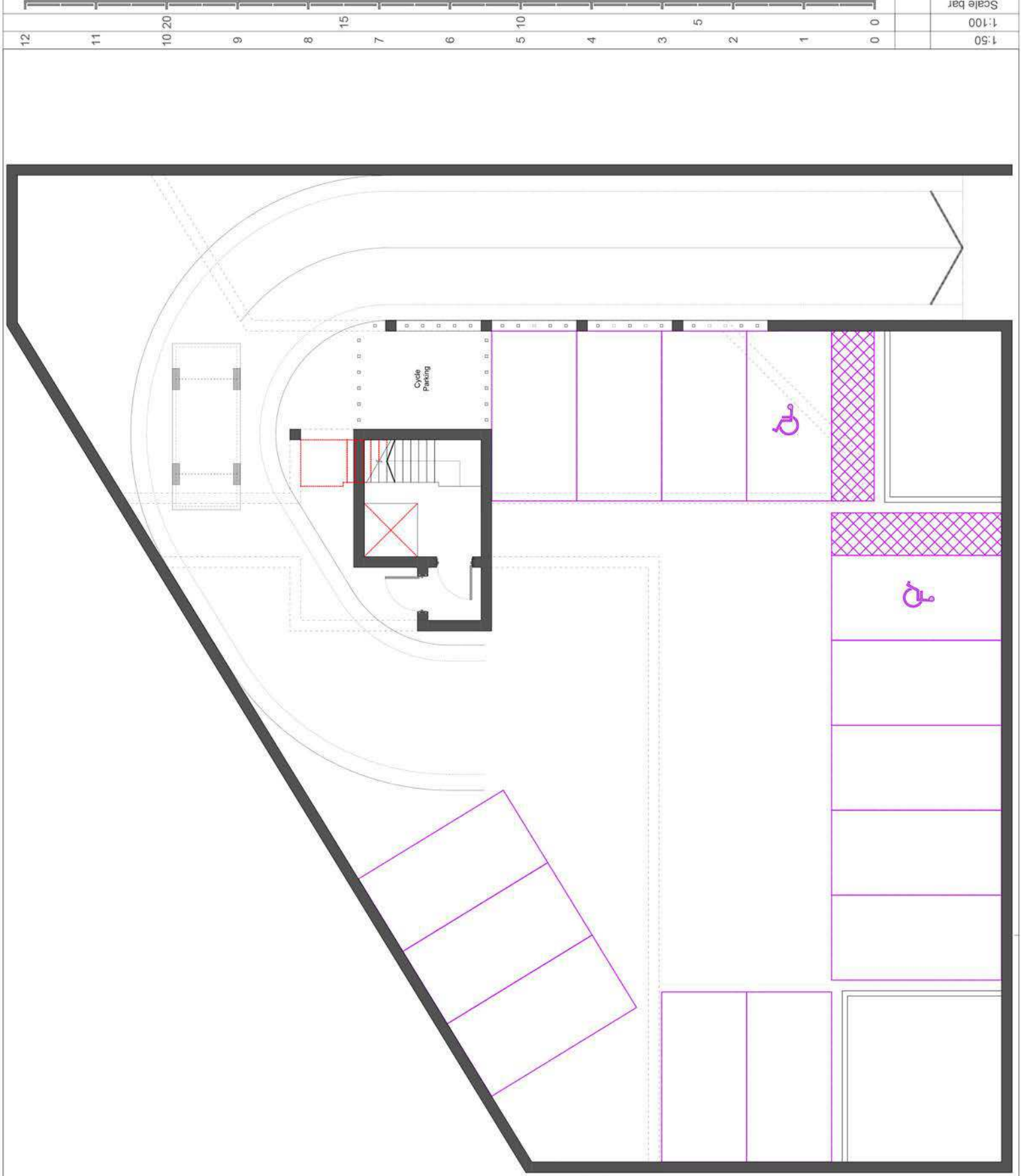
81 Field End Road  
 Site Layout Plan  
 Proposed

Job number: 239  
 Drawing number: 239 : 11  
 Revision: B

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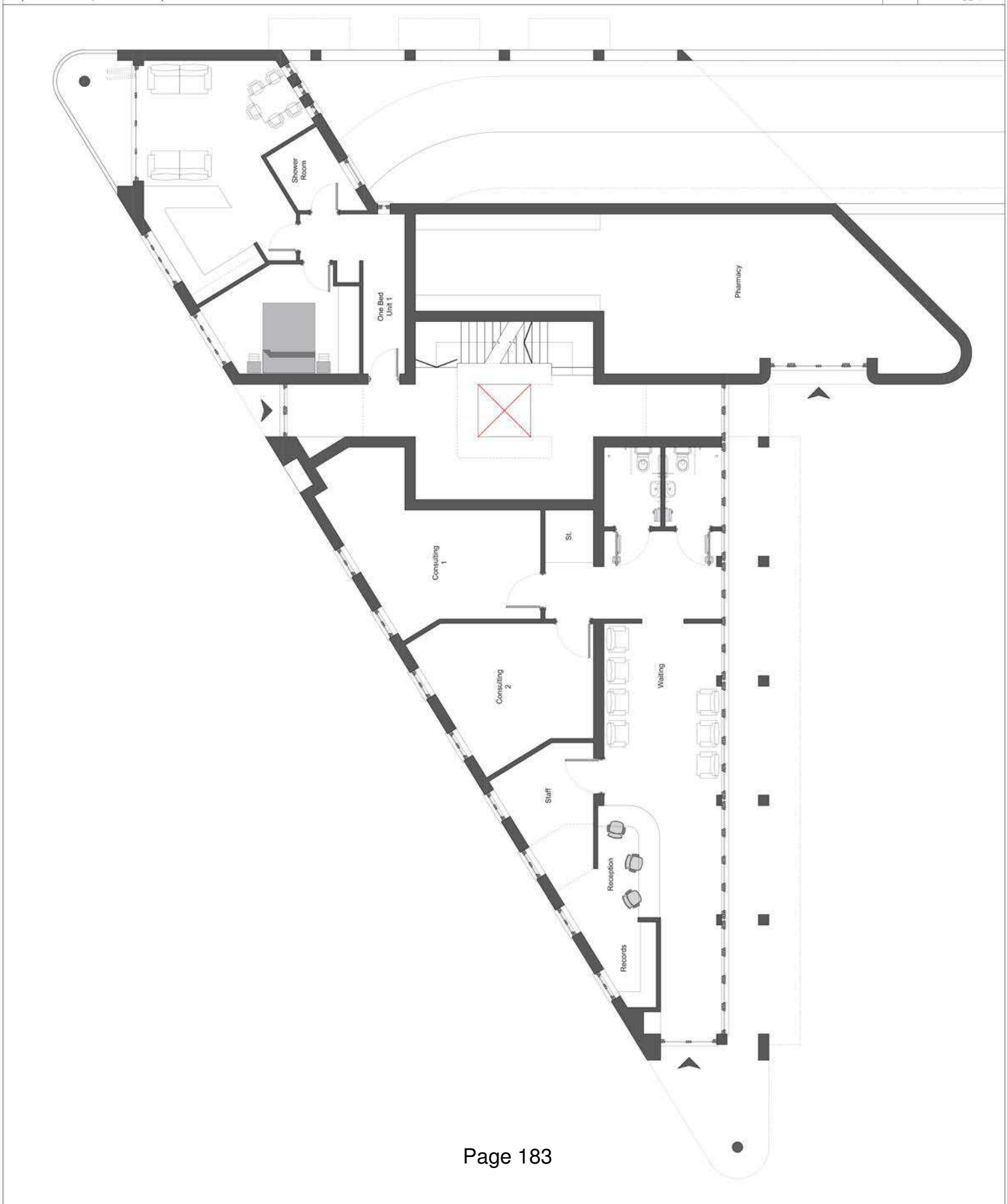


REVISION	CHANGES	DATE
B	New added to identify cycle storage	14.12.15
REVISION	CHANGES	DATE
A	Accessible parking spaces highlighted	27.10.15
DATE OF ISSUE	SCALE	SHEET NO
September 2015	1:100	A3
81 Field End Road Basement Level Plan Proposed		
JOB NUMBER	DRAWING NUMBER	REVISION
239	239 - 01	B



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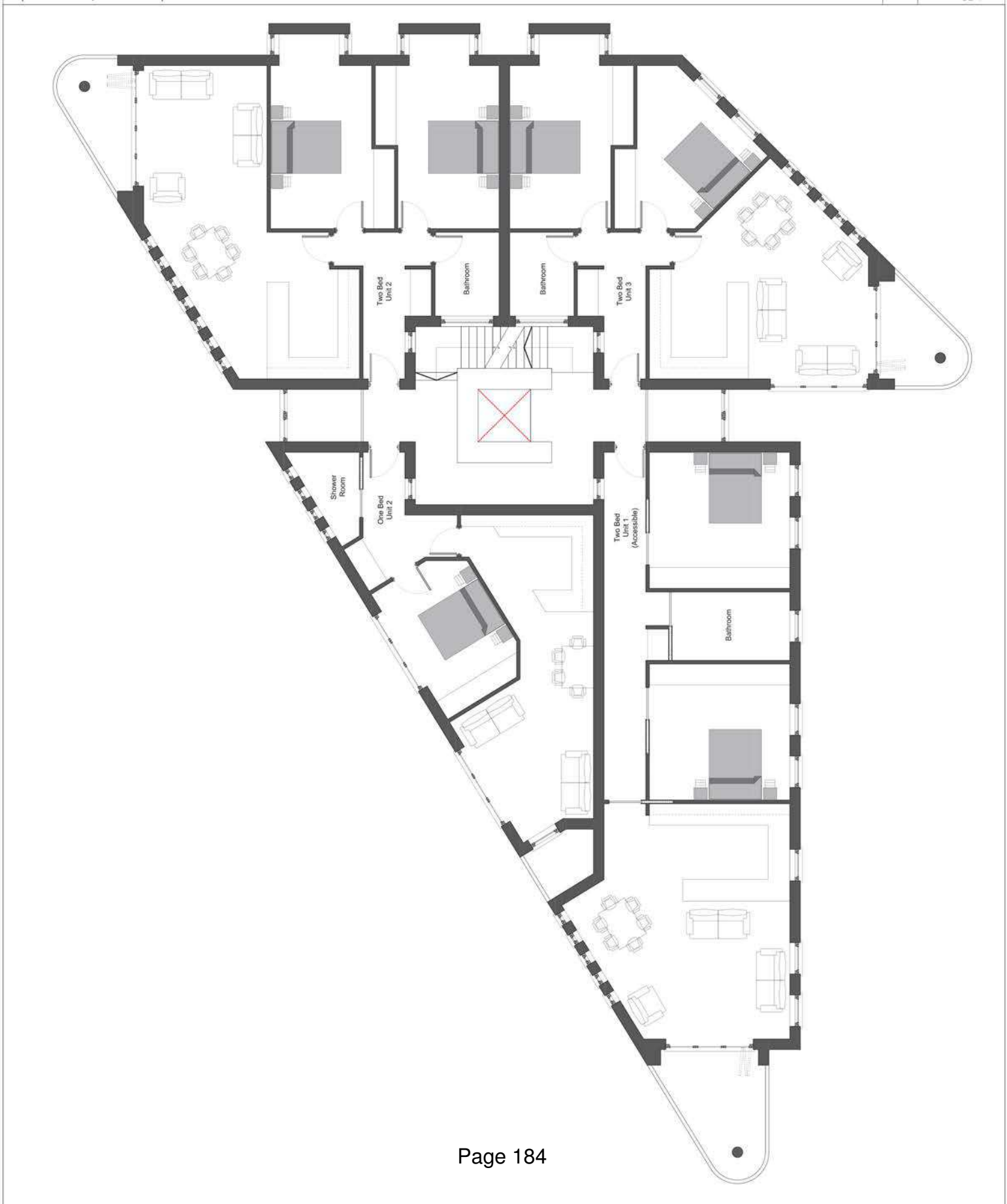
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DATE OF ISSUE September 2015 81 Field End Road Ground Floor Plan Proposed JOB NUMBER / DRAWING NUMBER 239 / 239 : 02 SCALE 1:100 1:50			
PROJECT TITLE 81 Field End Road Ground Floor Plan Proposed		SCALE 1:100	REVISION A3
DRAWN BY AREA			CHECKED BY A

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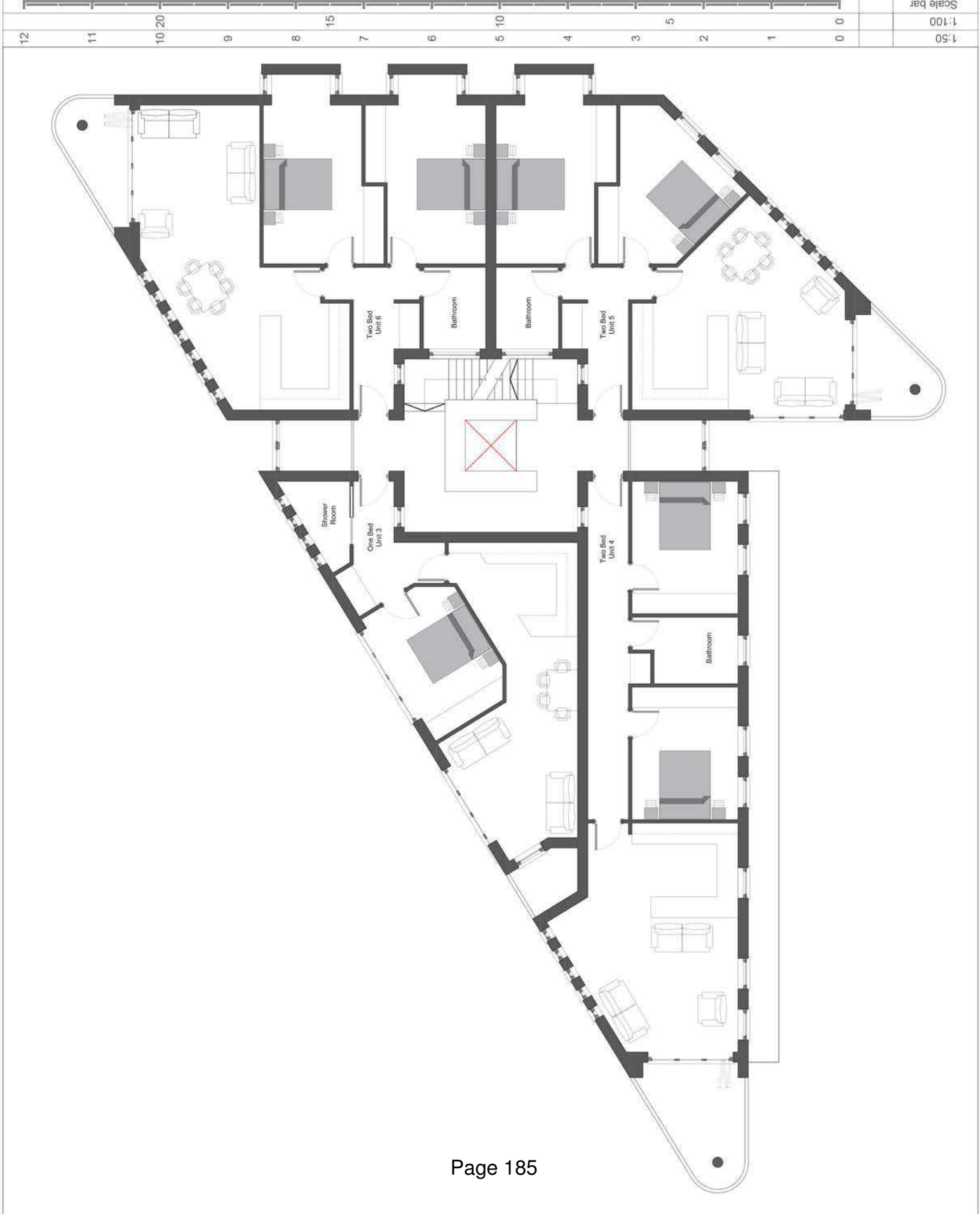
  

81 Field End Road First Floor Plan Proposed	
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239	239 - 03

area

REVISION		DATE	SCALE	PROJECT TITLE
A	239	27.10.15	1:100	81 Field End Road Second Floor Plan Proposed
DATE OF ISSUE		SCALE	PROJECT TITLE	AREA
September 2015		1:100	81 Field End Road Second Floor Plan Proposed	239
JOB NUMBER		FRAMING NUMBER	REVISION	A
239		239 : 04		



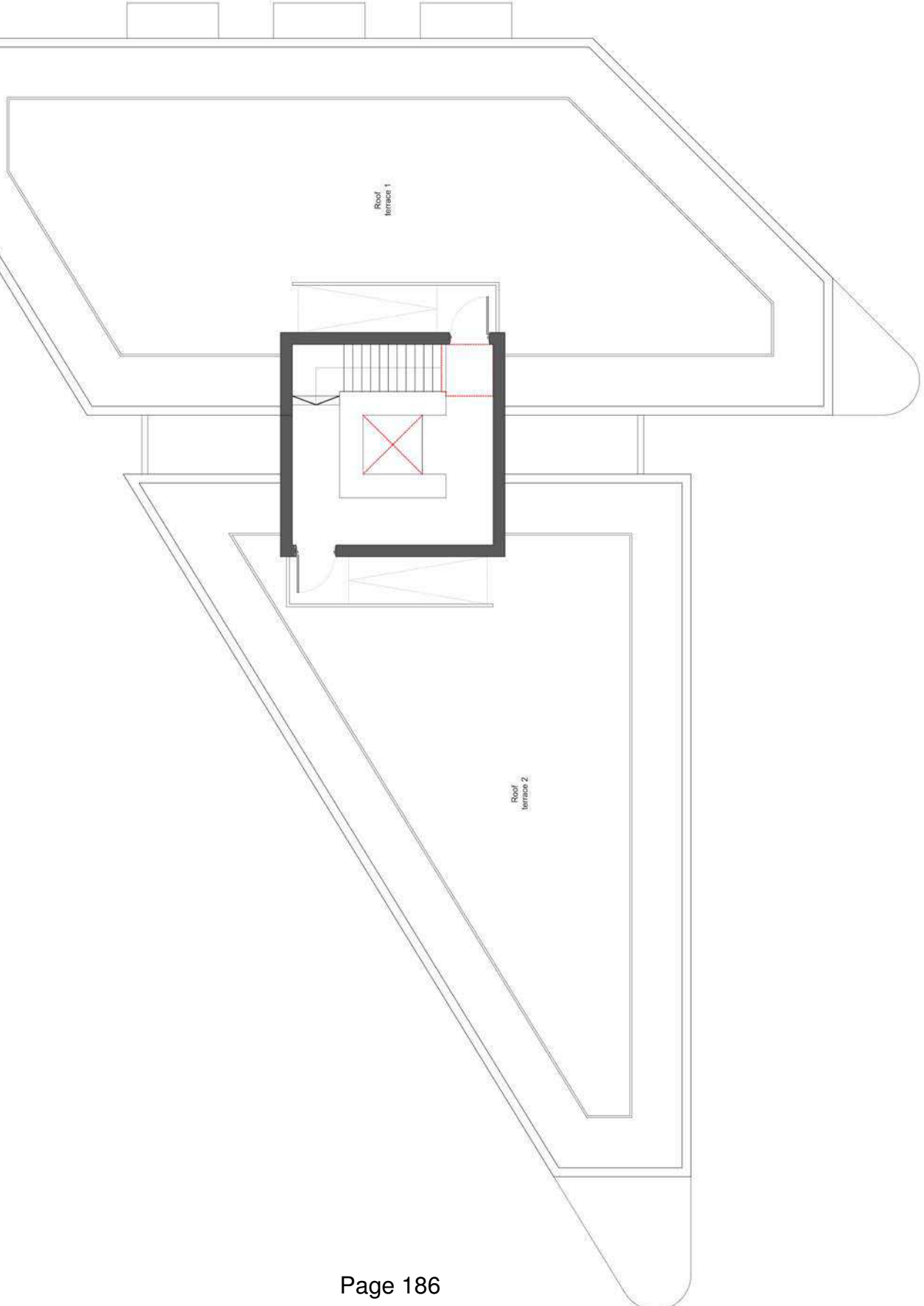
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REVISION	NUMBER	DATE

DATE OF ISSUE	SCALE	PROJECT TITLE
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81 Field End Road Roof Level Plan Proposed		
JOB NUMBER	DRAWING NUMBER	REVISION
239	239 - 05	area

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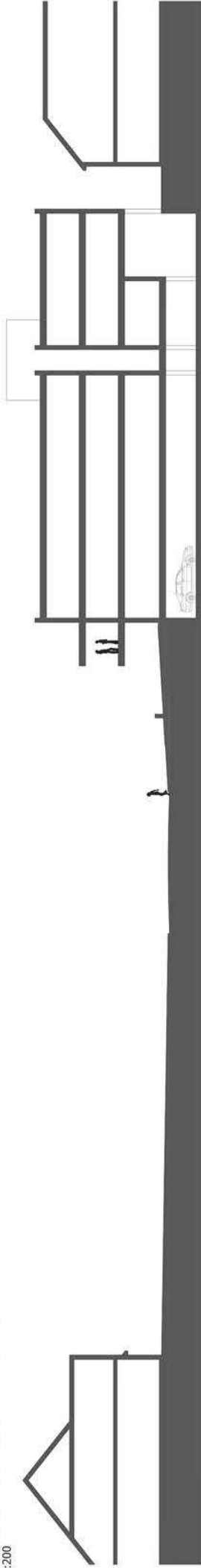
**Deane Croft Road Elevation**

1:200



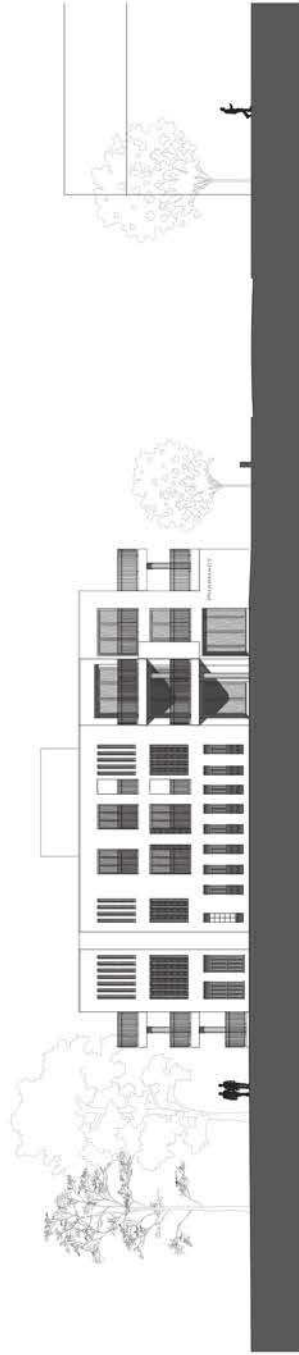
**Section across Field End Road**

1:200



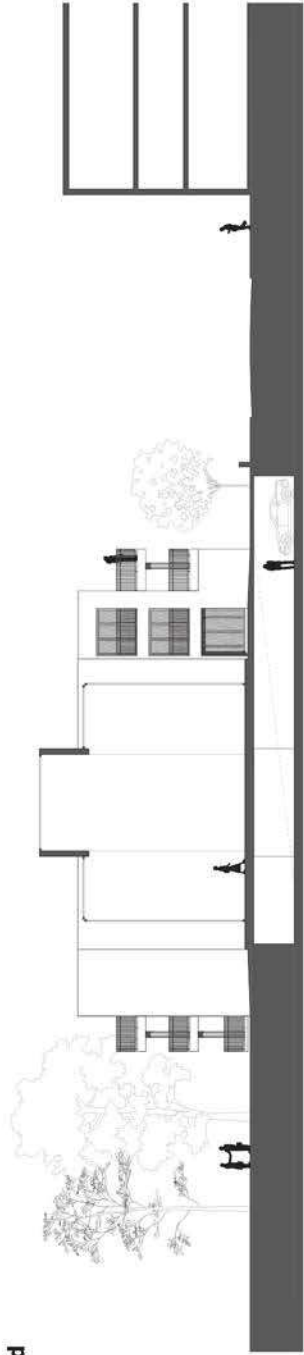
**Field End Road Elevation**

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**Section across Deane Croft Road**

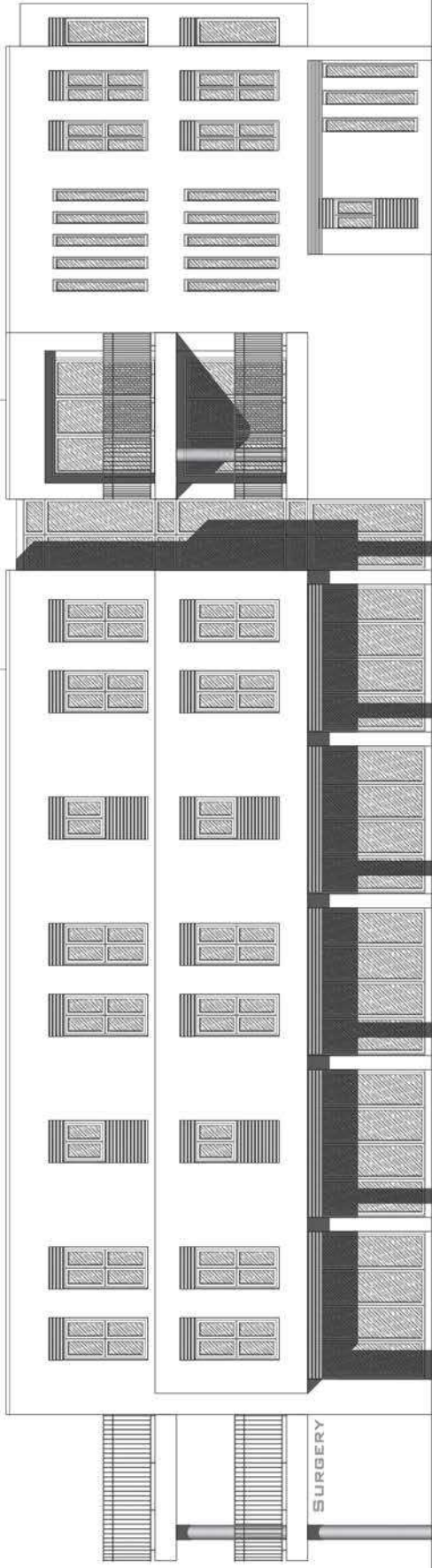
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81 Field End Road Sheffield Elevations		DATE: 12/06/15 1:200 / A2	DATE OF ISSUE: September 2015	PROJECT NO: 239	DRAWING NO: 239 : 08	PROJECT: 81 Field End Road
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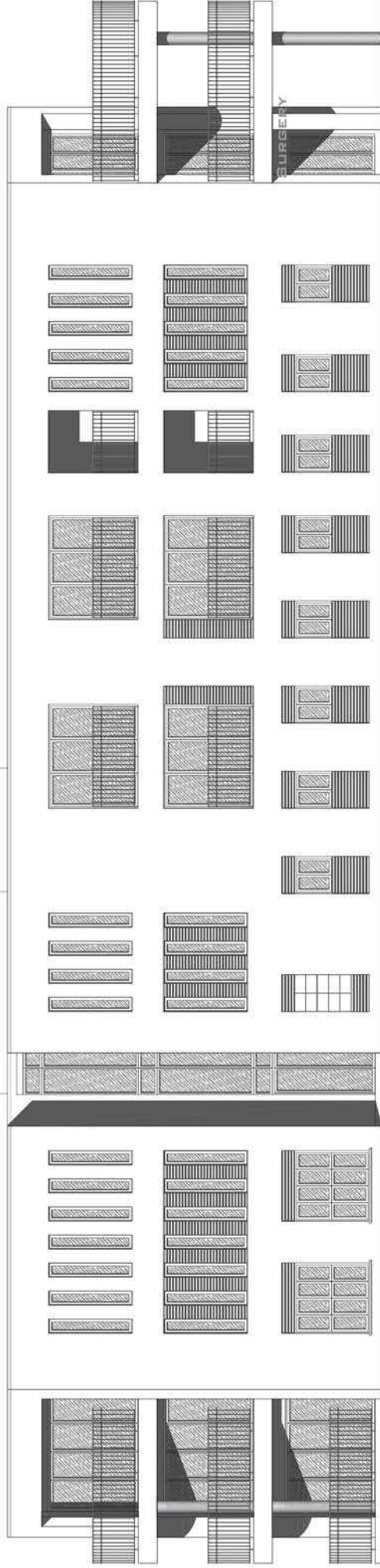
# South (Deane Croft Road) Elevation

1:100



# North West (Field End Road) Elevation

Page 88  
1:100

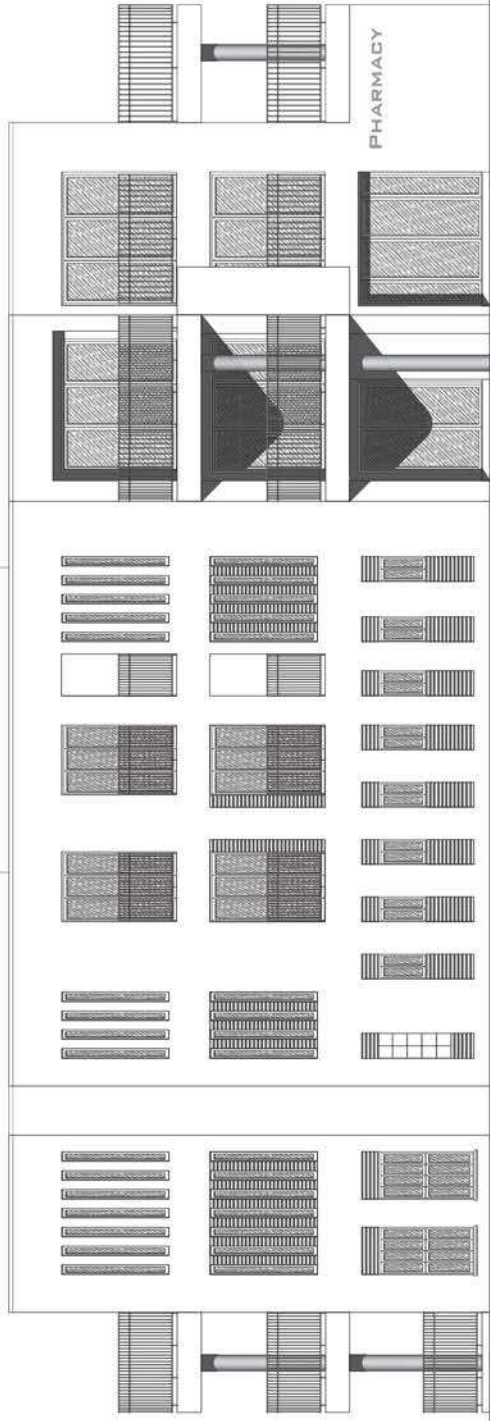


<small>PROFESSIONAL DESIGN CONSULTANTS                  81 FIELD END ROAD SOUTH AND NORTH WEST                  SOUTH AND NORTH WEST                  SOUTH AND NORTH WEST</small>		REVISIONS A 11	DATE OF ISSUE September 2015	SCALE 1:100	DRAWING NUMBER 239	PROJECT NUMBER 239 - 06	AREA A	
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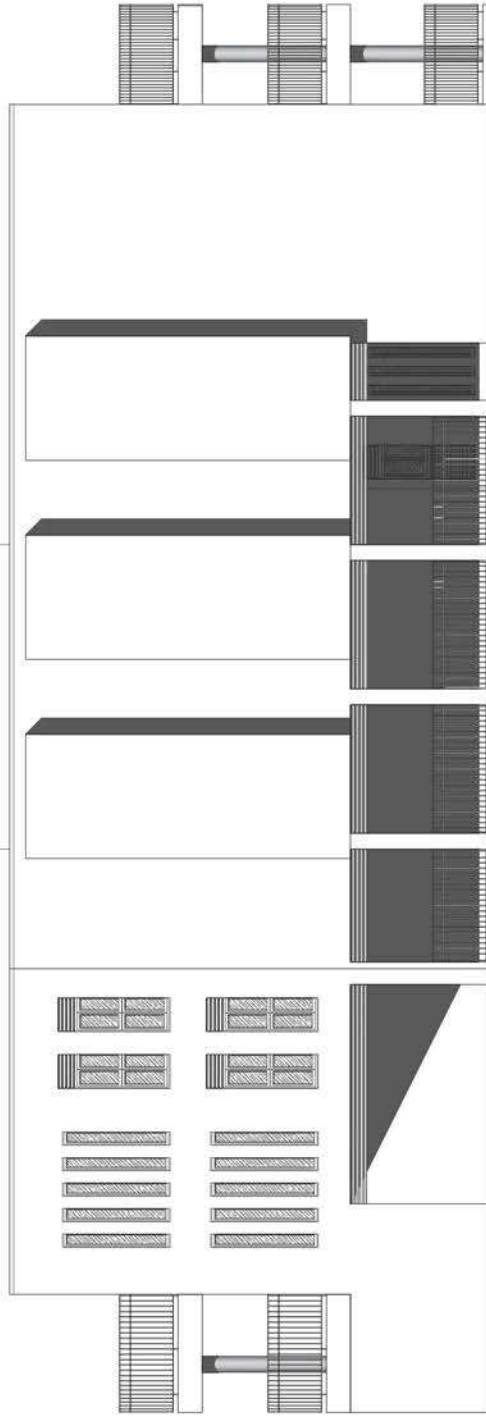
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# East Elevation

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Page 89



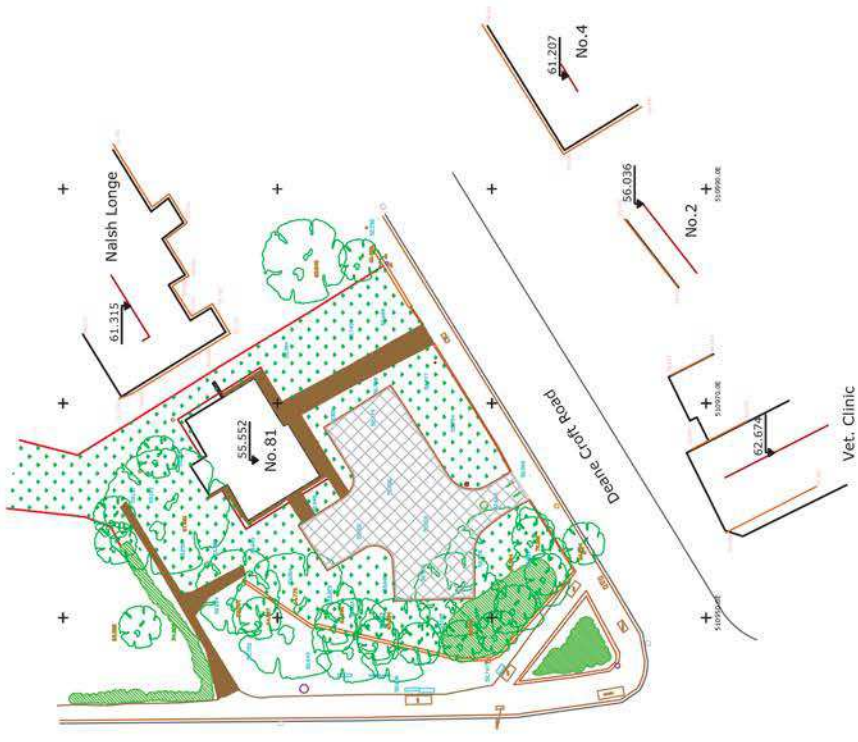
<small>PROFESSIONAL DESIGN CONSULTANTS                  1000 WEST 10TH AVENUE, SUITE 1000                  DENVER, COLORADO 80202                  TEL: 303.733.1000 FAX: 303.733.1001                  WWW.PDCDC.COM</small>		DATE OF ISSUE September 2015	SCALE 1:100	SHEET NO. A3	PROJECT NAME 81 Field End Road Elevations West and East	JOB NUMBER / DRAWING NUMBER 239 / 239 - 07	DESIGNER area						
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**Project:** 81 Field End Road  
**Document:** Visualisations (proposed, indicative only)  
**Image:** Surgery entrance and covered walkway  
**Sheet number:** 239 : V9



**KEY:**

	Fence line
	Building Line
	Ridge line
	Eave line
	Road Line
	Street furniture
	Brick wall
	Bush
	Tree
	Grass area
	Traffic sign
	Parking Space
	Path
	Manhole/Service Cover
	Bush height
	Tree height
	Spot level
	Eave Height
	Kerb line
	Ridge heights



REV	DATE	FOR COMMENTS
Rev A	15.09.2015	Further Heights Added

Project  
**County Group**  
 81 Field End Rd  
 Topographic Survey

Scale - Drg No. P1003 - S150 Rev. A

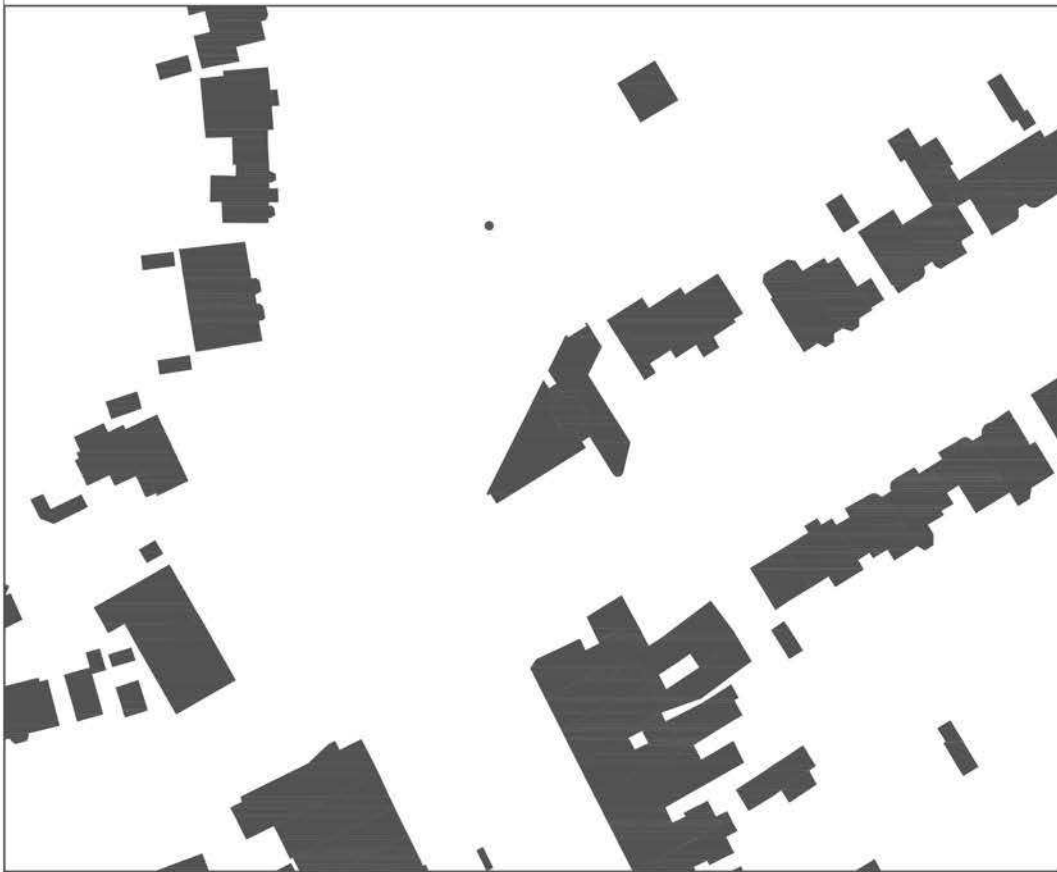
SESE LIMITED  
 STRUCTURAL & CIVIL ENGINEERS  
 17A CALLEDONIAN ROAD  
 London N1 0QG  
 Tel: 020 7278 026  
 Fax: 020 7278 026

Drawn MH Date 15/09/2015 Checked DA

All Points given to Ordnance Survey Level and coordinates.

IF IN DOUBT ASK!  
 DO NOT SCALE

contractors should request dimensions where none have been provided - do not estimate dimensions from drawings: all dimensions to be checked on site



revision	changes	date

date of issue	scale	paper size
December 2015	1:1250	A4

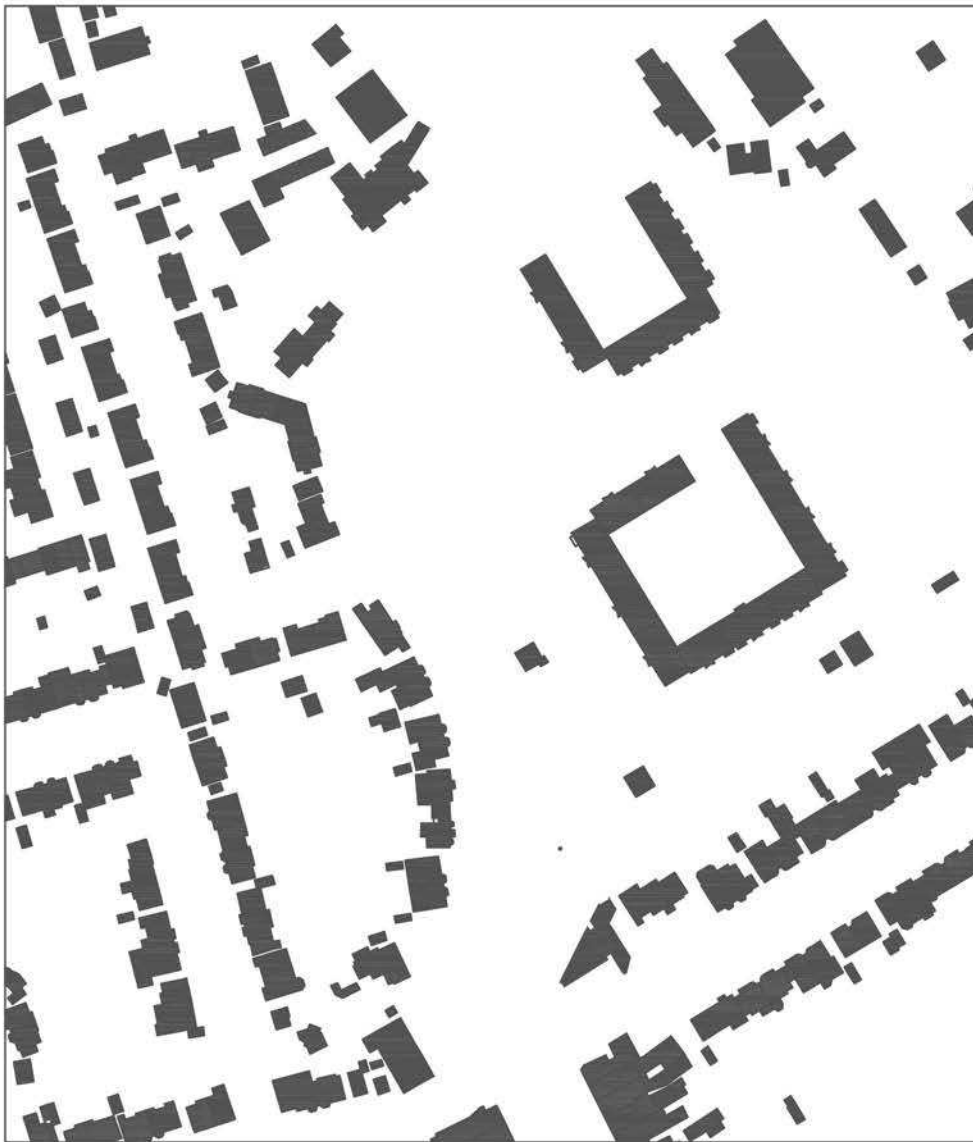
81 Field End Road  
Urban Grain  
Local Area



job number	drawing number	revision
239	239 : 21	

andrew ross riba: 2 kitsonll way radlett herts wd7 7hn  
andrew@areadesign.co.uk 07645 768002

contractors should request dimensions where none have been provided - do not estimate dimensions from drawings. all dimensions to be checked on site



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December 2015	1:2500	A4

81 Field End Road  
Urban Grain  
Wider Context

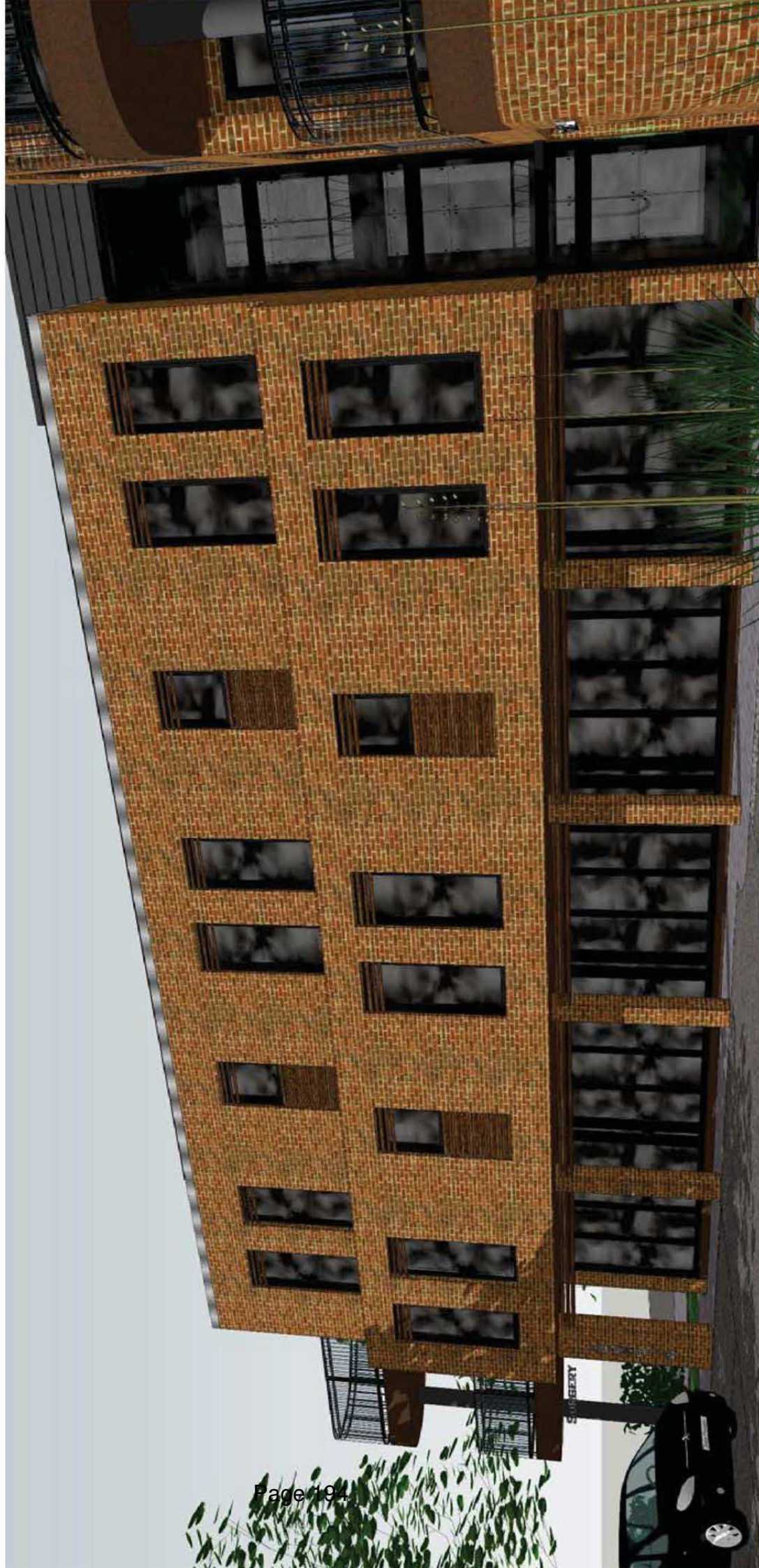
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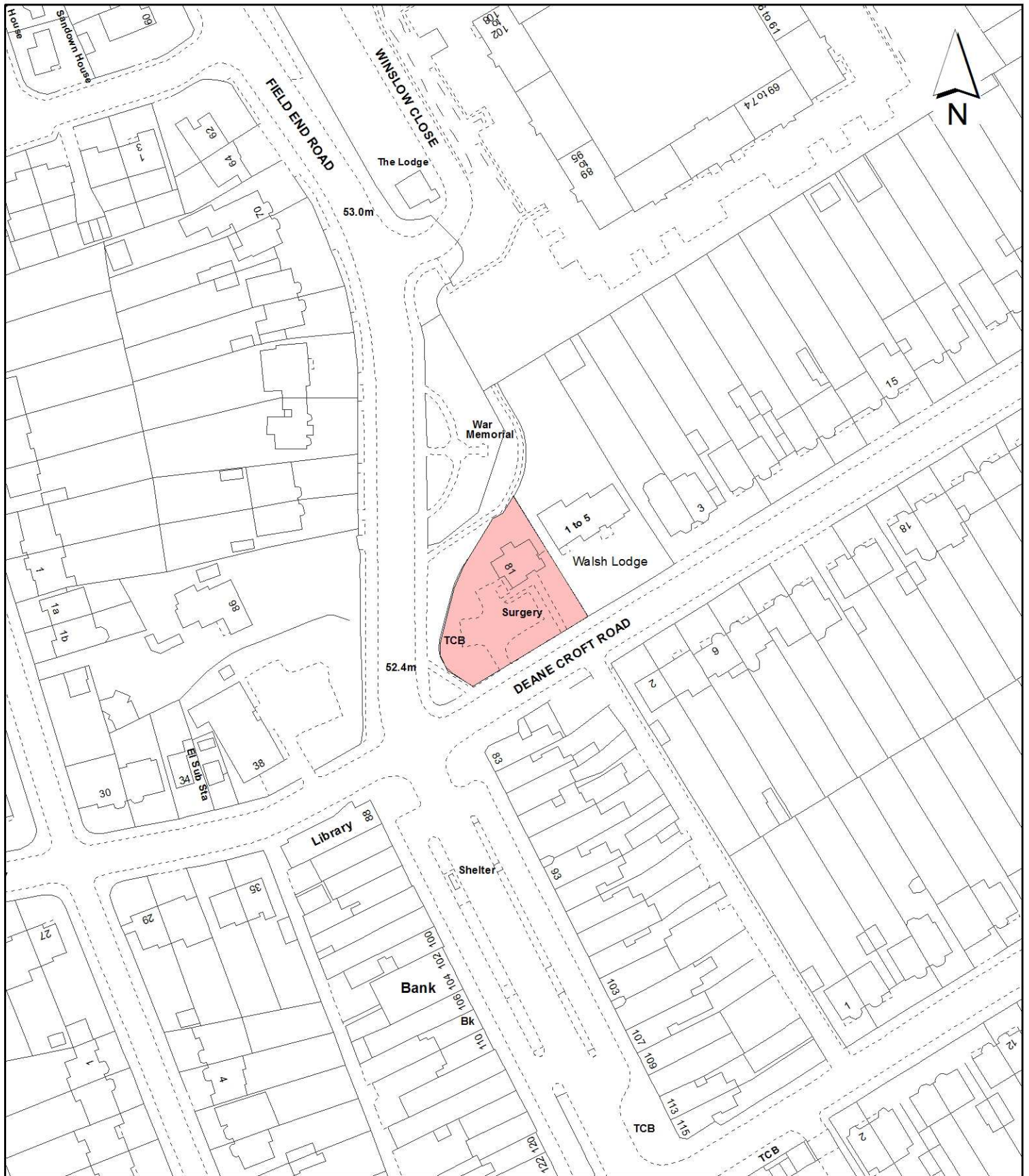
job number	drawing number	revision
239	239 : 22	

andrew ross riba: 2 kitsonhill way radlett herts wdt 7hn  
andrew@area-design.co.uk 07645 768302

**Project:**  
**Document:**  
**Image:**  
**Sheet number:**

81 Field End Road  
Visualisations (proposed, indicative only)  
View from car park  
239 : V10





**Notes:**

 Site boundary

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Site Address:

**81 Field End Road  
 Eastcote  
 Pinner**

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

Planning Application Ref:

**363/APP/2015/3827**

Scale:

**1:1,250**

Planning Committee:

**North** Page 195

Date:

**March 2016**



**HILLINGDON**  
 LONDON

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

**Address** 12A NORTHWOOD ROAD HAREFIELD  
**Development:** Change of use from Use Class C3 (Dwelling House) to Use Class D1 (Non-Residential Institutions) for use as a Dentist Clinic  
**LBH Ref Nos:** 45363/APP/2015/3363

**Date Plans Received:** 07/09/2015

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

**Date Application Valid:** 04/02/2016



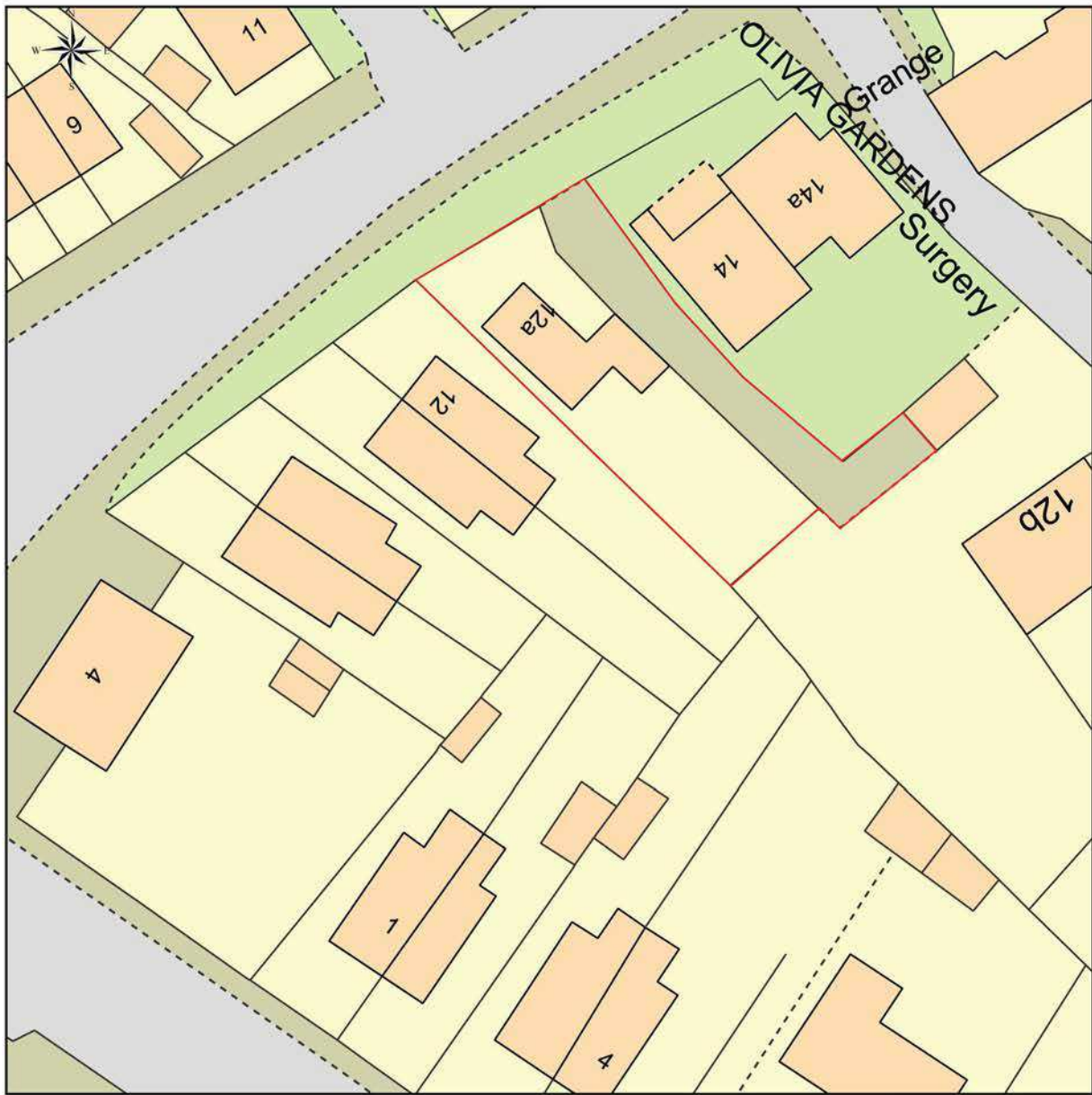


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UB9 6PL

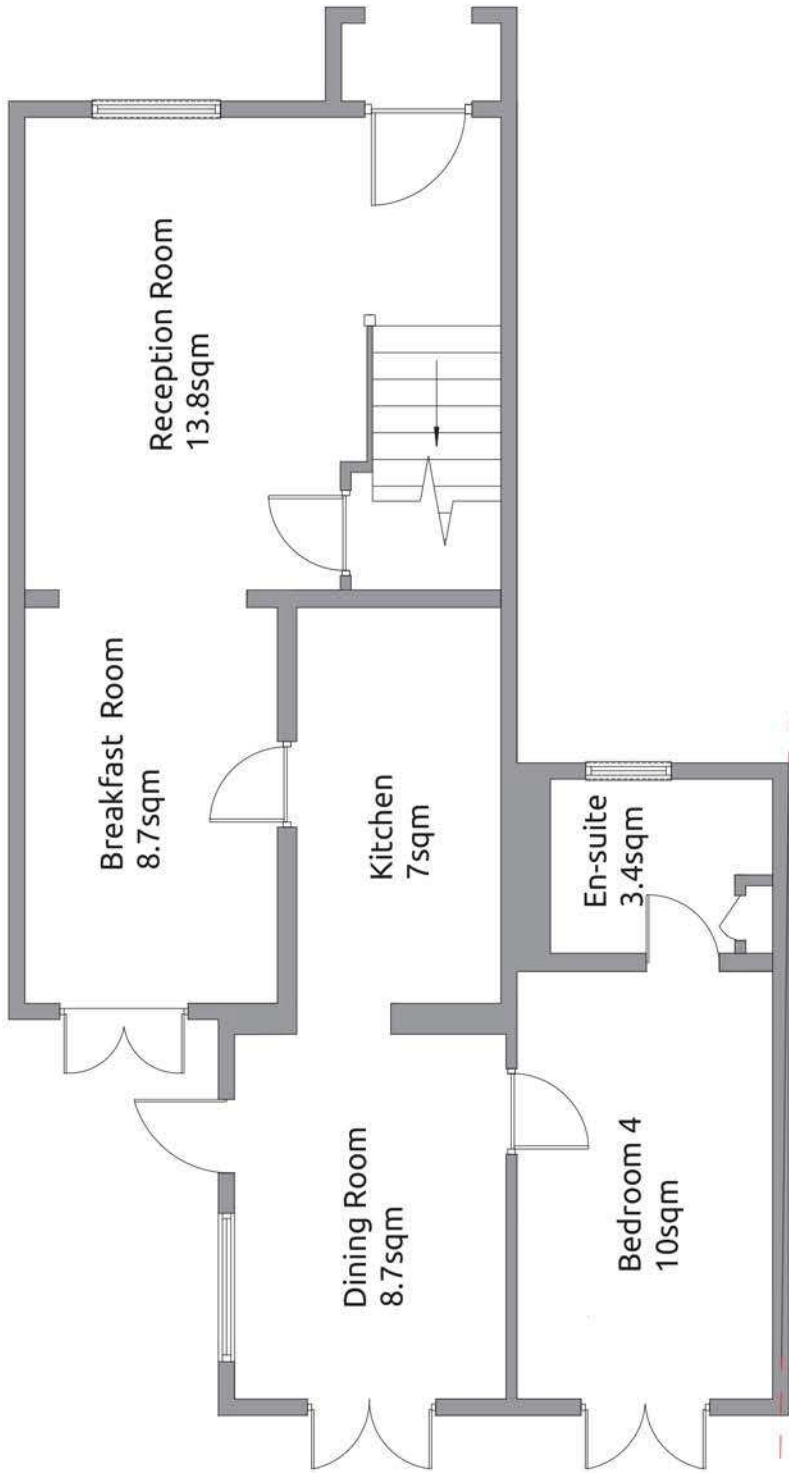


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Scale: 1:500, paper size: A4

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3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.

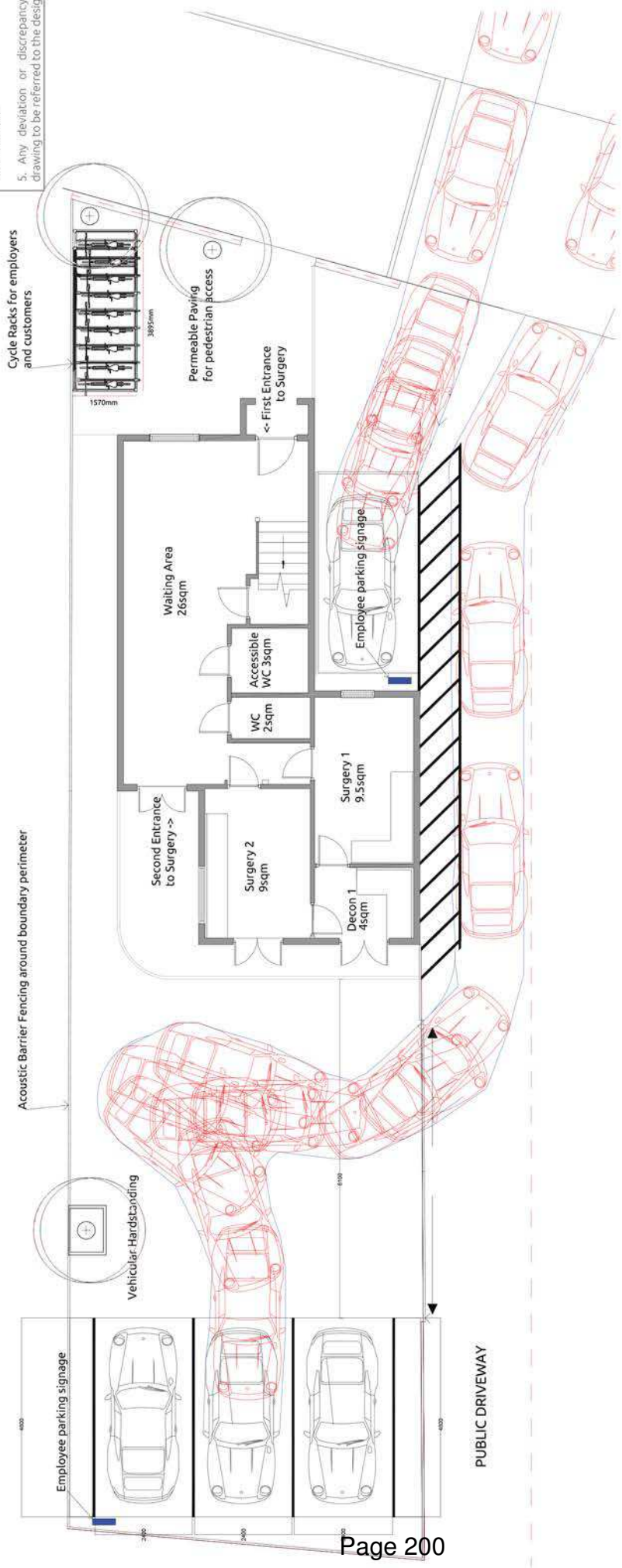


EXISTING GROUND FLOOR PLAN



 <p><b>URBANIST ARCHITECTURE</b></p>	<p><b>URBANIST ARCHITECTURE LTD</b>          0203 793 7878          info@urbanistararchitecture.co.uk          Ref : UB96PW          Rev : R03          Date : December 2015</p>	<p><b>SITE ADDRESS</b>          12a Northwood Road          Uxbridge          UB9 6PW</p>	<p><b>DESCRIPTION OF THE PROPOSAL</b>          Change of use of C3 Single Dwelling to D1 Dentist Clinic.</p>	<p><b>KEY</b></p>	<p><b>SHEET DETAILS</b>          Prepared for:          PLANNING PERMISSION APPLICATION          No : P01          Name : EX_GR_PL          Scale : 1:50 @ A3</p>
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3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.



PROPOSED GROUND FLOOR PLAN

**SHEET DETAILS**  
 Prepared for:  
 PLANNING PERMISSION APPLICATION  
 No : P02  
 Name : PR\_GR\_PL  
 Scale : 1:100 @ A3

**KEY**

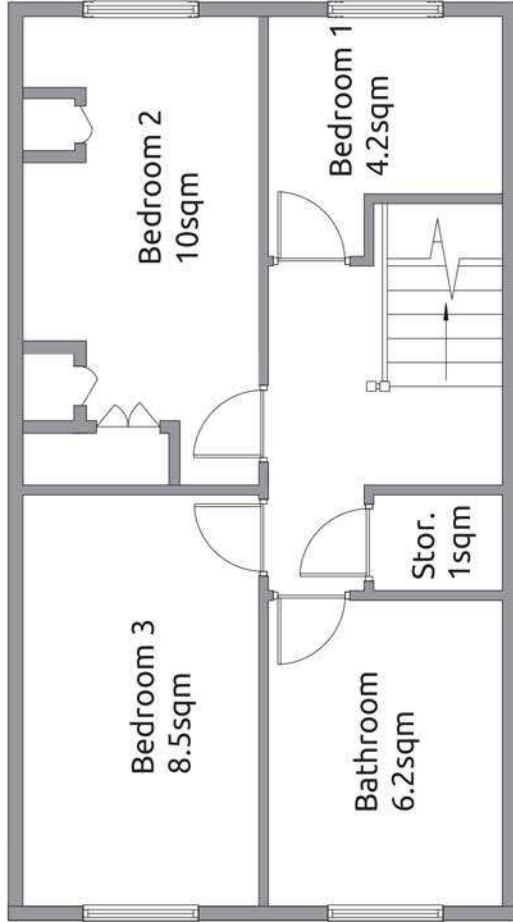
**DESCRIPTION OF THE PROPOSAL**  
 Change of use of C3 Single Dwelling to D1 Dentist Clinic.

**SITE ADDRESS**  
 12a Northwood Road  
 Uxbridge  
 UB9 6PW

**URBANIST ARCHITECTURE LTD**  
 0203 793 7878  
 info@urbanistarchitecture.co.uk  
 Ref : UB96PW  
 Rev : R03  
 Date : December 2015



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2. Building work must comply with all applicable requirements of the Building Regulations and Party Wall act.
3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.

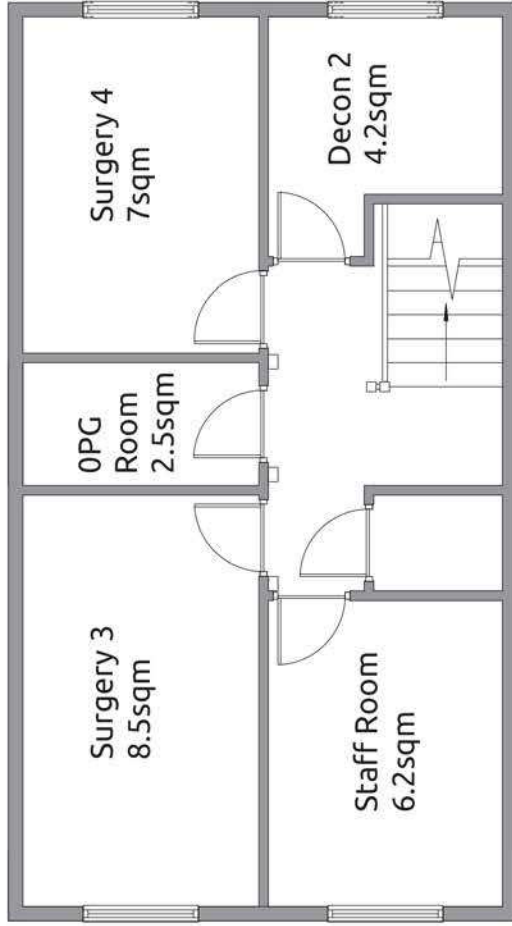


EXISTING FIRST FLOOR PLAN



	<p><b>URBANIST ARCHITECTURE LTD</b>          0203 793 7878          info@urbanistarchitecture.co.uk          Ref : UB96PW          Rev : R03          Date : December 2015</p>	<p><b>SITE ADDRESS</b>          12a Northwood Road          Uxbridge          UB9 6PW</p>	<p><b>DESCRIPTION OF THE PROPOSAL</b>          Change of use of C3 Single Dwelling to D1 Dentist Clinic.</p>	<p><b>KEY</b></p>	<p><b>SHEET DETAILS</b>          Prepared for:          PLANNING PERMISSION APPLICATION          No : P03          Name : EX_1ST_PL          Scale : 1:50 @ A3</p>
---	--	---	--	-------------------	--

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2. Building work must comply with all applicable requirements of the Building Regulations and Party Wall act.
3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.



PROPOSED FIRST FLOOR PLAN



**SHEET DETAILS**  
 Prepared for:  
 PLANNING PERMISSION APPLICATION  
 No : P04  
 Name : PR\_1ST\_PL  
 Scale : 1:50 @ A3

**KEY**

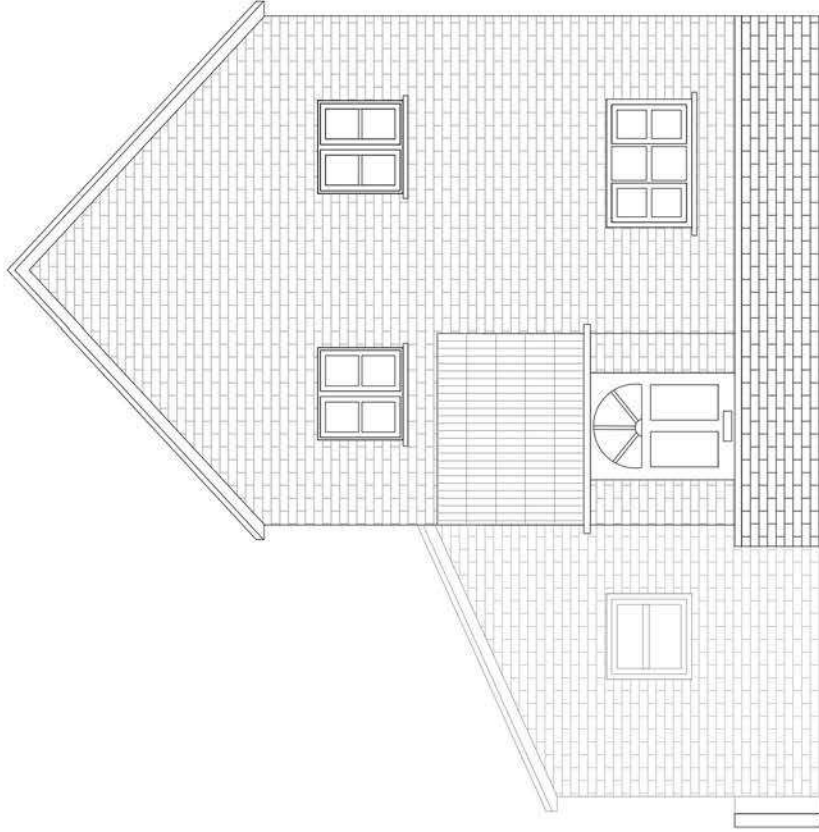
**DESCRIPTION OF THE PROPOSAL**  
 Change of use of C3 Single Dwelling to D1 Dentist Clinic.

**SITE ADDRESS**  
 12a Northwood Road  
 Uxbridge  
 UB9 6PW

**URBANIST ARCHITECTURE LTD**  
 0203 793 7878  
 info@urbanistarchitecture.co.uk  
 Ref : UB96PW  
 Rev : R03  
 Date : December 2015



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3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.

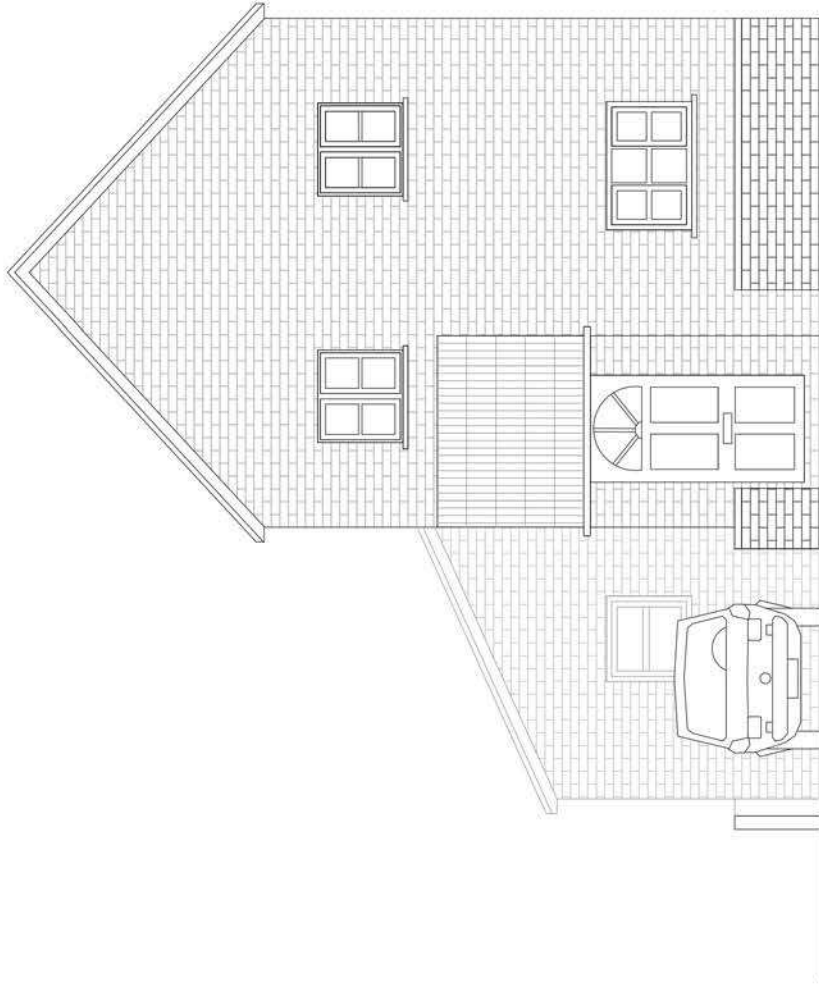


EXISTING FRONT ELEVATION



	<p><b>URBANIST ARCHITECTURE LTD</b>          0203 793 7878          info@urbanistarchitecture.co.uk          Ref : UB96PW          Rev : R03          Date : December 2015</p>	<p><b>SITE ADDRESS</b>          12a Northwood Road          Uxbridge          UB9 6PW</p>	<p><b>DESCRIPTION OF THE PROPOSAL</b>          Change of use of C3 Single Dwelling to D1 Dentist Clinic.</p>	<p><b>KEY</b></p>	<p><b>SHEET DETAILS</b>          Prepared for:          PLANNING PERMISSION APPLICATION          No : P05          Name : EX_FR_ELEV          Scale : 1:50 @ A3</p>
---	--	---	--	-------------------	---

1. Permission granted to reproduce for Non-Commercial Use only.
2. Building work must comply with all applicable requirements of the Building Regulations and Party Wall act.
3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.



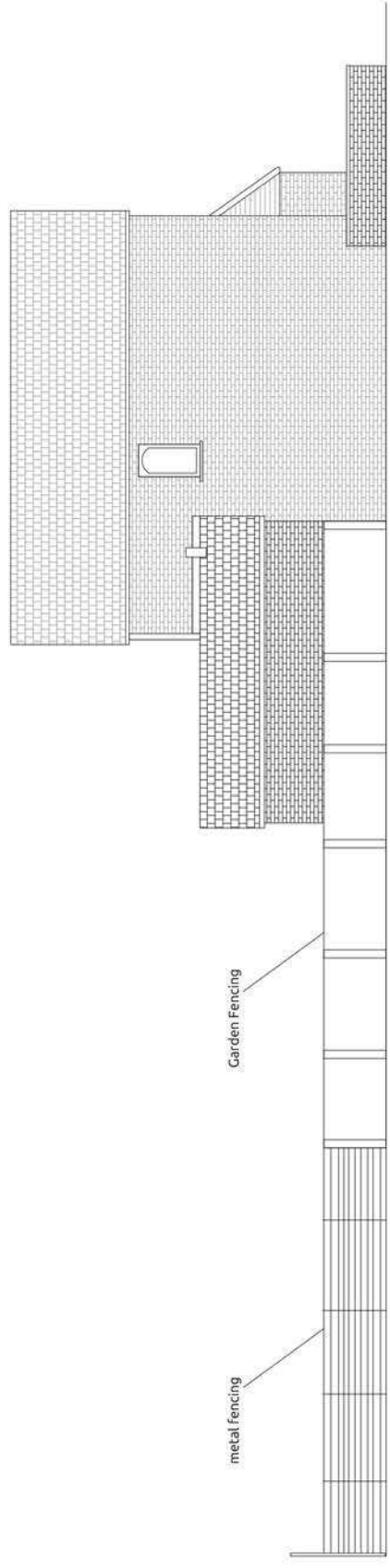
PROPOSED FRONT ELEVATION



	<p><b>URBANIST ARCHITECTURE LTD</b>          0203 793 7878          info@urbanistarchitecture.co.uk          Ref : UB96PW          Rev : R03          Date : December 2015</p>	<p><b>SITE ADDRESS</b>          12a Northwood Road          Uxbridge          UB9 6PW</p>	<p><b>DESCRIPTION OF THE PROPOSAL</b>          Change of use of C3 Single Dwelling to D1 Dentist Clinic.</p>	<p><b>KEY</b></p>	<p><b>SHEET DETAILS</b>          Prepared for:          PLANNING PERMISSION APPLICATION          No : P06          Name : PR_FR_ELEV          Scale : 1:50 @ A3</p>
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3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.



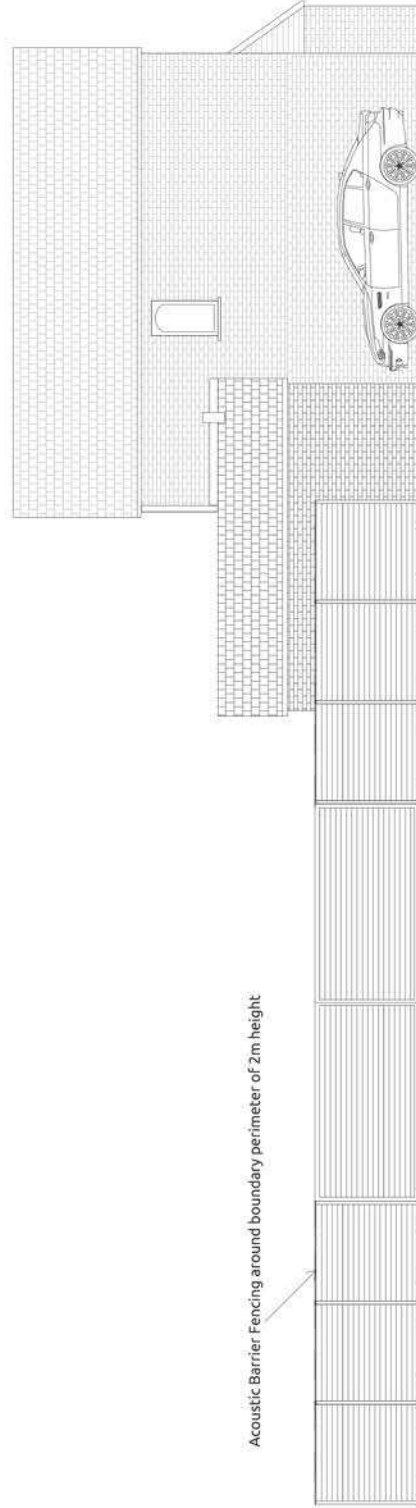
EXISTING SIDE ELEVATION



<p><b>SHEET DETAILS</b>          Prepared for:  <b>PLANNING PERMISSION APPLICATION</b>          No : P07          Name : EX_S1_ELEV          Scale : 1:100 @ A3</p>	<p><b>KEY</b></p>	<p><b>DESCRIPTION OF THE PROPOSAL</b>          Change of use of C3 Single Dwelling to D1 Dentist Clinic.</p>	<p><b>SITE ADDRESS</b>          12a Northwood Road          Uxbridge          UB9 6PW</p>	<p><b>URBANIST ARCHITECTURE LTD</b>          0203 793 7878          info@urbanistararchitecture.co.uk          Ref : UB96PW          Rev : R03          Date : December 2015</p>
---	-------------------	--	---	--



1. Permission granted to reproduce for Non-Commercial Use only.
2. Building work must comply with all applicable requirements of the Building Regulations and Party Wall act.
3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.



PROPOSED SIDE ELEVATION



**SHEET DETAILS**  
 Prepared for:  
 PLANNING PERMISSION APPLICATION  
 No : P08  
 Name : PR\_SI\_ELEV  
 Scale : 1:100 @ A3

**KEY**

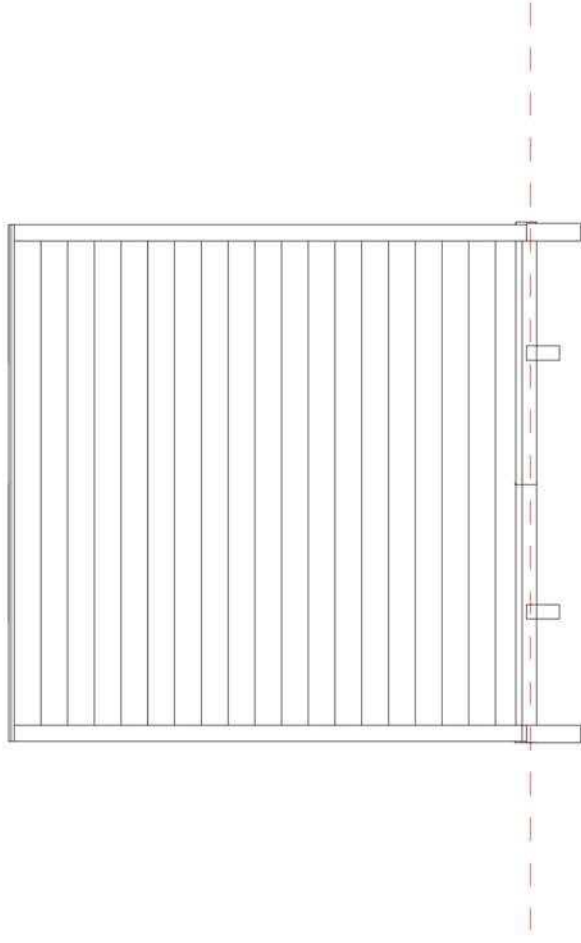
**DESCRIPTION OF THE PROPOSAL**  
 Change of use of C3 Single Dwelling to D1 Dentist Clinic.

**SITE ADDRESS**  
 12a Northwood Road  
 Uxbridge  
 UB9 6PW

**URBANIST ARCHITECTURE LTD**  
 0203 793 7878  
 info@urbanistarchitecture.co.uk  
 Ref : UB96PW  
 Rev : R03  
 Date : December 2015



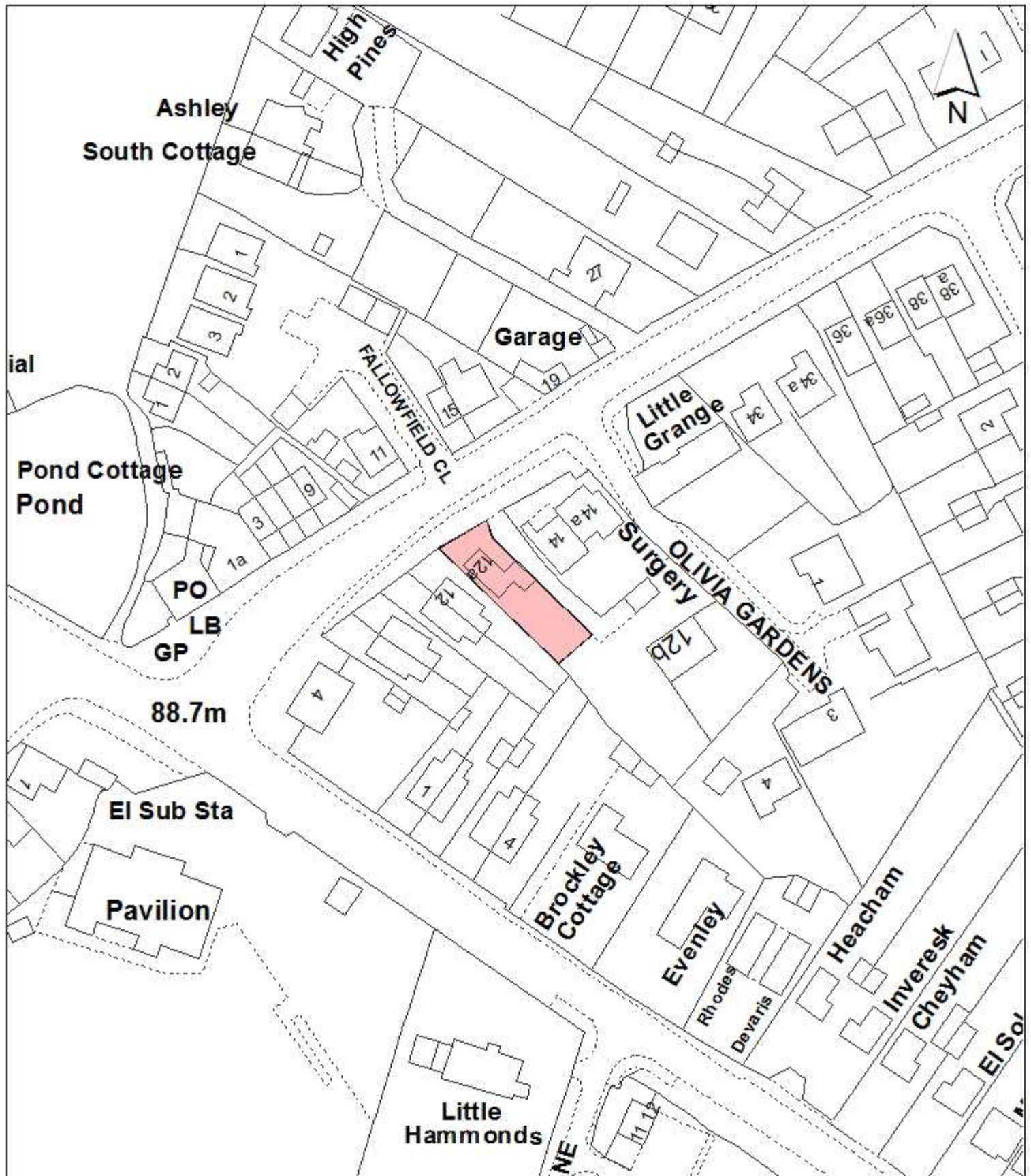
1. Permission granted to reproduce for Non-Commercial Use only.
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3. All dimensions to be checked on site before commencing works.
4. This drawing is to be read in conjunction with DAS and all other relevant drawings and specifications.
5. Any deviation or discrepancy from this drawing to be referred to the designer.



PROPOSED ACOUSTIC BARRIER FENCING DETAIL



 <p>URBANIST ARCHITECTURE LTD          0203 793 7878          info@urbanistararchitecture.co.uk          Ref : UB96PW          Rev : R03          Date : December 2015</p>	<p><b>SITE ADDRESS</b>          12a Northwood Road          Uxbridge          UB9 6PW</p>	<p><b>DESCRIPTION OF THE PROPOSAL</b>          Change of use of C3 Single Dwelling to D1 Dentist Clinic.</p>	<p><b>KEY</b></p>	<p><b>SHEET DETAILS</b>          Prepared for:          PLANNING PERMISSION APPLICATION          No : P09          Name : PR_FEN_DET          Scale : 1:20 @ A3</p>
---	---	--	-------------------	---



**Notes:**

 Site boundary

For identification purposes only.

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Site Address:

**12a Northwood Road  
Harefield**

Planning Application Ref:

**45363/APP/2015/3363**

Planning Committee:

**North Page 208**

Scale:

**1:1,000**

Date:

**March 2016**

**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** LAND AT JUNCTION OF WARREN ROAD SWAKELEYS DRIVE ICKENHAM

**Development:** Installation of a 12.5m monopole supporting 6 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)

**LBH Ref Nos:** 65862/APP/2016/261

**Date Plans Received:** 22/01/2016  
**Date Application Valid:** 22/01/2016

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

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 506912 N: 185716

CONCESSION REQUIRED NO  
 DIRECTIONS TO SITE:  
 HEAD EAST ON THE M40 TOWARD EXIT 1 AND THEN CONTINUE ON TO WESTERN AVENUE/A40. THEN TAKE THE B467 EXIT TOWARD  
 UXBRIDGE/HAREFIELD/RUISLIP/ICKENHAM. AT THE ROUNDABOUT (SWAKELEY'S ROUNDABOUT), TAKE THE 1ST EXIT ONTO SWAKELEY'S ROAD/B467 AND THEN TURN RIGHT ONTO WARREN ROAD AND THE SITE WILL BE ON THE RIGHT HAND SIDE AS YOU APPROACH THE JUNCTION TO SWAKELEY'S ROAD.

NOTES:  
 London Borough of Hillingdon  
 RECEIVED  
 22 JAN 2016  
 Planning  
 Residents Services

REV	MODIFICATION	BY	CH	DATE
C	Domestic residential block to planning	DF	01	21.08.13
B	Minor amendments	MM	01	12.03.13
A	Based for Approval	EV	JT	27.08.14

**GalifordTry**  
 WOLVEY - BRIDGLEY - LEICESTERSHIRE - LE10 3JF  
 Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

**O<sub>2</sub>**  
 CTIL

Cell Name  
 SWAKELEY'S DRIVE STREET FURNITURE  
 Cell ID No  
 CTIL TEF VF  
 150083 044604 76295

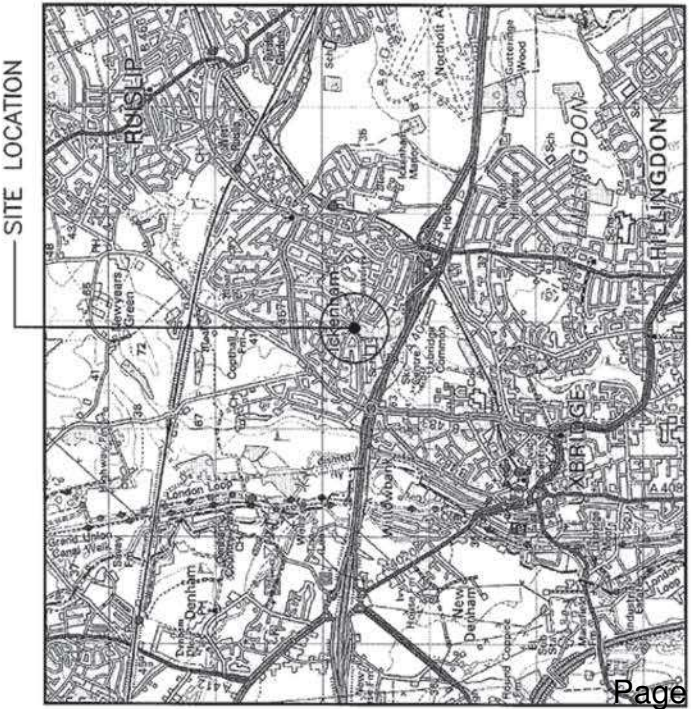
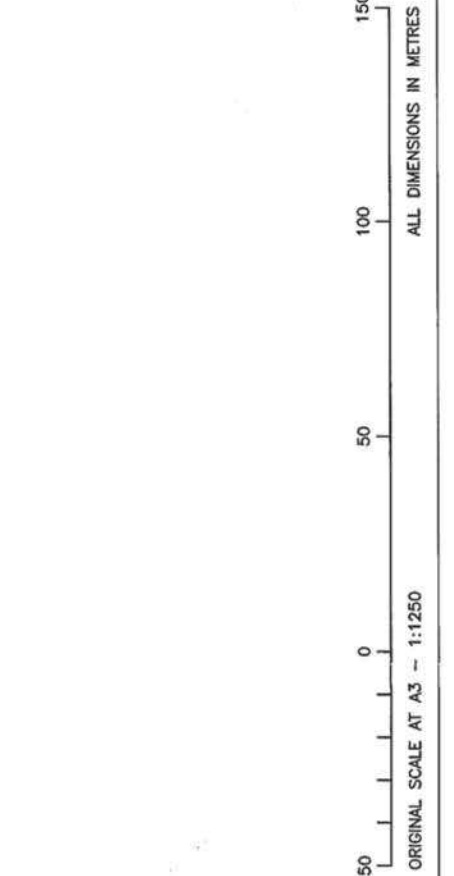
Site Address / Contact Details  
 SWAKELEY'S DRIVE STREET FURNITURE  
 SWAKELEY'S DRIVE/WARREN ROAD JUNCTION  
 ICKENHAM  
 UXBRIDGE  
 UB10 8SH

Drawing Title: SITE LOCATION MAPS  
 Purpose of Issue: PLANNING  
 Drawing Number: 100  
 Surveyed By: JP  
 Original Sheet Size: A3  
 Drawn: EV Date: 27.08.14 Checked: JT Date: 27.08.14 Issue: C

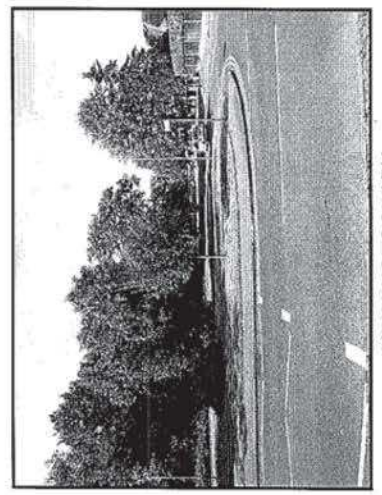


507000  
 506900  
 185700

**DETAILED SITE LOCATION**  
 (Scale 1:1250)  
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**SITE LOCATION**  
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**SITE PHOTOGRAPH**

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R. E: 506912 N: 185716  
 CONCESSION REQUIRED NO  
 NOTES:

London Borough of Hillingdon  
 RECEIVED  
 22 JAN 2016  
 Planning  
 Residents Services

REV	MODIFICATION	BY	CH	DATE
1	Plan/ cabinets amended to reduced contra	DM	DM	06.01.16
2	Site layout amended	DM	DM	23.09.15
3	Equipment amended	KMS	JF	14.04.15
4	Itemed for Construction	MM	DF	27.03.15
5	Equipment amended	DM	DM	12.01.15
6	Proposed cables amended	DM	DM	12.01.15
7	Proposed cables amended	DM	DM	27.08.14

**GalifordTry**  
 WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF  
 Tel: +44 (0)11455 222782 Fax: +44 (0)11455 222758

**O<sub>2</sub>**  
 CTIL

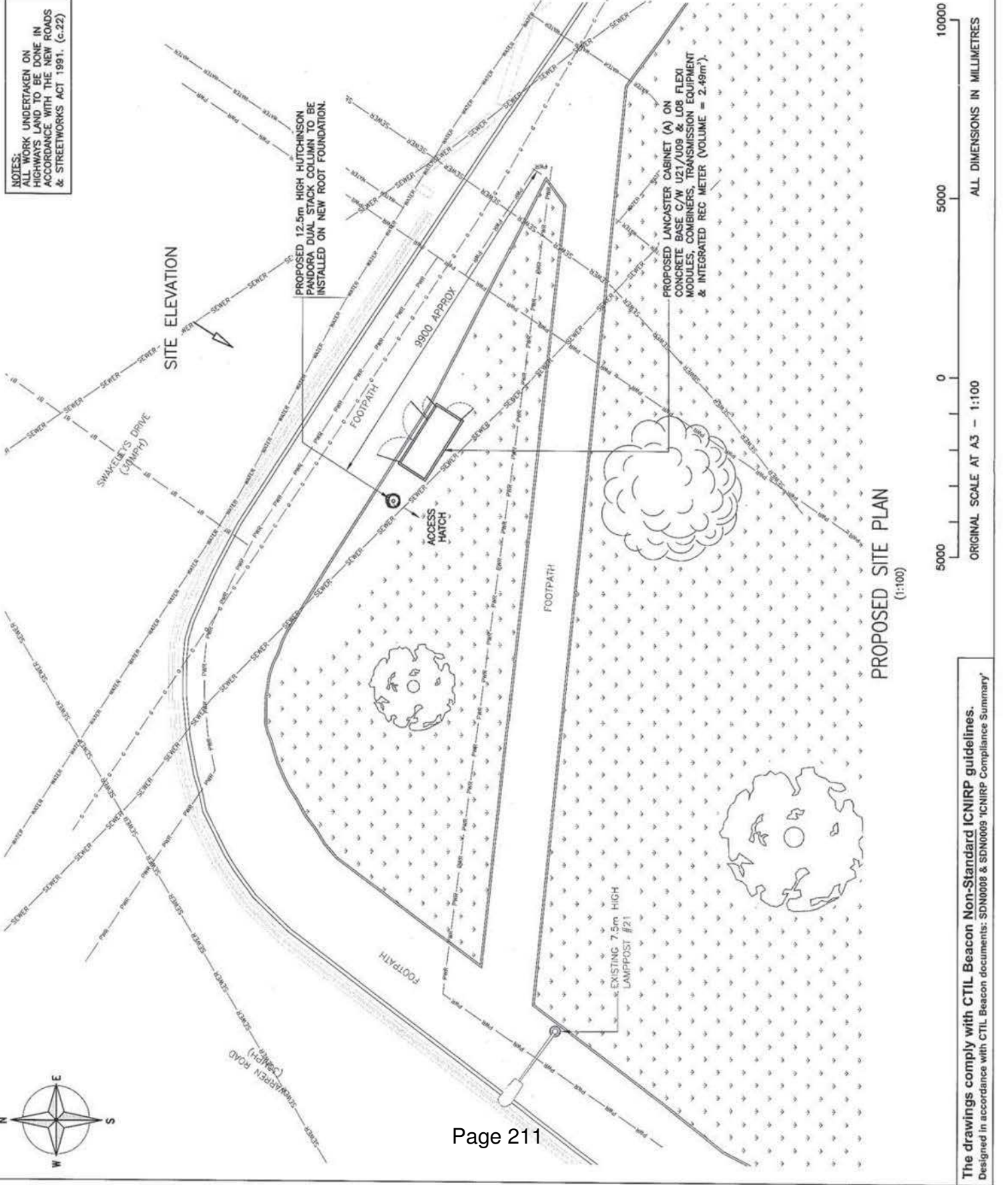
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SWAKELEYS DRIVE STREET FURNITURE	-
Cell ID No	
CTIL	VF
150083	76295
044604	
Site Address / Contact Details	
SWAKELEYS DRIVE STREET FURNITURE	
SWAKELEYS DRIVE/WARREN ROAD JUNCTION	
ICKENHAM	
UXBRIDGE	
UB10 8SH	
Drawing Title: PROPOSED SITE PLAN	
Purpose of Issue: PLANNING	
Drawing Number: 200	
Survised By: AP	Original Sheet Size: A3
Date: 27.08.14	Date: 27.08.14
Drawn: EY	Checked: JT
	Issue: C

NOTES:  
 ALL WORK UNDERTAKEN ON  
 HIGHWAYS LAND TO BE DONE IN  
 ACCORDANCE WITH THE NEW ROADS  
 & STREETWORKS ACT 1991. (c.22)

SITE ELEVATION

PROPOSED 12.5m HIGH HUTCHINSON  
 PANDORA DUAL STACK COLUMN TO BE  
 INSTALLED ON NEW ROOT FOUNDATION.

PROPOSED LANCASTER CABINET (A) ON  
 CONCRETE BASE C/W U21/U09 & LOB FLEXI  
 MODULES, COMBINERS, TRANSMISSION EQUIPMENT  
 & INTEGRATED REC METER (VOLUME = 2.49m<sup>3</sup>).



PROPOSED SITE PLAN  
 (1:100)

The drawings comply with CTIL Beacon Non-Standard ICNIRP guidelines.  
 Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'ICNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE  
 N.G.R | E: 506912 | N: 185716  
 CONCESSION REQUIRED | NO  
 NOTES:

London Borough of Hillingdon  
 RECEIVED  
 22 JAN 2010  
 Planning  
 Residents Services

6	Plan/cabnets amended to reduced antenna	06.01.18
7	Site layout amended	20.09.15
8	Site layout amended	20.09.15
9	Site layout amended	20.09.15
10	Location of retention revised	20.09.15
11	Proposed antenna amended	20.09.15
12	Proposed antenna amended	20.09.15
13	Proposed antenna amended	20.09.15
14	Proposed antenna amended	20.09.15
15	Proposed antenna amended	20.09.15
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100	Proposed antenna amended	20.09.15

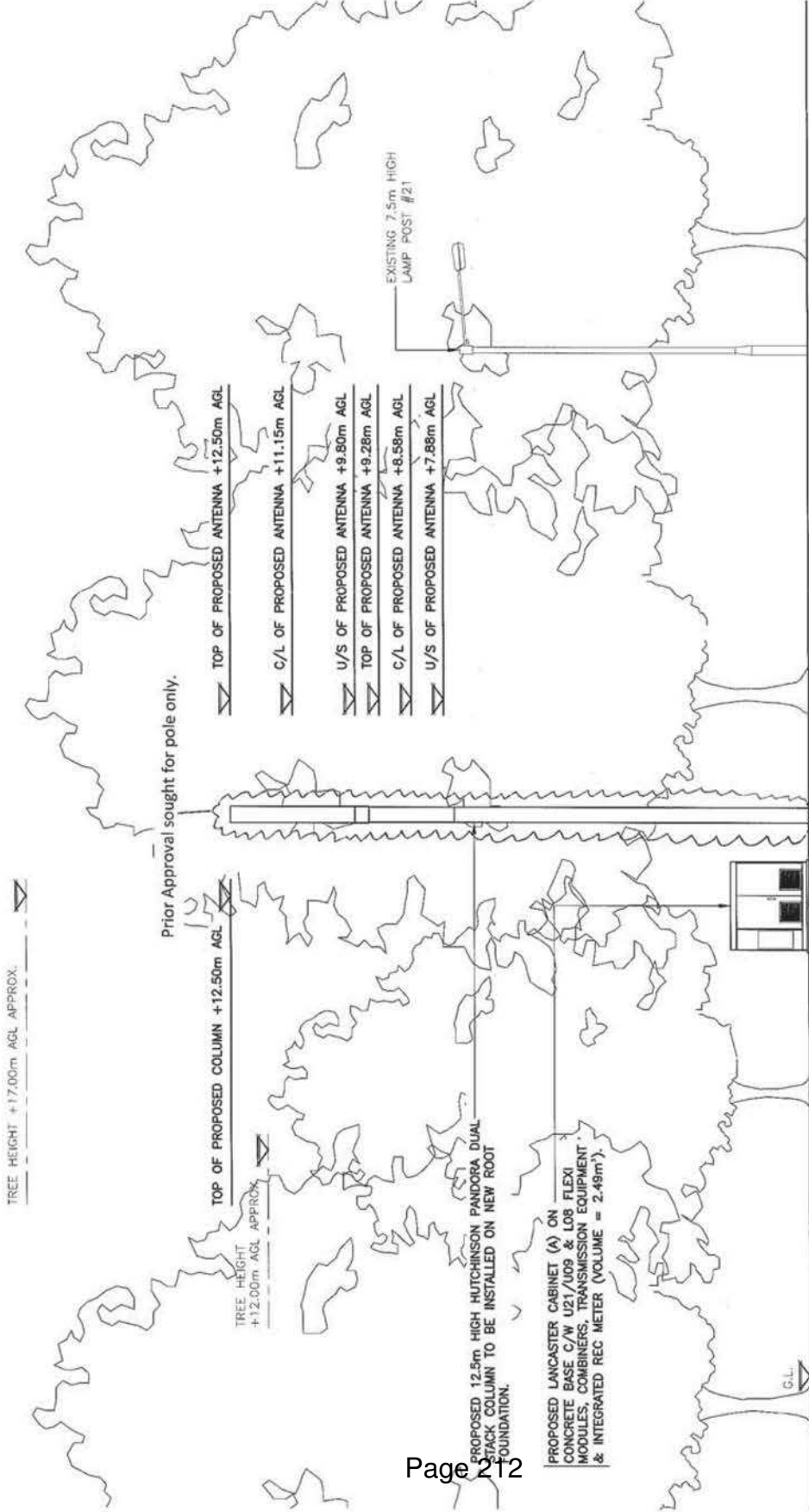
**Galifordry**  
 WOLVEY - HIKKLEY, LEICESTERSHIRE - LE10 3JF  
 Tel: +44 (0)1455 222702 Fax: +44 (0)1455 222750

**O<sub>2</sub>**  
 CTIL

Cell Name	Opt.
SWAKELEYS DRIVE STREET FURNITURE	-
Cell ID No	
CTIL	VF
TEF	
150083	
044604	
76295	

Site Address / Contact Details  
 SWAKELEYS DRIVE STREET FURNITURE  
 SWAKELEYS DRIVE/WARREN ROAD JUNCTION  
 ICKENHAM  
 UXBRIDGE  
 UB10 8SH  
 Drawing Title: PROPOSED SITE ELEVATION  
 Purpose of Issue: PLANNING  
 Drawing Number: 300  
 Surveyed By: AP  
 Original Sheet Size: A3  
 Date: 27.08.14  
 Checked: JT  
 Date: 27.08.14  
 Drawn: EV  
 Issue: G

NOTES:  
 ALL WORK UNDERTAKEN ON  
 HIGHWAYS LAND TO BE DONE IN  
 ACCORDANCE WITH THE NEW ROADS  
 & STREETWORKS ACT 1991. (c.22)



PROPOSED SITE ELEVATION  
 (1:100)

The drawings comply with CTIL Beacon Non-Standard ICNIRP guidelines.  
 Designed in accordance with CTIL Beacon documents: SDN0005 & SDN0009 'ICNIRP Compliance Summary'



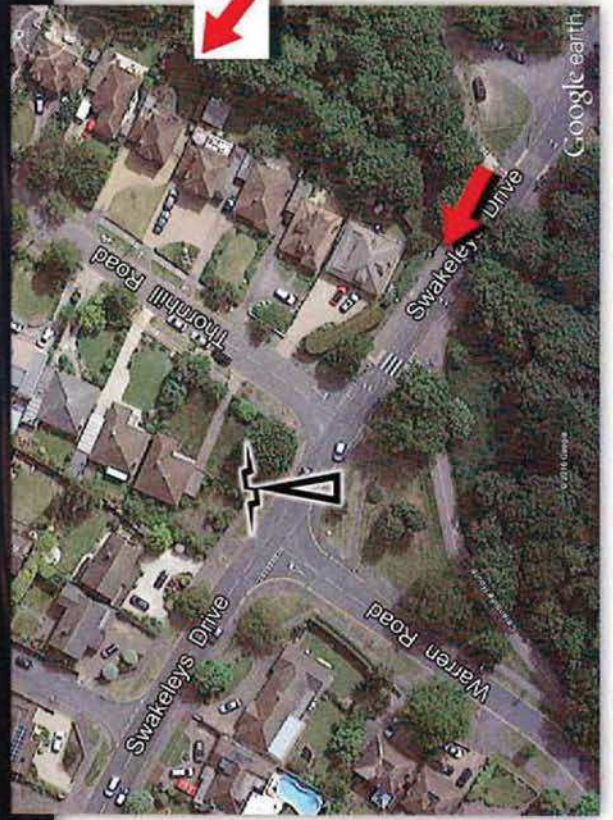
This Photograph shows as existing



Cell Site: CTIL 150083  
Site Location: Junction of:  
Swakeleys Drive & Warren Road  
Ickenham  
Uxbridge  
UB10 8SH  
NGR: E 506912 N 185716



This Photomontage shows as proposed



Viewpoint: Looking Northwest from Swakeleys Drive  
Camera to antenna distance: @ 66m  
Camera setting 35mm focal length: 52  
Photographs: MV Imaging Ltd  
Date : 20/01/16

This Photomontage is for Illustrative Purposes Only

Structure: 12.5m overall street pole, coloured green.  
Antenna Spec: 3no antennas at u/s 9.8m AGL,  
1no tri-sector antenna at u/s 8.58m AGL,  
all concealed within GRP shrouds at the top of the structure.  
Cabinets: 1no 1.9m x 0.8m x 1.6m high, coloured green.

London Borough of Hillingdon  
RECEIVED  
22 JAN 2016  
Planning  
Application No: 15/01001/01  
The Hillingdon  
Barbours  
RG18 3DD  
mark.velta.imaging@lbc.co.uk  
© MV Imaging Ltd

**This Photograph shows as existing**

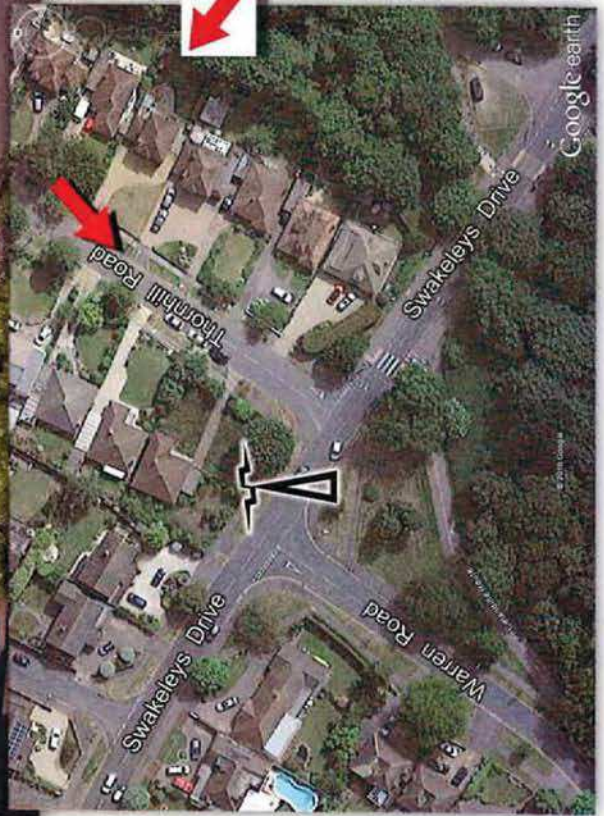
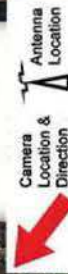
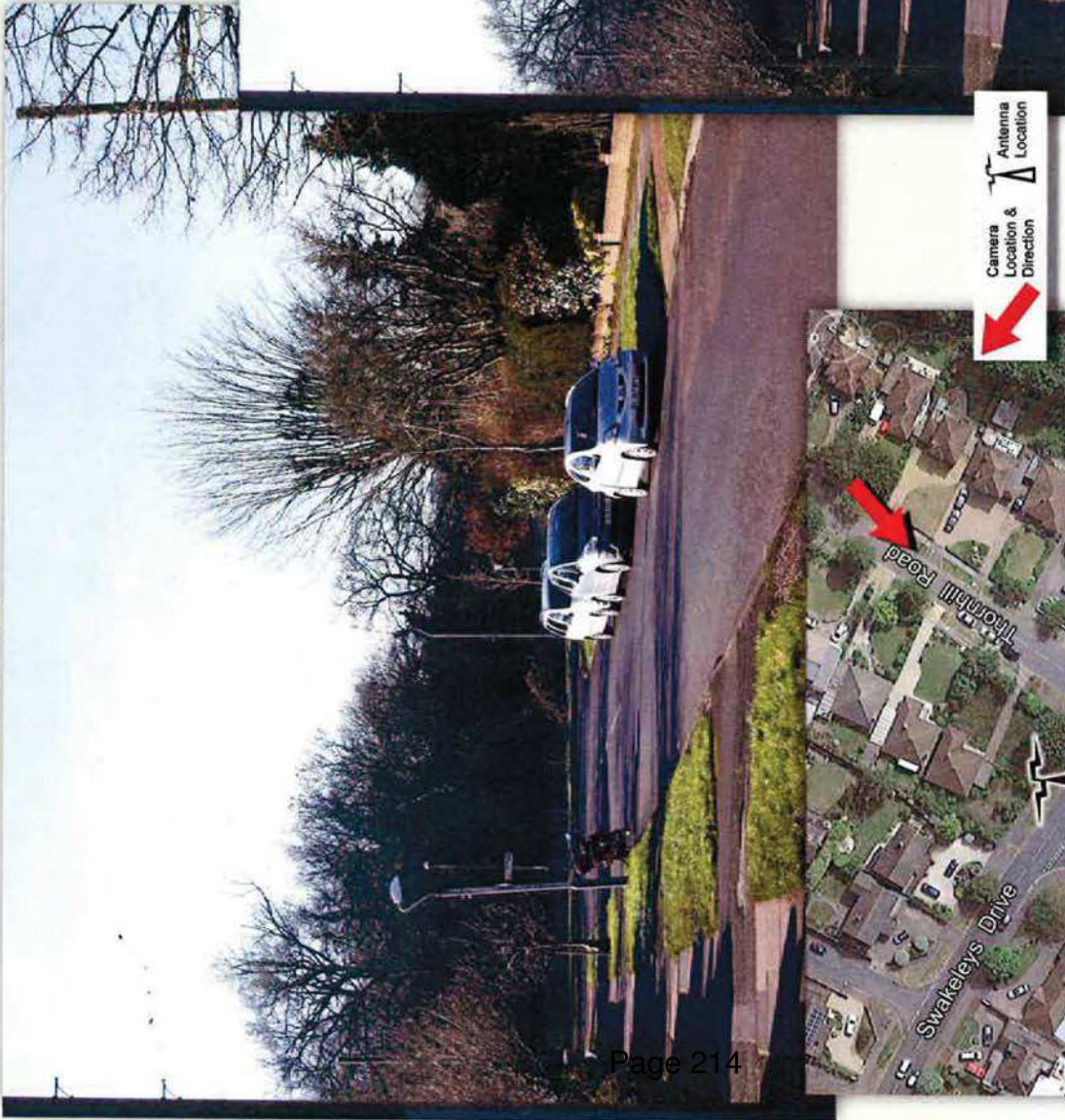
Cell Site: CTIL 150083

Site Location: Junction of:

Swakeleys Drive & Warren Road  
Ickenham  
Uxbridge  
UB10 8SH  
NGR: E 506912 N 185716



**This Photomontage shows as proposed**



Viewpoint: Looking Southwest from Thornhill Road  
Camera to antenna distance: @ 76m  
Camera setting 35mm focal length: 52  
Photographs: MV Imaging Ltd  
Date : 20/01/16

**This Photomontage is for Illustrative Purposes Only**

Structure: 12.5m overall street pole, coloured green.  
Antenna Spec: 3no antennas at u/s 9.8m AGL,  
1no tri-sector antenna at u/s 8.58m AGL,  
all concealed within GRP shrouds at the top of the structure.  
Cabinets: 1no 1.9m x 0.8m x 1.6m high, coloured green.



This Photograph shows as existing

Cell Site: CTIL 150083

Site Location: Junction of:

Swakeleys Drive & Warren Road  
Ickenham  
Uxbridge  
UB10 8SH  
NGR: E 506912 N 185716



This Photomontage shows as proposed



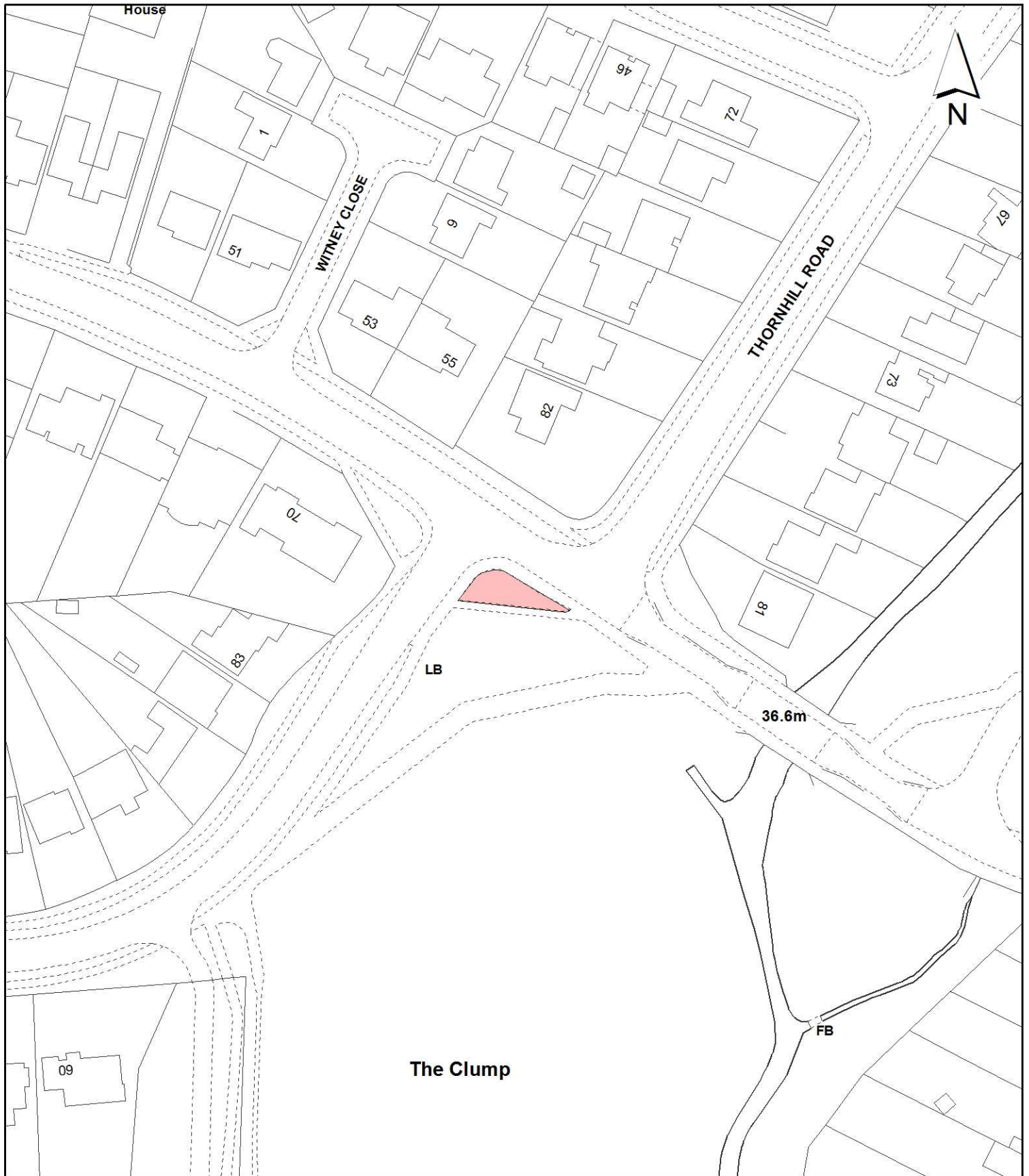
Viewpoint: Looking Southeast from Swakeleys Drive  
Camera to antenna distance: @ 78m  
Camera setting 35mm focal length: 52  
Photographs: MV Imaging Ltd  
Date : 20/01/16

This Photomontage is for Illustrative Purposes Only

Structure: 12.5m overall street pole, coloured green.  
Antenna Spec: 3no antennas at u/s 9.8m AGL,  
1no tri-sector antenna at u/s 8.58m AGL,  
all concealed within GRP shrouds at the top of the structure.  
Cabinets: 1no 1.9m x 0.8m x 1.6m high, coloured green.



mv.imaging@live.co.uk  
© MV Imaging Ltd



**Notes:**

 Site boundary

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 Unless the Act provides a relevant exception to copyright.  
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Site Address:

**Land at Warren Road & Swakeleys Road  
 Ickenham**

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

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

Planning Application Ref:

**65862/APP/2016/261**

Scale:

**1:1,000**

Planning Committee:

**North** Page 216

Date:

**March 2016**



**HILLINGDON**  
 LONDON

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

**Address** 11 SANDY LODGE WAY NORTHWOOD

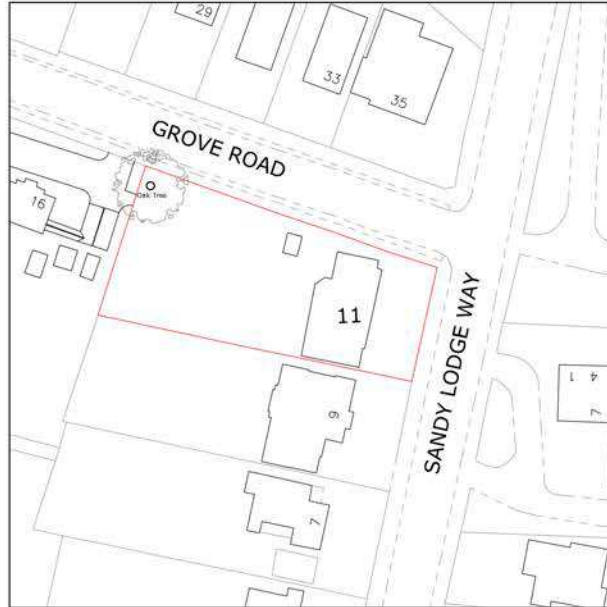
**Development:** Two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement and single storey double garage to rear with associate parking and amenity space and installation of 2 x vehicular crossovers

**LBH Ref Nos:** 16948/APP/2015/4658

**Date Plans Received:** 21/12/2015

**Date(s) of Amendment(s):** 22/12/0015

**Date Application Valid:** 23/12/2015

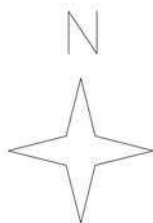


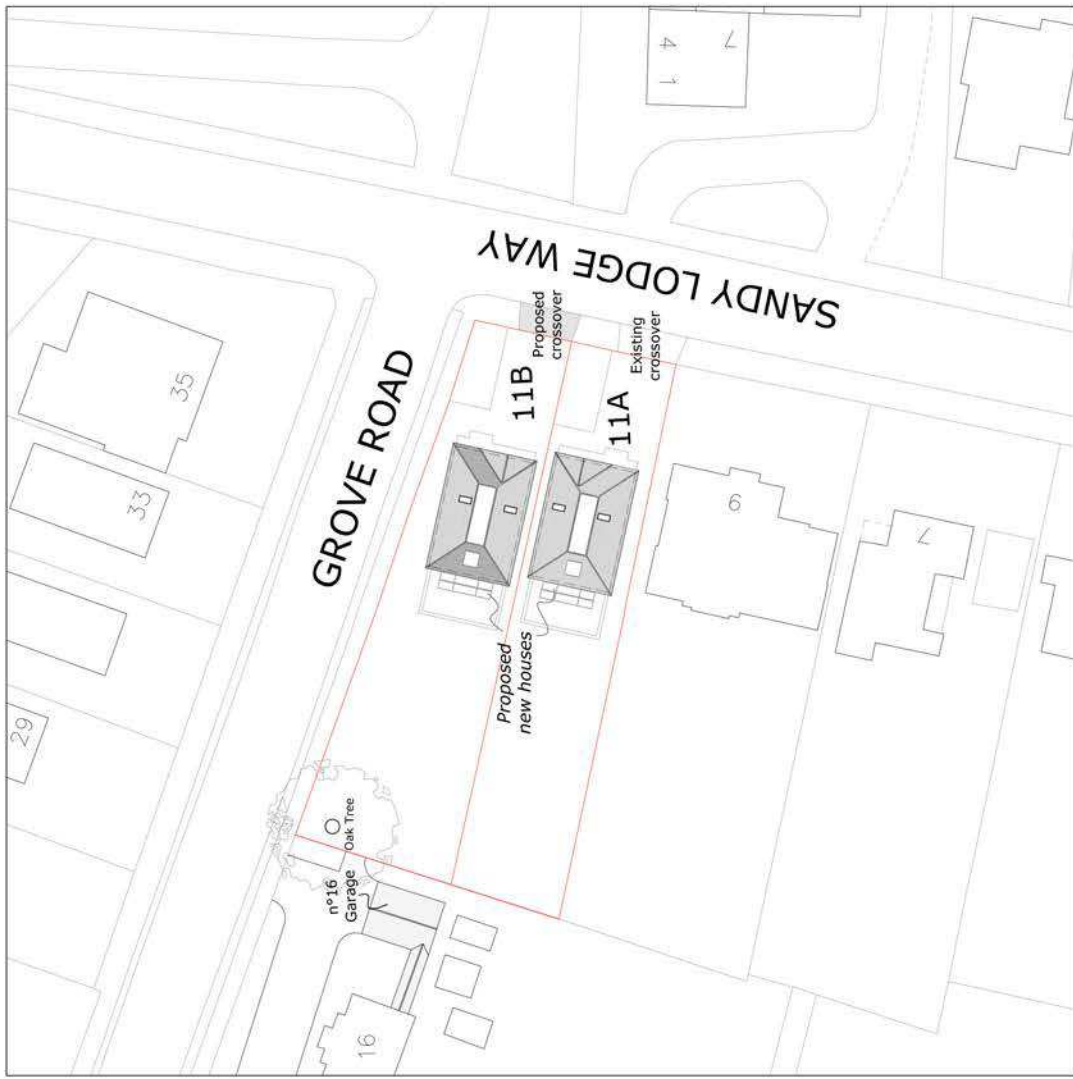
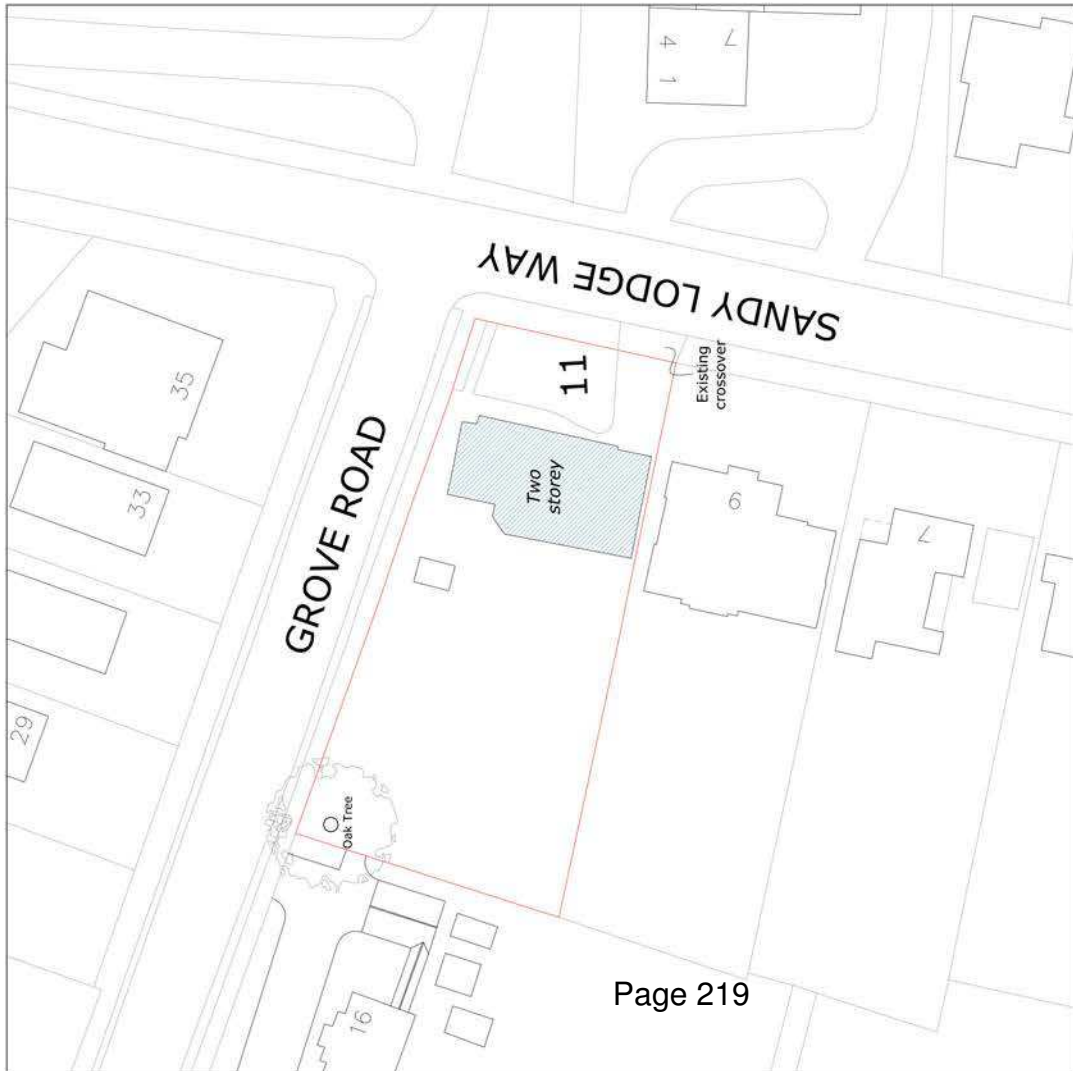
Scale: 1/1250

**11 SANDY LODGE WAY, MIDDLESEX.  
HA6 2AH**



Metres

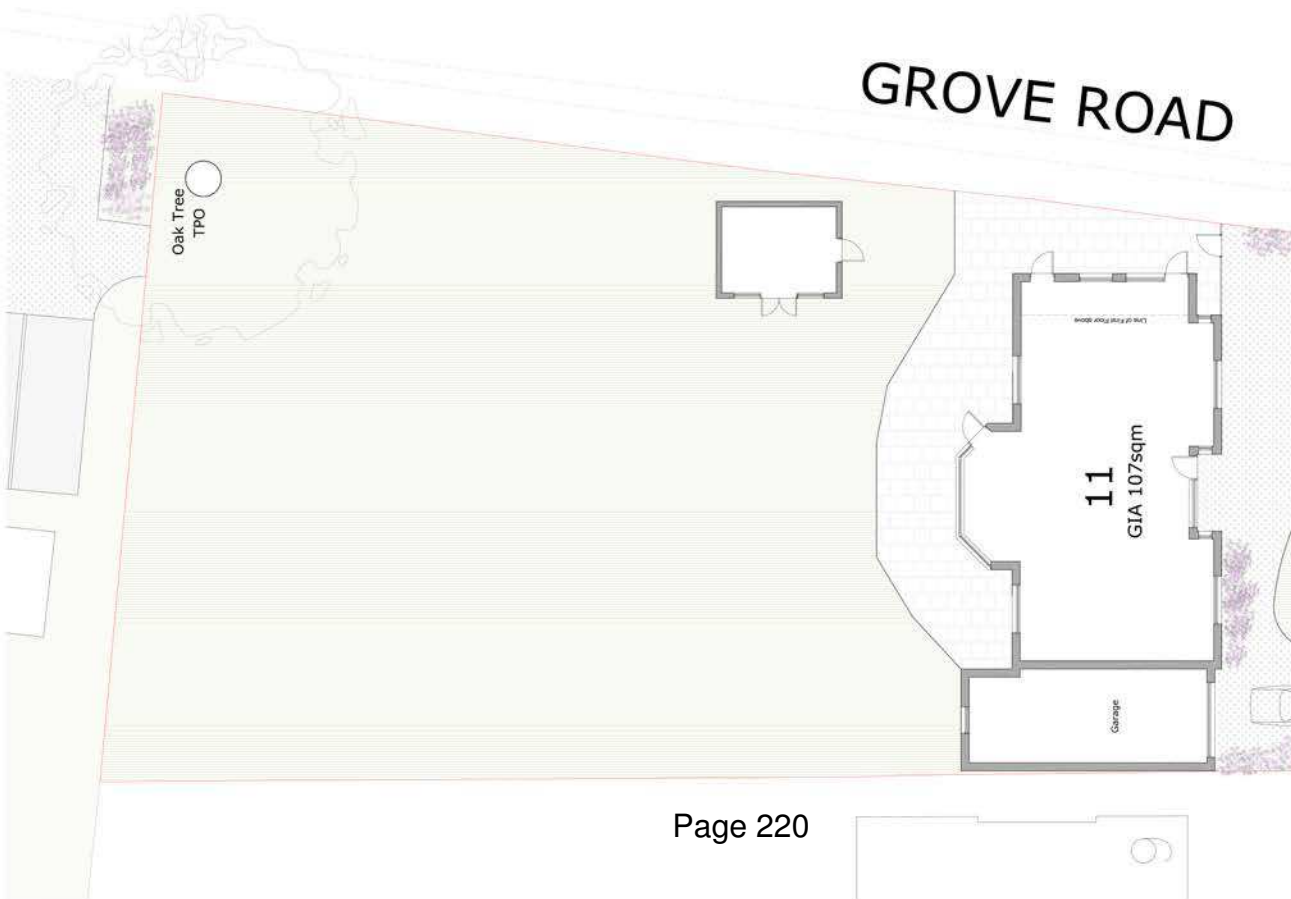




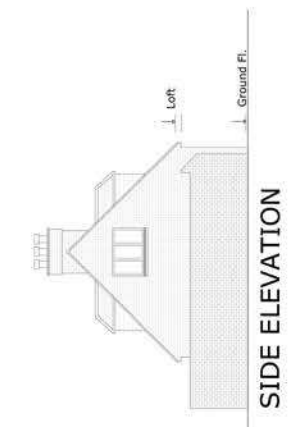
Existing Site Plan

Proposed Site Plan

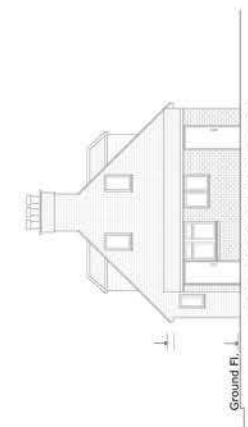
PROJECT	DWG NO.	SCALE	DETAIL	E 16.12.2015 SUBMITTED TO PLANNING DEPT. HILLINGDON FOR PRE-APP	F 16.02.2016 SUBMITTED TO PLANNING DEPT. HILLINGDON	F	PROJECT NO.	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH EXISTING AND PROPOSED SITE PLANS	01F	1:500 @ A3	EXISTING AND PROPOSED SITE PLANS				15.31	



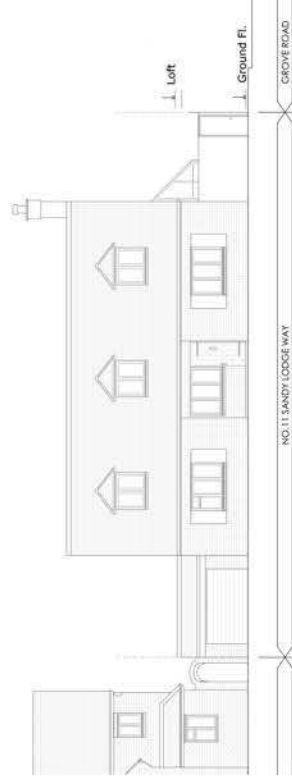
GROUND FLOOR PLAN



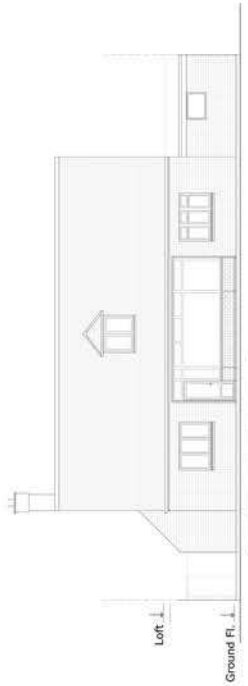
SIDE ELEVATION



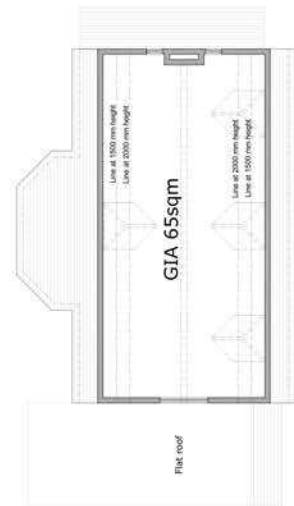
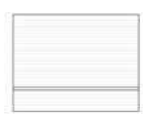
SIDE ELEVATION



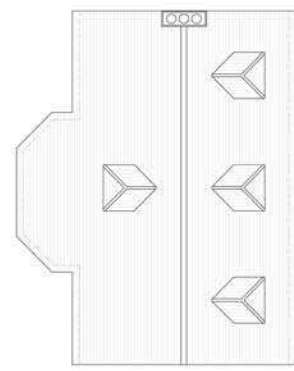
FRONT ELEVATION



REAR ELEVATION



LOFT



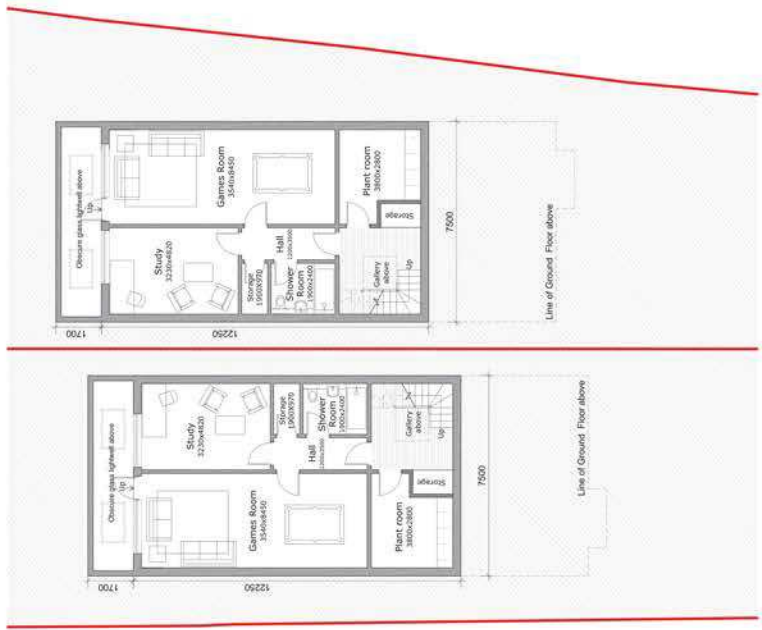
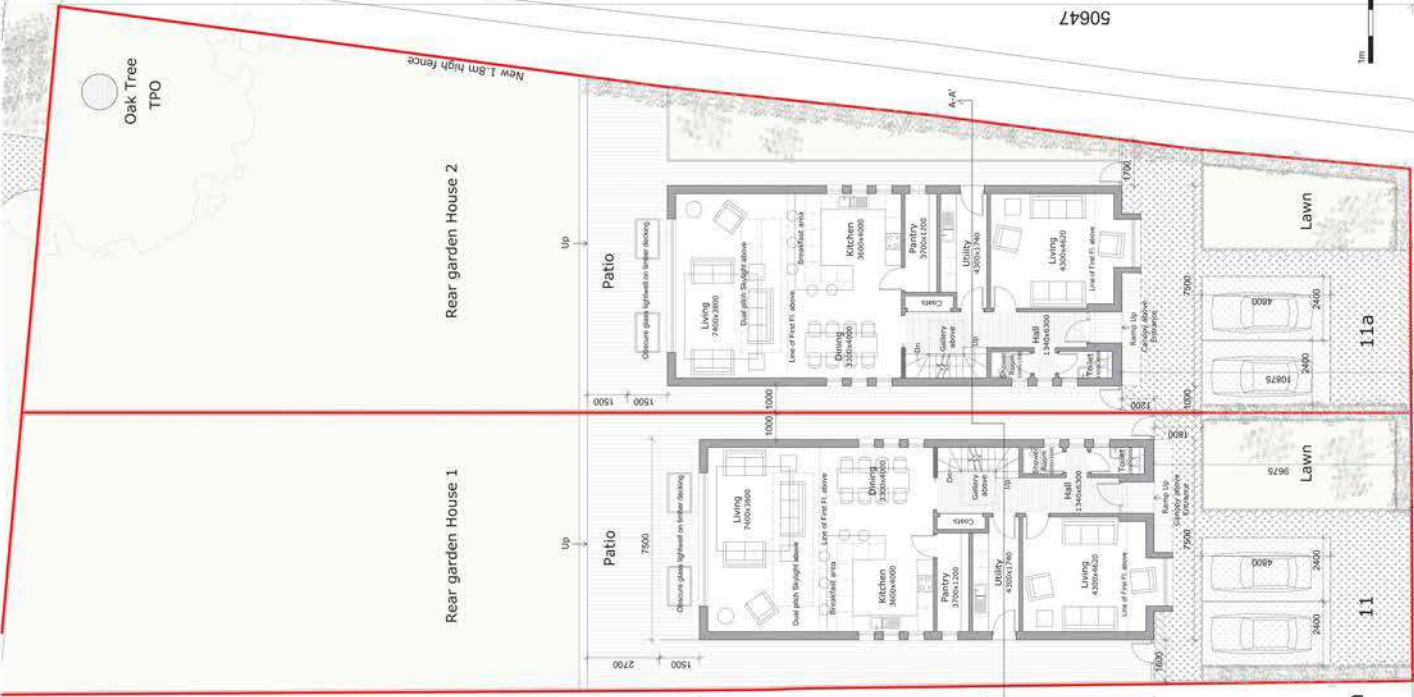
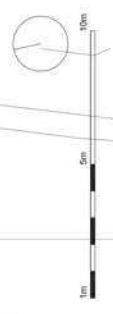
ROOF PLAN



PROJECT	11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH	EXISTING HOUSE	DWG NO.	06	SCALE	1:100 @ A1	DETAIL	EXISTING PLANS AND ELEVATIONS	DATE	16.12.2015	A	B	C	D	E	F	PROJECT NO.	15.31	PR Architecture Ltd. Chartered Architect 120, Plinier Road, Harrow, HA1 4JD. Tel: 0208 857 2304
								PLANNING DEPT. HILLINGDON			SUBMITTED TO								



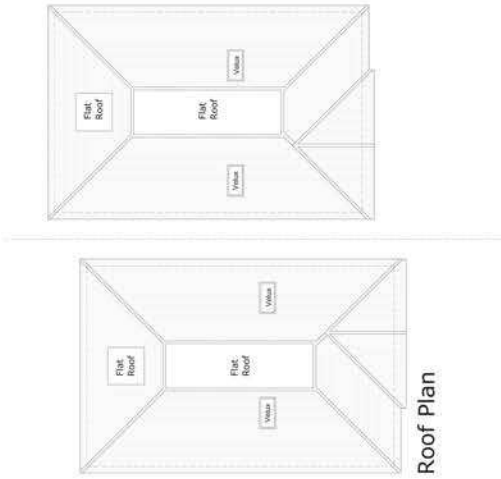
# GROVE ROAD



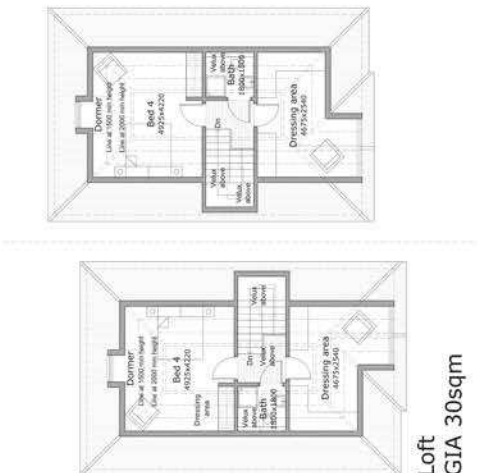
**Basement**  
GIA 80sqm

**Ground Floor Plan**  
GIA 112.5sqm

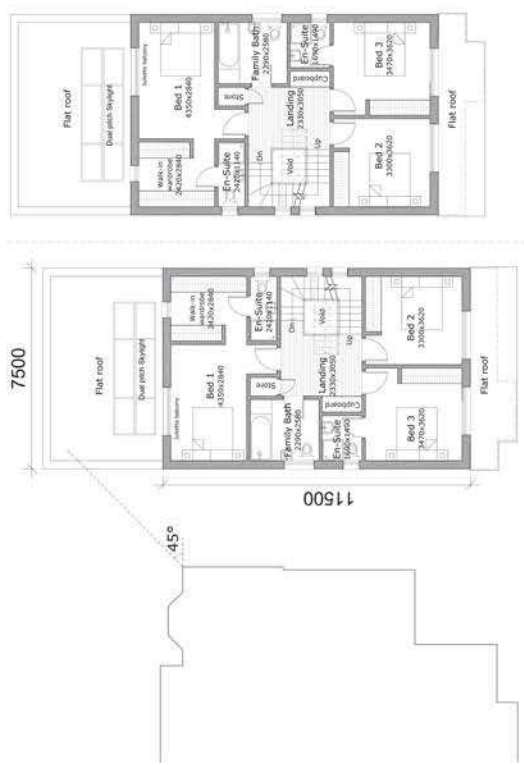
PROJECT 11 SANDY LODGE WAY, NORTHWOOD. HA6 2AH PROPOSED 2 NEW HOUSES	DWG NO.	02J	SCALE	1:100 @ A1	DETAIL	BASEMENT AND GROUND FLOOR PLAN	E 11.08.2015 SUBMITTED TO PLANNING DEPT. HILLINGDON FOR PRE-APP	J 16.12.2015 SUBMITTED TO PLANNING DEPT. HILLINGDON	H 23.12.2015 ANSWERED	I 12.02.2016 AMENDED DRAWING	J 16.02.2016 REVISED LAYOUT	PROJECT NO.	15.31
	<p style="text-align: right;"><b>PR Architecture Ltd.</b> Chartered Architect 120, Plimmer Road, Harlow, HA1 4JD. Tel: 0208 557 2364</p>												



Roof Plan

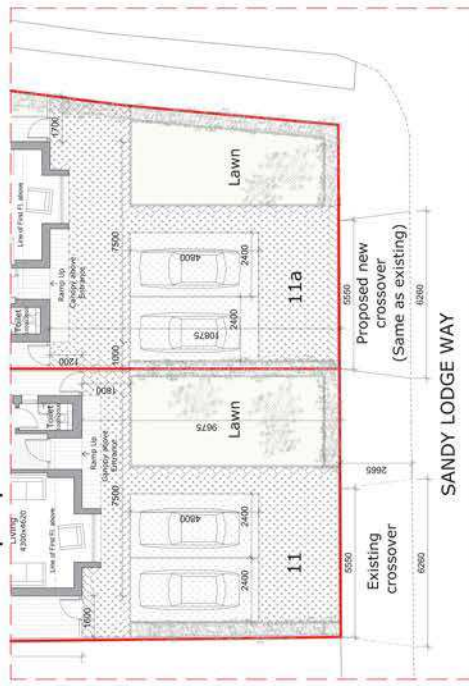


Loft  
GIA 30sqm

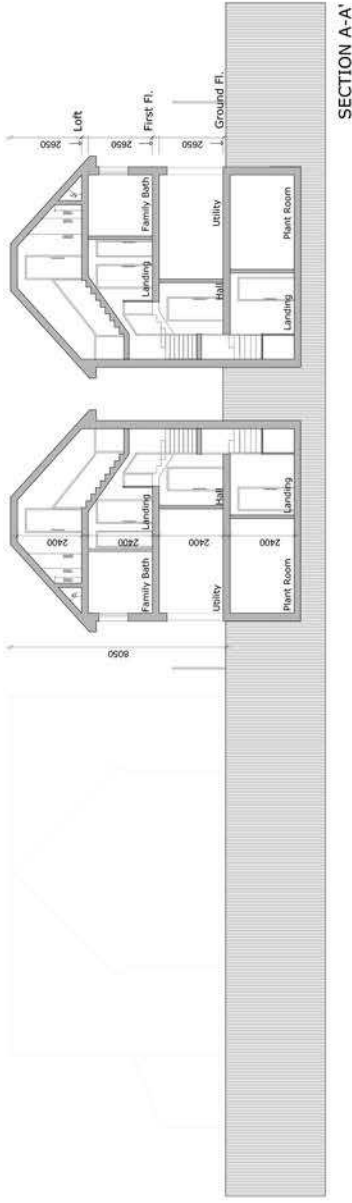


First Floor  
GIA 75 sqm

Detail of proposed crossover

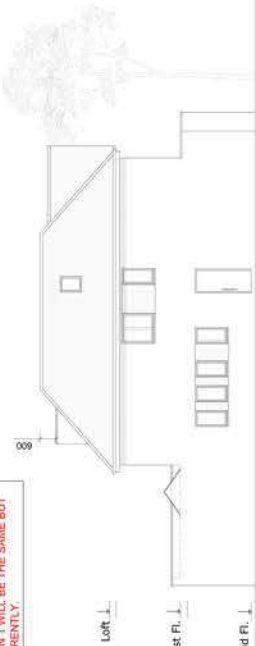


PROJECT	11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH	DWG NO.	031	SCALE	1:100 @ A1	DETAIL	FIRST FLOOR, LOFT AND ROOF PLAN	DEPT.	HILLINGDON	FOR PRE-APP	E 11.08.2015	J 16.12.2015	H 23.12.2015	I 16.02.2016	PROJECT NO.	15.31
PROPOSED 2 NEW HOUSES									HILLINGDON		DEPT.	PLANNING	ANSWERED	LAYOUT		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		
									HILLINGDON		DEPT.	PLANNING	ANSWERED	REVISED		



SECTION A-A'

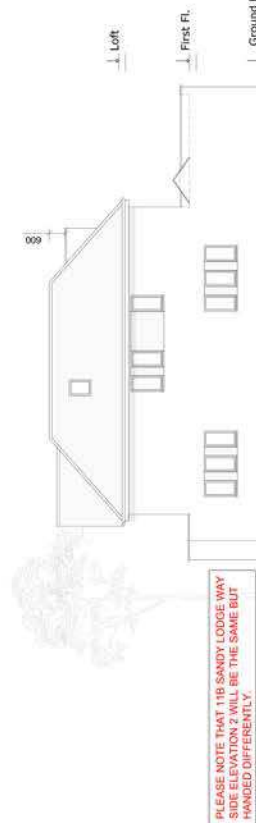
PLEASE NOTE THAT 118 SANDY LODGE WAY SIDE ELEVATION 1 WILL BE THE SAME BUT HANDED DIFFERENTLY.



SIDE ELEVATION 1 (11A SANDY LODGE WAY)



FRONT ELEVATION



SIDE ELEVATION 2 (11A SANDY LODGE WAY)



REAR ELEVATION



PROJECT	DWG NO.	SCALE	DETAIL	E 11.08.2015 SUBMITTED TO PLANNING DEPT. HILLINGDON FOR PRE-APP	J 16.12.2015 SUBMITTED TO PLANNING DEPT. HILLINGDON	H 23.12.2015 QUERIES ANSWERED	PROJECT NO.
11 SANDY LODGE WAY, NORTHWOOD. HA6 2AH PROPOSED 2 NEW HOUSES	04H	1:100 @ A1	ELEVATIONS AND SECTION A-A'				15.31

**PR Architecture Ltd.**  
Chartered Architect  
120, Pinner Road, Harrow, HA1 4JD.  
Tel: 0208 357 2364



SIDE ELEVATION



STREET ELEVATION



FRONT GARDEN



REAR GARDEN

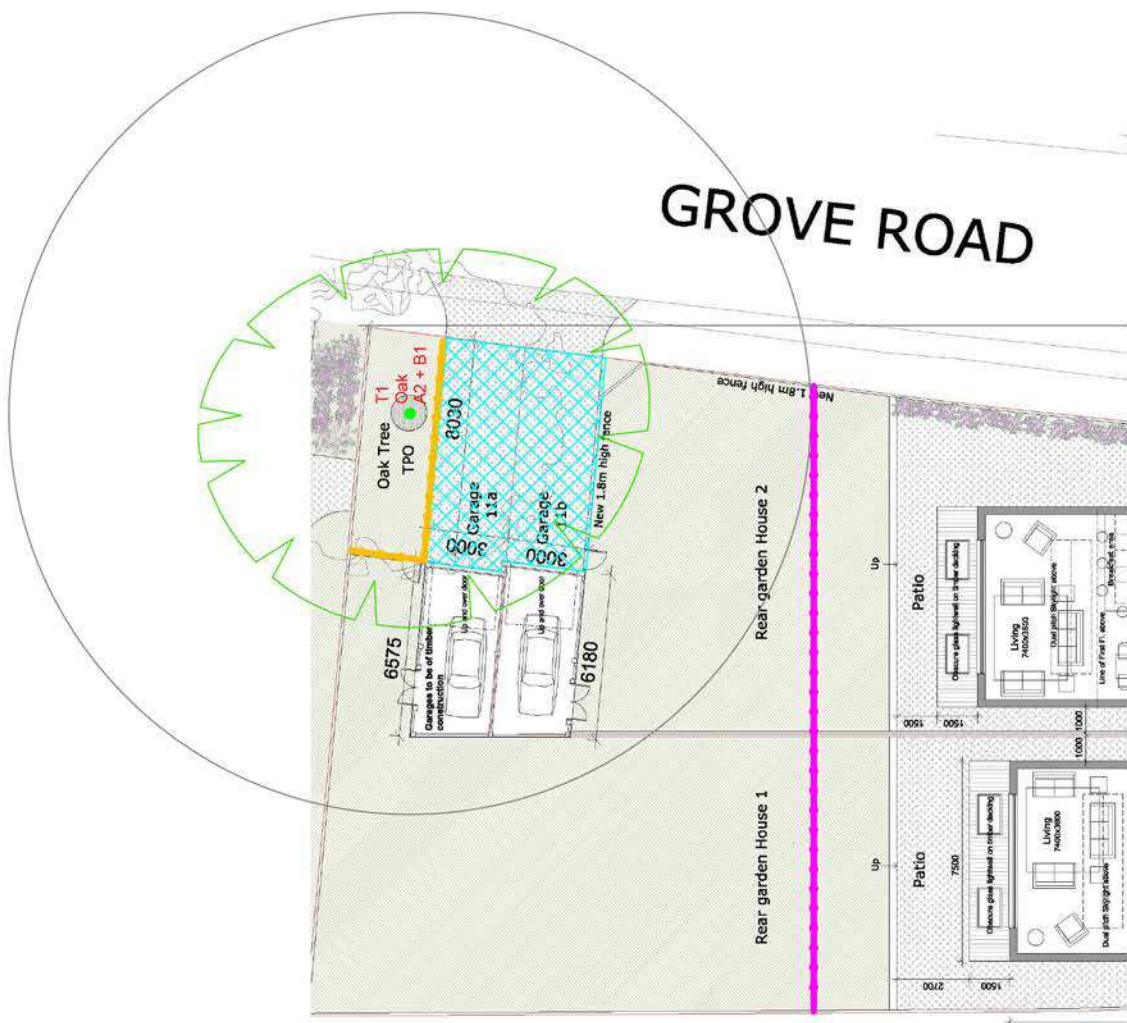
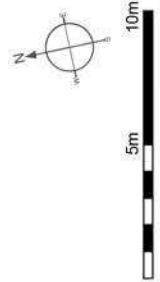
PROJECT	DWG NO.	SCALE	DETAIL	11.08.2015	A 16.12.2015	B	C	D	E	F	PROJECT NO.
11 SANDY LODGE WAY, NORTHWOOD. HA6 2AH	05A	1:100 @ A1	PHOTOGRAPHS OF EXISTING HOUSE AND NEIGHBOURING	SUBMITTED TO PLANNING DEPT. HILLINGDON FOR PRE-APP	SUBMITTED TO PLANNING DEPT. HILLINGDON						15.31
NEW 2 STOREY + LOFT HOUSES											
<b>PR Architecture Ltd.</b> Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 857 2304											

Simon Hawkins M.Arbor.A.  
**Merewood Arboricultural  
 Consultancy Services**  
 Merewood, Gregory Road, Hedgerley, Bucks, SL2 3XW  
 Tel: 01753 647236 Mob: 07784 915944  
 email: s\_hmon.hawkins@hotmail.co.uk

Site: 11 Sandy Lodge Way, Northwood  
 Drawing Title: Tree Protection Plan  
 Rev. A,  
 Dec. 2015

Key:

- Category A
- Category B
- Category C
- Category U
- Crown Spread
- Tree Number
- Species
- Root Protection Area
- Position of protective fencing during main build (position 1)
- Position of protection fencing after completion of main construction (position 2)
- No Dig Construction





**Notes:**

 Site boundary

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Site Address:

**11 Sandy Lodge Way  
Northwood**

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

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

Planning Application Ref:

**16948/APP/2015/4658**

Scale:

**1:1,250**

Planning Committee:

**North Page 226**

Date:

**March 2016**



**HILLINGDON**  
LONDON

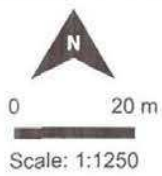
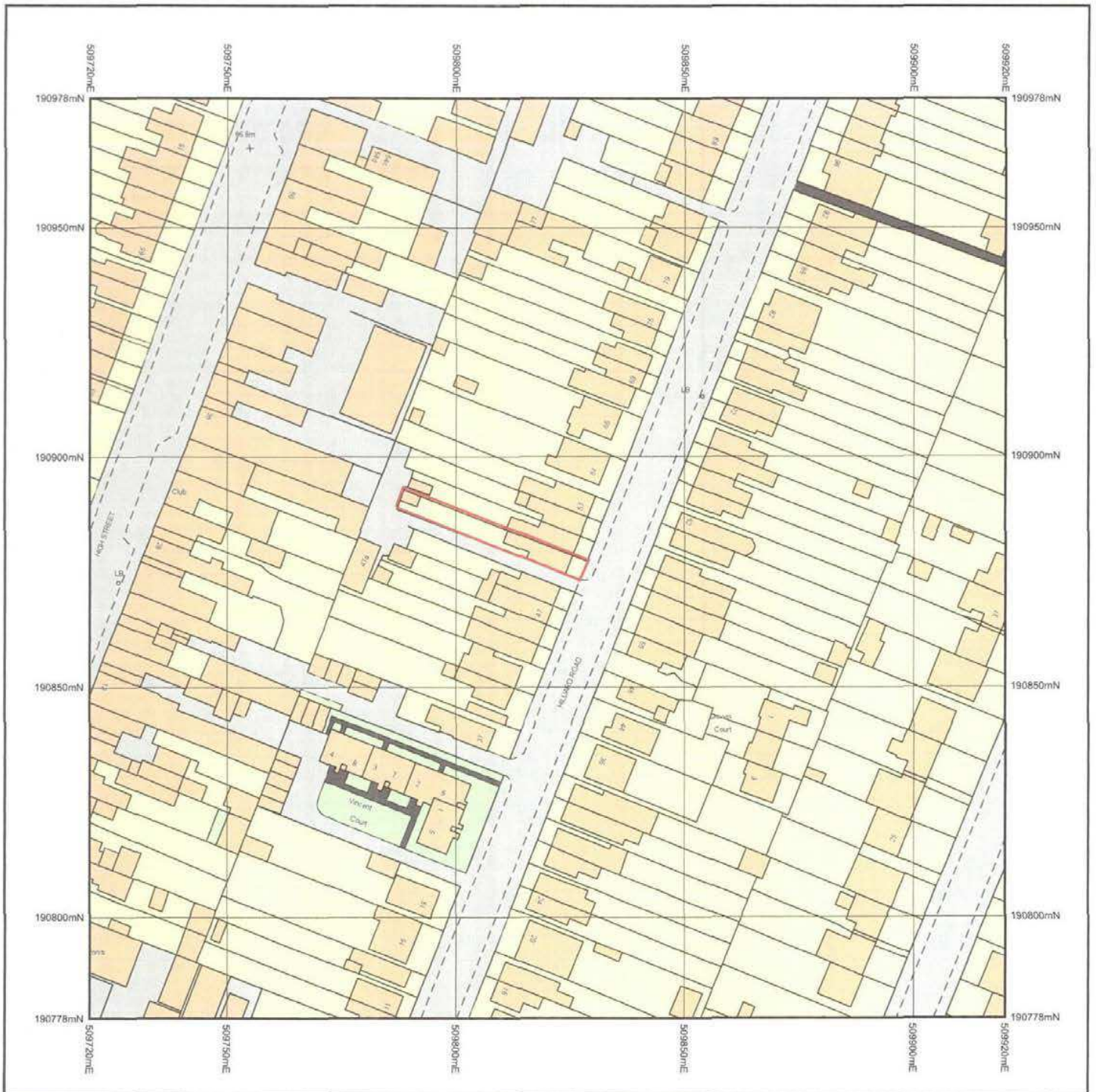
**Report of the Head of Planning, Sport and Green Spaces**

**Address** 51 HILLIARD ROAD NORTHWOOD  
**Development:** Change of use from a 3-bed end of terrace dwelling to 1 x 1-bed and 1 x 2 bed self contained flats with associated parking and amenity space  
**LBH Ref Nos:** 70450/APP/2015/4598

**Date Plans Received:** 16/12/2015

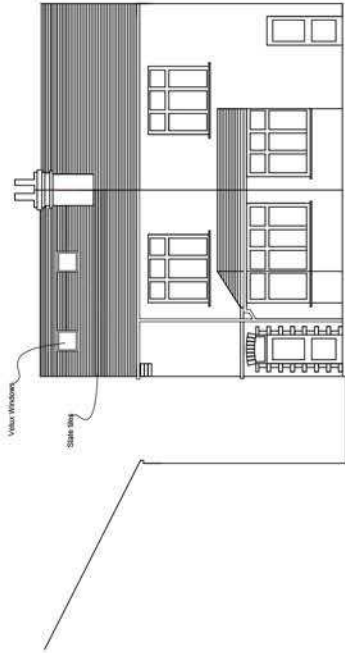
**Date(s) of Amendment(s):**

**Date Application Valid:** 16/12/2015

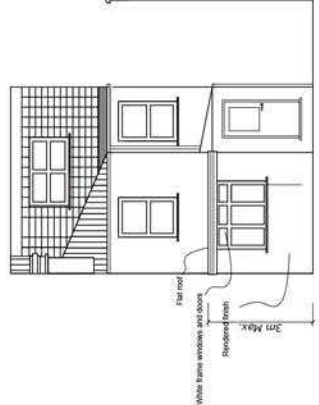




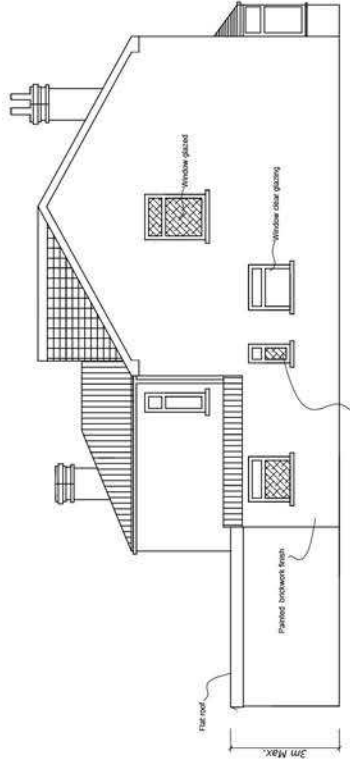
REV	AMENDMENTS
A	PLANS AND ELEVATION CORRECTED 03/09/15
B	WINDOW IN GROUND FLOOR BEDROOM CHANGED TO CLEAR GLAZED UPSTAIRS



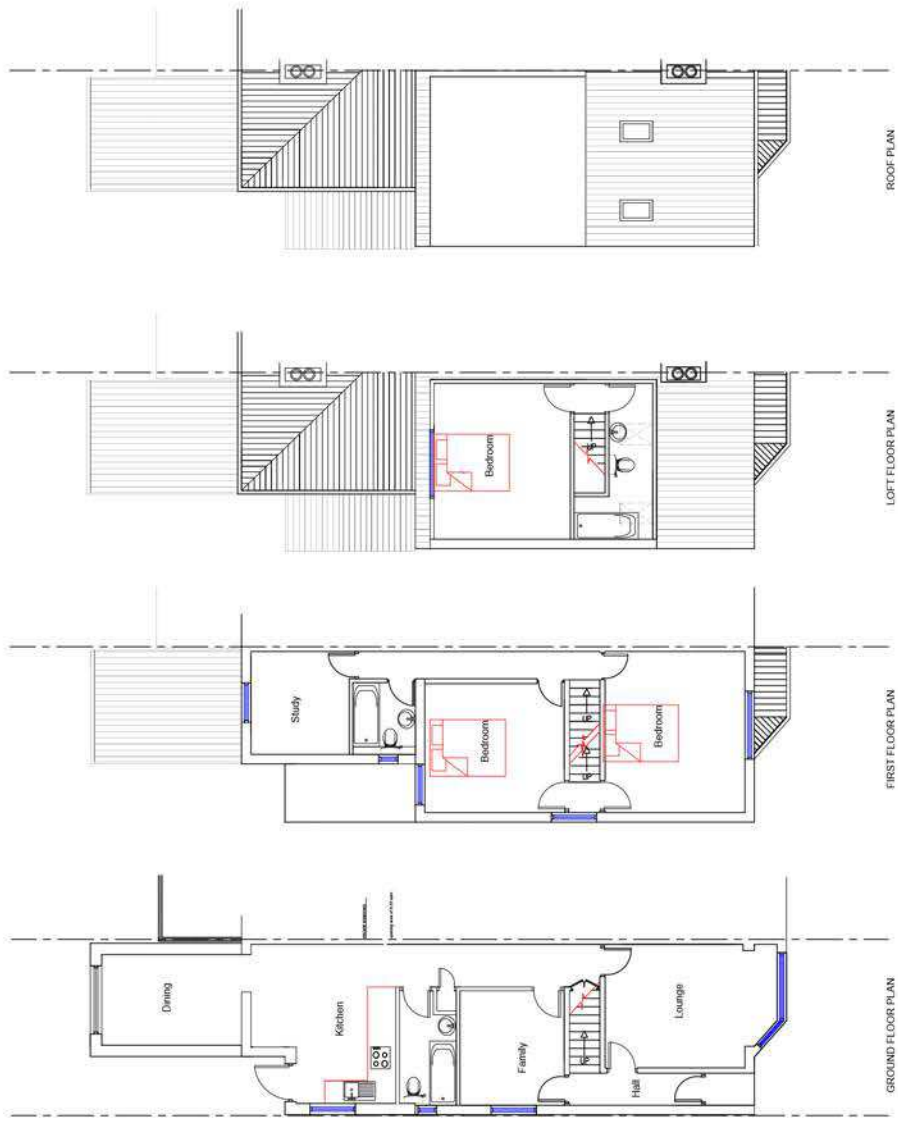
SOUTHEAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



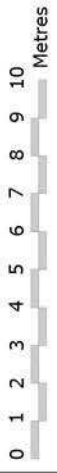
FIRST FLOOR PLAN

LOFT FLOOR PLAN

ROOF PLAN

GROUND FLOOR PLAN

Scale Bar 1:100 @ A2



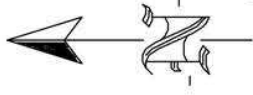
51 HILLIARD ROAD, NORTHWOOD HA6 1SJ

EXISTING PLANS & ELEVATIONS

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

REVISION B  
 Scale 1:100  
 Date 13/02/15  
 Drawn by AK



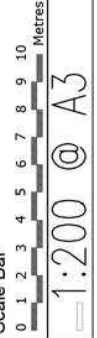


HILLIARD ROAD

# EXISTING DRAINAGE SYSTEM

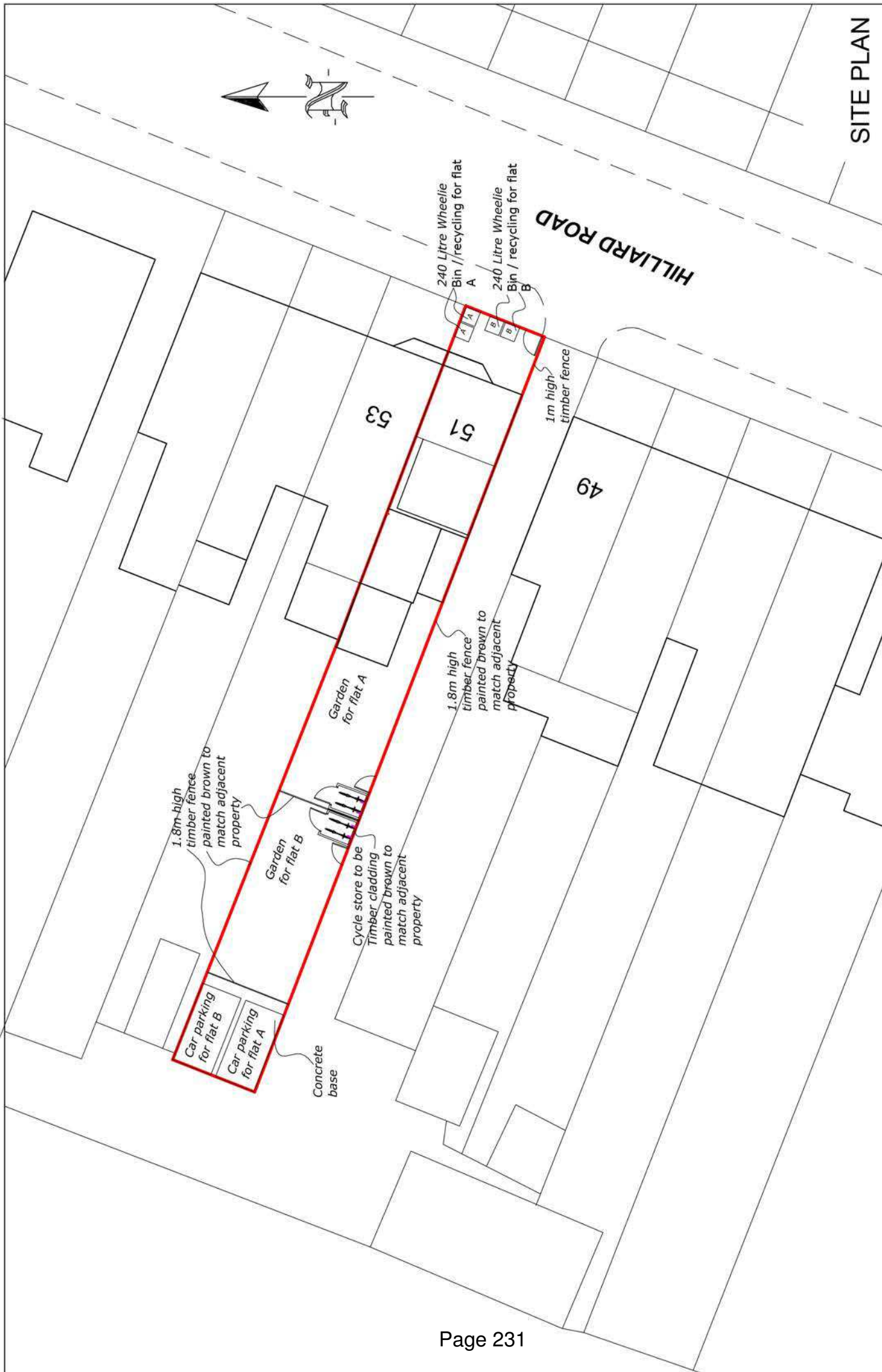
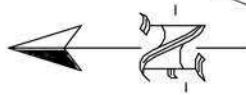
REVISION  
Drwg. No. 15 / 2880/43  
Scale 1:200  
Date 26/08/15  
Drawn by AK

THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Easote Pliner Middlesex HA5 2EW Tel. 0208 868 1333



51 HILLIARD ROAD, NORTHWOOD HA6 1SJ





**SITE PLAN**

REVISION  
 Drg. No. 15/2880/40  
 Scale 1:200  
 Date 13/02/15  
 Drawn by AK

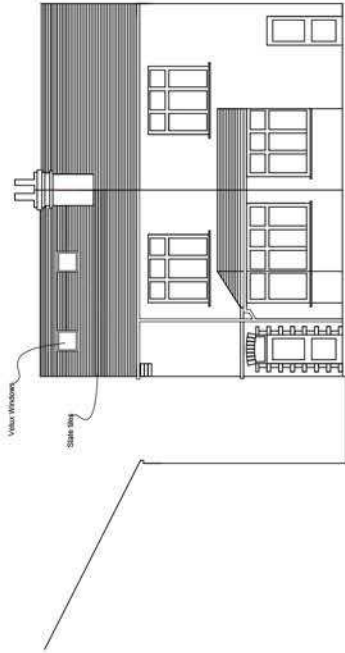
**THE GILLET MACLEOD PARTNERSHIP**  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Etonacre Finner Middlesex HA5 2JW Tel. 0208 868 1333



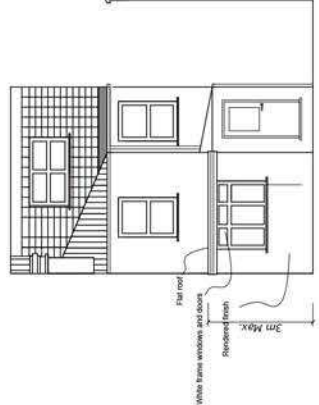
Scale Bar  
 0 1 2 3 4 5 6 7 8 9 10 Metres  
 1:200 @ A3

**51 HILLIARD ROAD, NORTHWOOD HA6 1SJ**

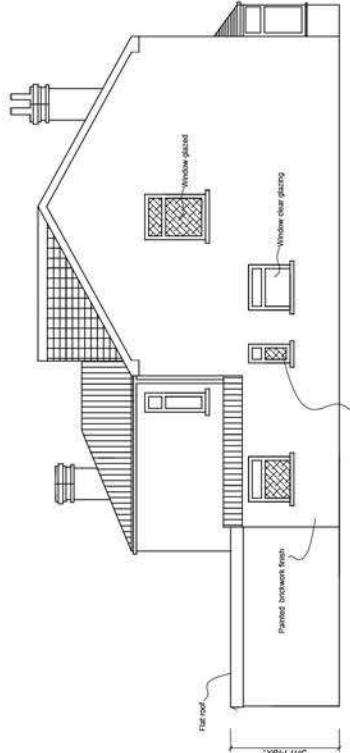
REV	AMENDMENTS
A	PLANS AND ELEVATION CORRECTED 03/09/15
B	AMENDMENTS TO PLANS AND ELEVATION DRAWINGS TO CORRECT FOR COST AND LAYOUT CORRECTED 13/02/15



SOUTHEAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



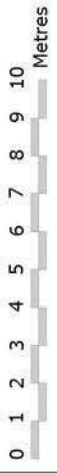
GROUND FLOOR PLAN

FIRST FLOOR PLAN

LOFT FLOOR PLAN

ROOF PLAN

Scale Bar 1:100 @ A2



51 HILLIARD ROAD, NORTHWOOD HA6 1SJ

PROPOSED PLANS & ELEVATIONS

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



REVISION	DATE
B	13/02/15
A	11/10/14
C	



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 Site boundary

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Site Address:

**51 Hilliard Road  
Northwood**

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

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

Planning Application Ref:

**70450/APP/2015/4598**

Scale:

**1:1,000**

Planning Committee:

**North** Page 233

Date:

**March 2016**



**HILLINGDON**  
LONDON

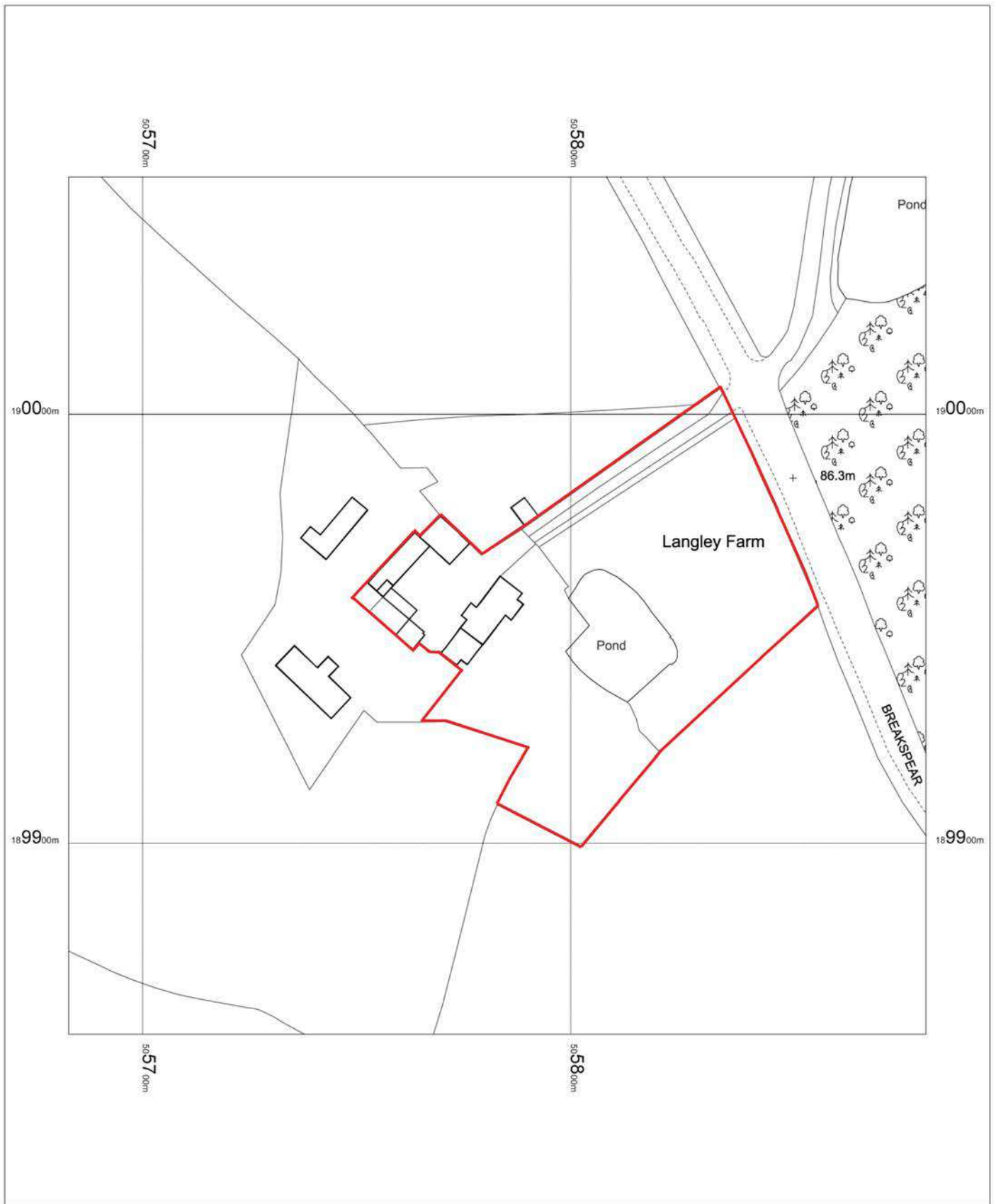
## Report of the Head of Planning, Sport and Green Spaces

**Address** LANGLEY FARM BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Two storey, 4-bed, detached dwelling with car port to side and alterations to site entrance to include gates, involving demolition of existing farmhouse. Single storey outbuilding for ancillary use involving part demolition of existing outbuilding and conversion of existing barn to habitable use to include installation of mezzanine level, alterations to elevations and associated restoration works.

**LBH Ref Nos:** 30836/APP/2014/2107

<b>Date Plans Received:</b>	16/06/2014	<b>Date(s) of Amendment(s):</b>	12/10/2015
<b>Date Application Valid:</b>	26/06/2014		16/06/2014
			21/10/2015

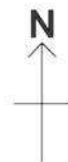


Langley Farm, UB9 6NB

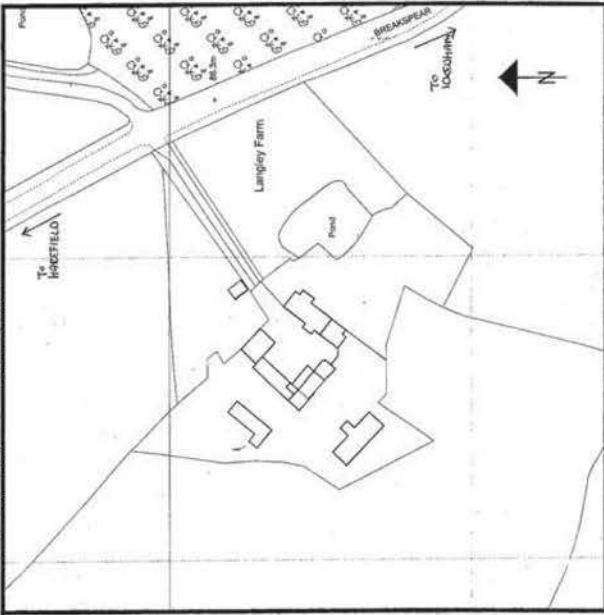
OS Mastermap  
 16 November 2012, ID: CM-00190405  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

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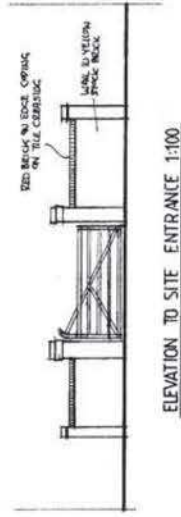
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A Dec. 2014 Roof plan amended - gate notes  
 B Jan 2015 Notes added



SITE LOCATION - 1:1250



ELEVATION TO SITE ENTRANCE 1:100

# homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU

T: 01895 822488

E: patrick@homeplansharefield.com

W: www.homeplansharefield.com



P. J. McHugh RIBA  
7638803

CLIENT: MR G WEBB

PROJECT: LANGLEY FARM  
 BREAKSPEAR ROAD NORTH, HAREFIELD

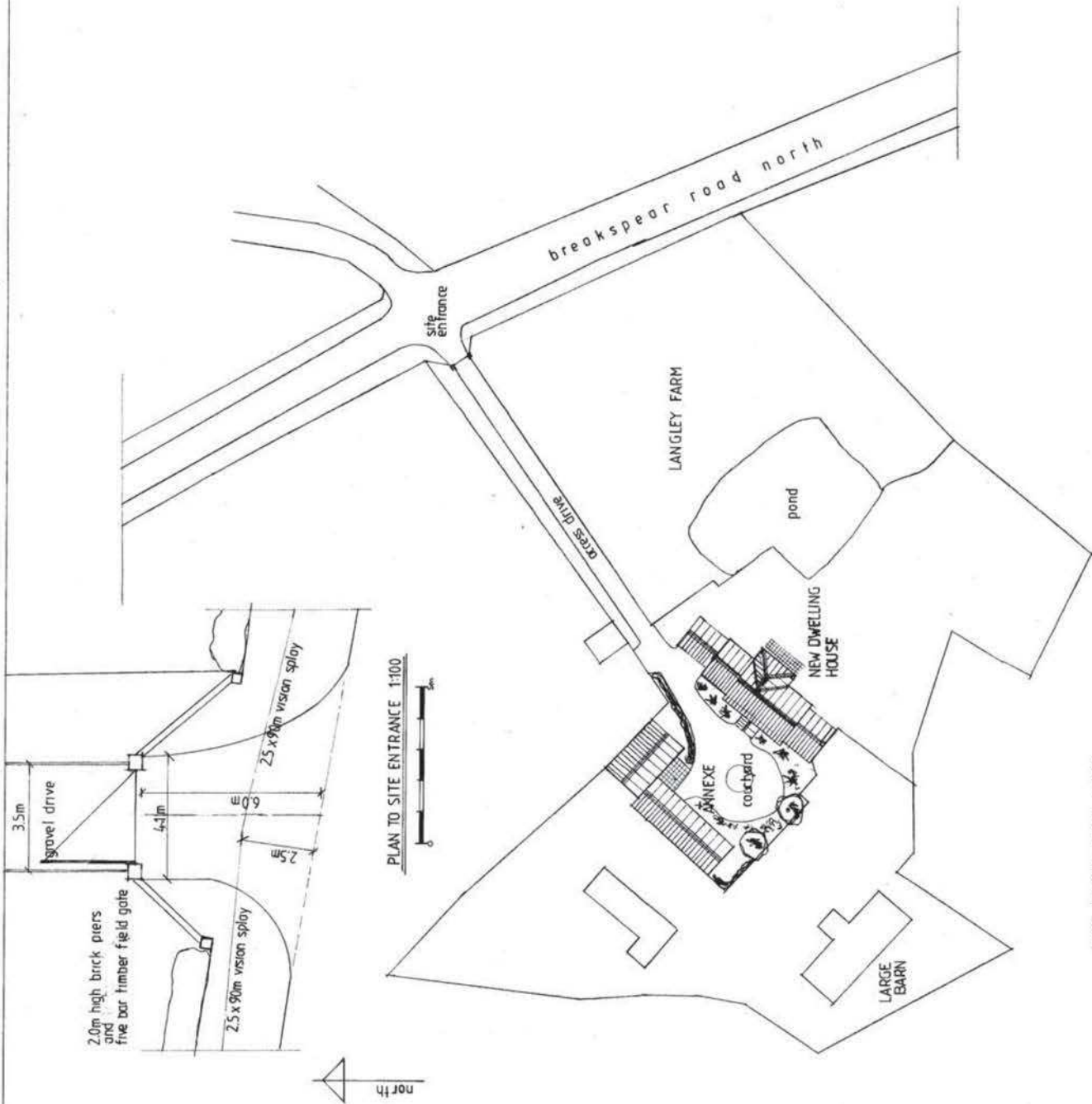
TITLE: DESIGN PROPOSAL  
 SITE LAYOUT & LOCATION

DATE: MAY 2014  
 SCALE: 1:500 | 1:100 AT A2

DRAWN:

A B

DRG NO:  
1690/6



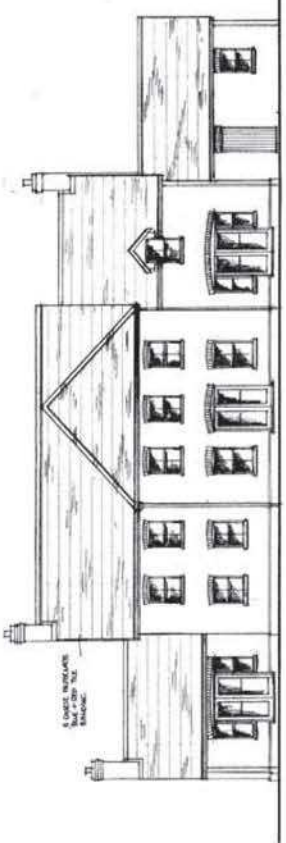
PLAN TO SITE ENTRANCE 1:100

SITE LAYOUT PLAN 1:500

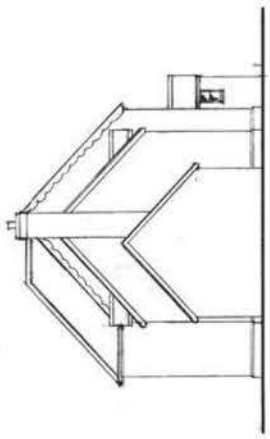




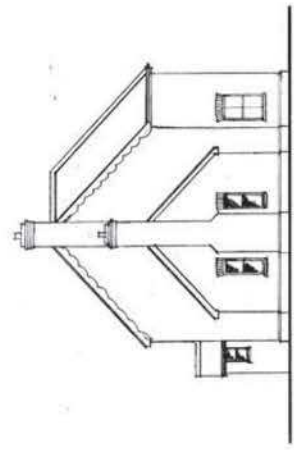
REVISION	DATE	NOTE
A	May 2014	Design amended
B	June 2014	Revised design
C	Dec 2014	Design amended
D	Jan 2015	Design amended
E	Jan 2016	Minor revisions notes



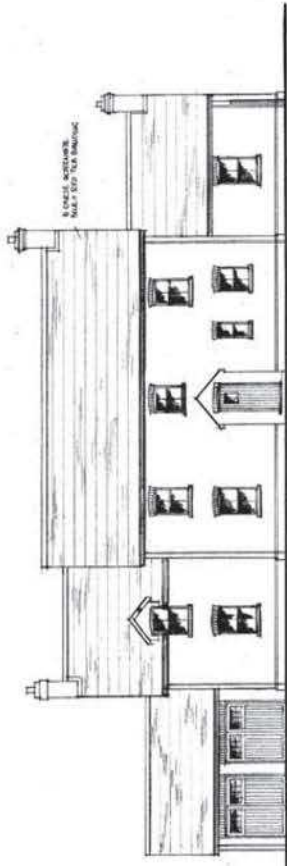
REAR VIEW



END VIEW NORTH



END VIEW SOUTH



FRONT VIEW



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**SCHEDULE OF MATERIALS, FINISHES & FIXTURES**

**External walls:** External walls to all parts of the new building to be constructed in brickwork to be finished with a smooth finish. All external walls to be finished with a smooth finish. All external walls to be finished with a smooth finish.

**Roofs:** All roofs to be covered with British Standard Clay Tiles and British Standard Batts. All roofs to be covered with British Standard Clay Tiles and British Standard Batts.

**Windows & doors:** All windows to be installed in accordance with the schedule of materials, finishes & fixtures. All windows to be installed in accordance with the schedule of materials, finishes & fixtures.

**Details and finishes:** To be finished with materials shown in the schedule of materials, finishes & fixtures.

**Architect:** Homeplans

**Client:** Mr G Webb

**homeplans**  
Church Gardens, Church Hill, Herefield, Gloucestershire, GBB 8DU

T: 01695 822488  
E: dallas@homeplansherefield.com  
W: www.homeplansherefield.com

CLIENT: MR G WEBB

PROJECT: LANGLEY FARM  
BREAKSPEAR ROAD NORTH, HAREFIELD

TITLE: DESIGN PROPOSAL MAIN DWELLING  
FLOOR PLANS & ELEVATIONS

DATE: MAR 2014  
SCALE: 1:100 AT A1  
DRAWN: [Signature]

DRG NO:	160015			
A	B	C	D	E



REVISION	DATE	NOTE
A	May 14	Garages omitted
B	Dec 14	Design amended
C	Jan 15	Elevations amended
D	Jan 16	Minor revisions - notes

**SCHEDULE OF EXTERNAL MATERIALS & FINISHES**

**External walls:** External walls to existing frame of oak framed construction to be finished externally with a combination of stone and brickwork. All external walls to be finished with a minimum of 2 coats of render. Brickwork to be finished with a minimum of 2 coats of render. All brickwork to be finished with a minimum of 2 coats of render. All brickwork to be finished with a minimum of 2 coats of render.

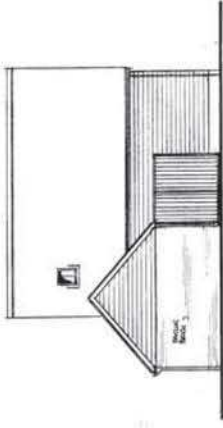
**Roofs:** Roof to be finished with a minimum of 2 coats of render. All roof work to be finished with a minimum of 2 coats of render. All roof work to be finished with a minimum of 2 coats of render.

**Windows:** Windows to be finished with a minimum of 2 coats of render. All window work to be finished with a minimum of 2 coats of render. All window work to be finished with a minimum of 2 coats of render.

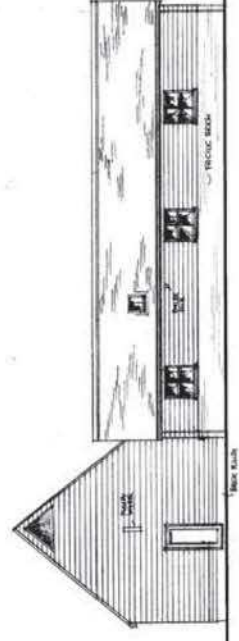
**Doors:** Doors to be finished with a minimum of 2 coats of render. All door work to be finished with a minimum of 2 coats of render. All door work to be finished with a minimum of 2 coats of render.

**Floor and ceiling:** Floors and ceilings to be finished with a minimum of 2 coats of render. All floor and ceiling work to be finished with a minimum of 2 coats of render. All floor and ceiling work to be finished with a minimum of 2 coats of render.

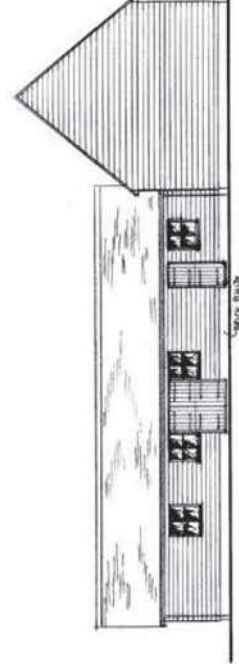
**Internal walls:** Internal walls to be finished with a minimum of 2 coats of render. All internal wall work to be finished with a minimum of 2 coats of render. All internal wall work to be finished with a minimum of 2 coats of render.



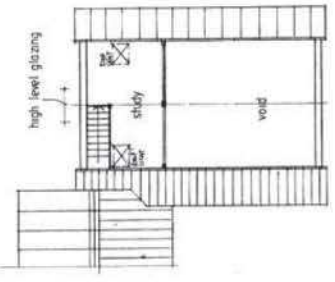
END VIEW SOUTH (doors closed)



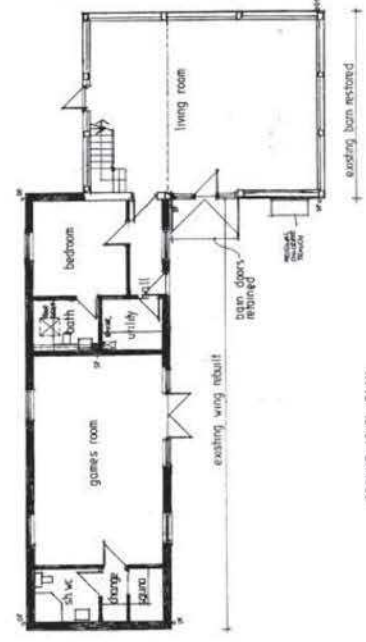
REAR VIEW



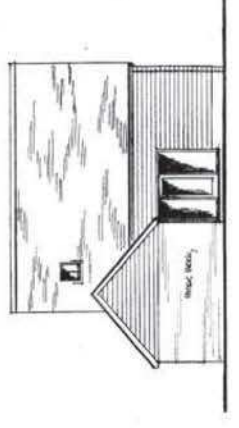
FRONT VIEW TO COURTYARD



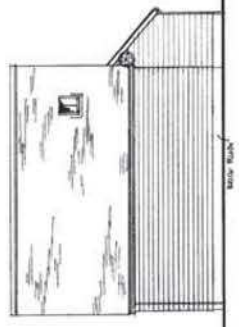
MEZZANINE LEVEL



GROUND LEVEL PLAN



END VIEW SOUTH (doors open)



END VIEW NORTH

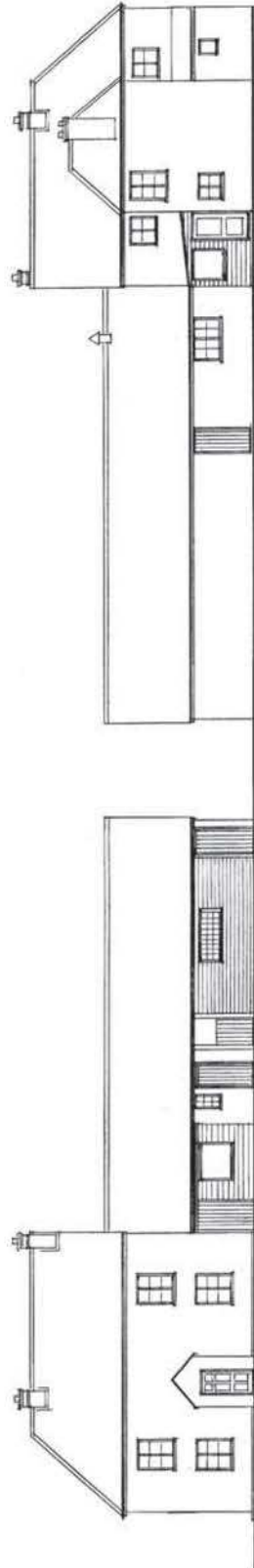
**homeplans**  
Church Gardens, Church Hill, Hereford, Herefordshire, HR9 6DU  
T: 01952 822488  
E: [patrick@homeplanshereford.com](mailto:patrick@homeplanshereford.com)  
W: [www.homeplanshereford.com](http://www.homeplanshereford.com)

CLIENT: MR G WEBB  
PROJECT: LANGLEY FARM  
BREAKSPUR ROAD NORTH, HEREFIELD

TITLE: DESIGN PROPOSAL ANNEXE & OUTBUILDING  
FLOOR PLANS & ELEVATIONS

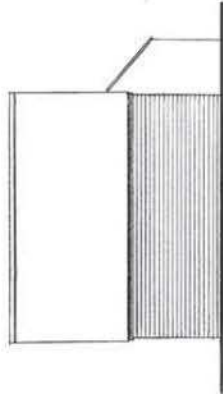
DATE: SEPT 2013 SCALE: 1:100 AT DRAWN:

DRG NO: 1690/4  
A B C D

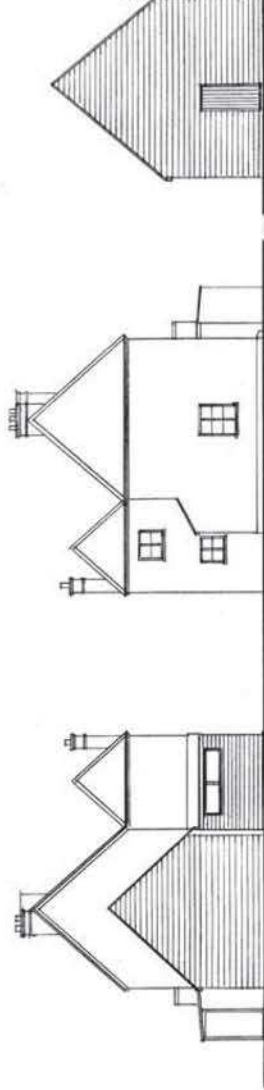


FRONT VIEW - FARMHOUSE

REAR VIEW - FARMHOUSE



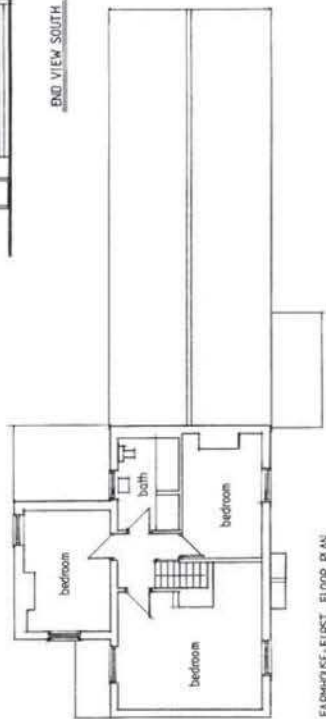
END VIEW NORTH - OUTBUILDING



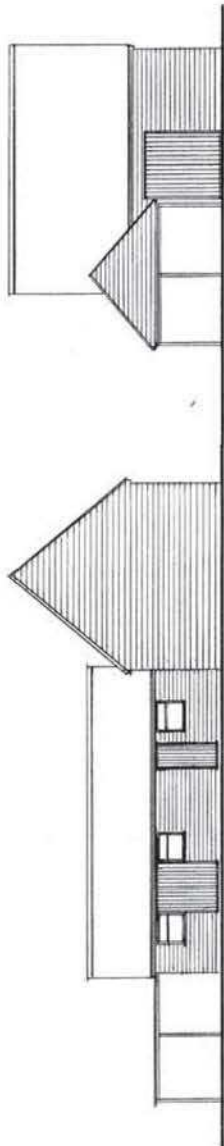
END VIEW SOUTH

END VIEW NORTH

REAR VIEW - OUTBUILDING

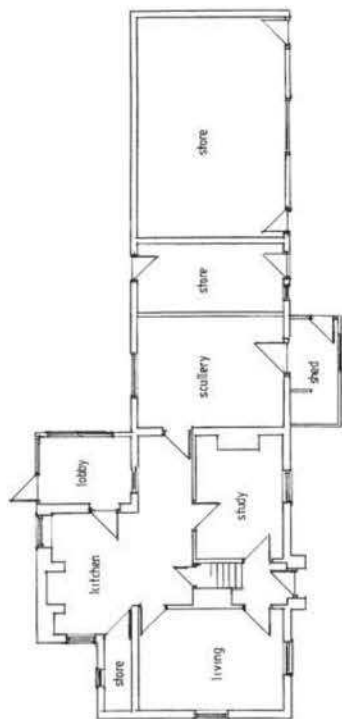


FARMHOUSE - FIRST FLOOR PLAN

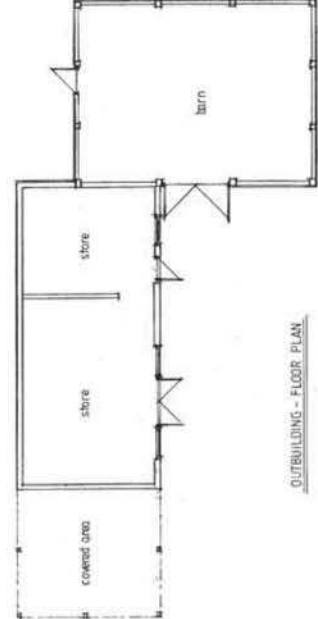


FRONT VIEW - OUTBUILDING

END VIEW SOUTH - OUTBUILDING



FARMHOUSE - GROUND FLOOR PLAN



OUTBUILDING - FLOOR PLAN



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 Church Gardens, Church Hill, Harefield, Middlesex UB9 8QU  
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 W: www.homeplansharefield.com



CLIENT: MR G WEBB

PROJECT: LANGLEY FARM  
 BREAKSPEAR ROAD NORTH, HAREFIELD

TITLE: EXISTING FARMHOUSE & OUTBUILDING  
 FLOOR PLANS & ELEVATIONS

DATE: SEPT 2013  
 SCALE: 1:100 AT A1  
 DRAWN: [Signature]

DRG NO: 169011



**Notes:**

1. All the data was obtained from the original survey and has been checked for accuracy. Only the data that is shown on this drawing is to be used.
2. The level of the site, building boundaries, etc. are shown on this drawing. It is the responsibility of the client to ensure that the data is correct and that the site is suitable for the proposed development.
3. The level of the site, building boundaries, etc. are shown on this drawing. It is the responsibility of the client to ensure that the data is correct and that the site is suitable for the proposed development.

**MAJOR LEVELS**

- AD 001: Finished floor level to building datum
- AD 002: Ceiling level to building datum
- AD 003: Floor level to building datum
- AD 004: Door head level to building datum
- AD 005: Window sill level to building datum
- AD 006: Finished floor level to building datum
- AD 007: Ceiling level to building datum
- AD 008: Floor level to building datum
- AD 009: Door head level to building datum
- AD 010: Window sill level to building datum
- AD 011: Finished floor level to building datum
- AD 012: Ceiling level to building datum
- AD 013: Floor level to building datum
- AD 014: Door head level to building datum
- AD 015: Window sill level to building datum

**THIS IS A COMPUTER MODELLED DRAWING OF LAYERS TURNED OFF.**

If you are using this drawing for any purpose, you must ensure that you are using the correct version of the drawing. The drawing is only valid for the purpose stated on the drawing.

**Levels related to finished datum - Survey Station 1 = 50.000m**

**From:** Ledger Farm, HAREFIELD

**Client:** Mr. George Webb

**Drawing No.:** Topographic survey

**Sheet 1 of 1**

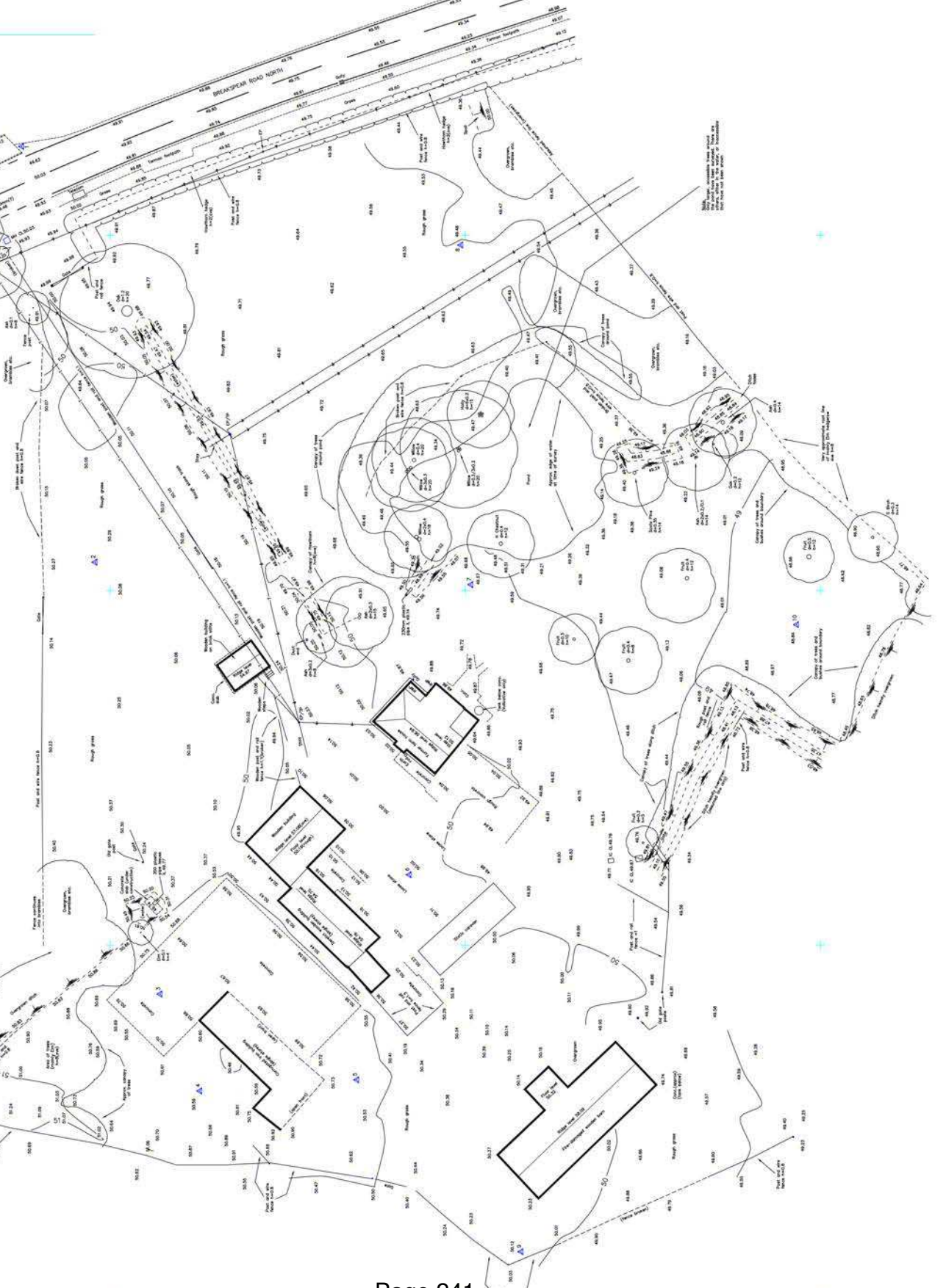
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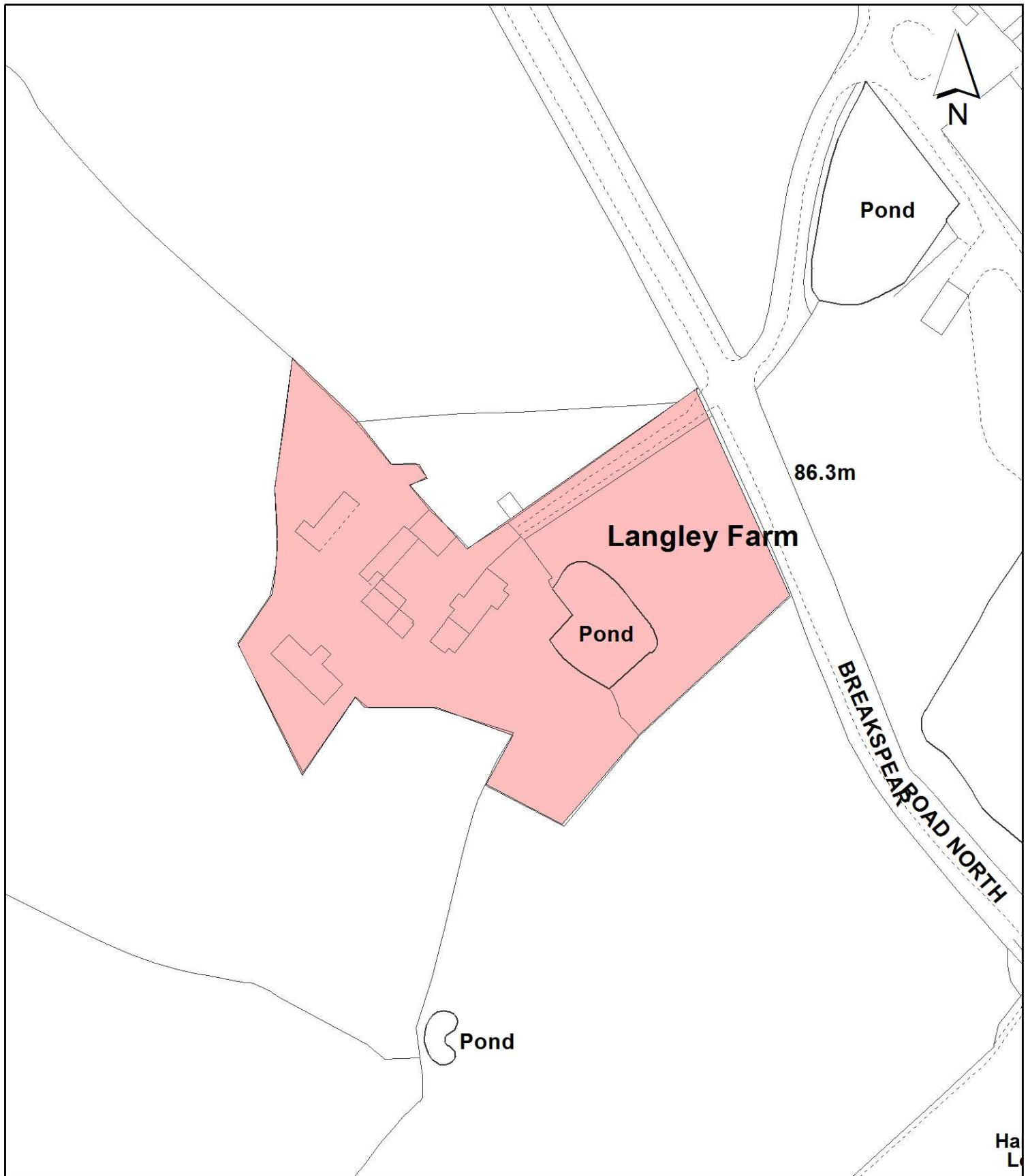
**Date:** April 2014

**Drawing Number:** 2582/1

**Michael Godfrey Surveys Ltd.**  
Land and measured building surveys

17 Woodgate Way, Ash, Surrey, GU24 0JH, UK  
Tel: 01882 779700  
Fax: 01882 779700  
Mobile: 01882 601941





**Notes:**

 Site boundary

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Site Address:

**Langley Farm  
 Breakspear Road North  
 Harefield**

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

Planning Application Ref:

**30836/APP/2014/2107**

Scale:

**1:1,250**

Planning Committee:

**North** Page 242

Date:

**March 2016**



**HILLINGDON**  
 LONDON

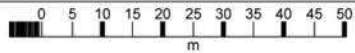
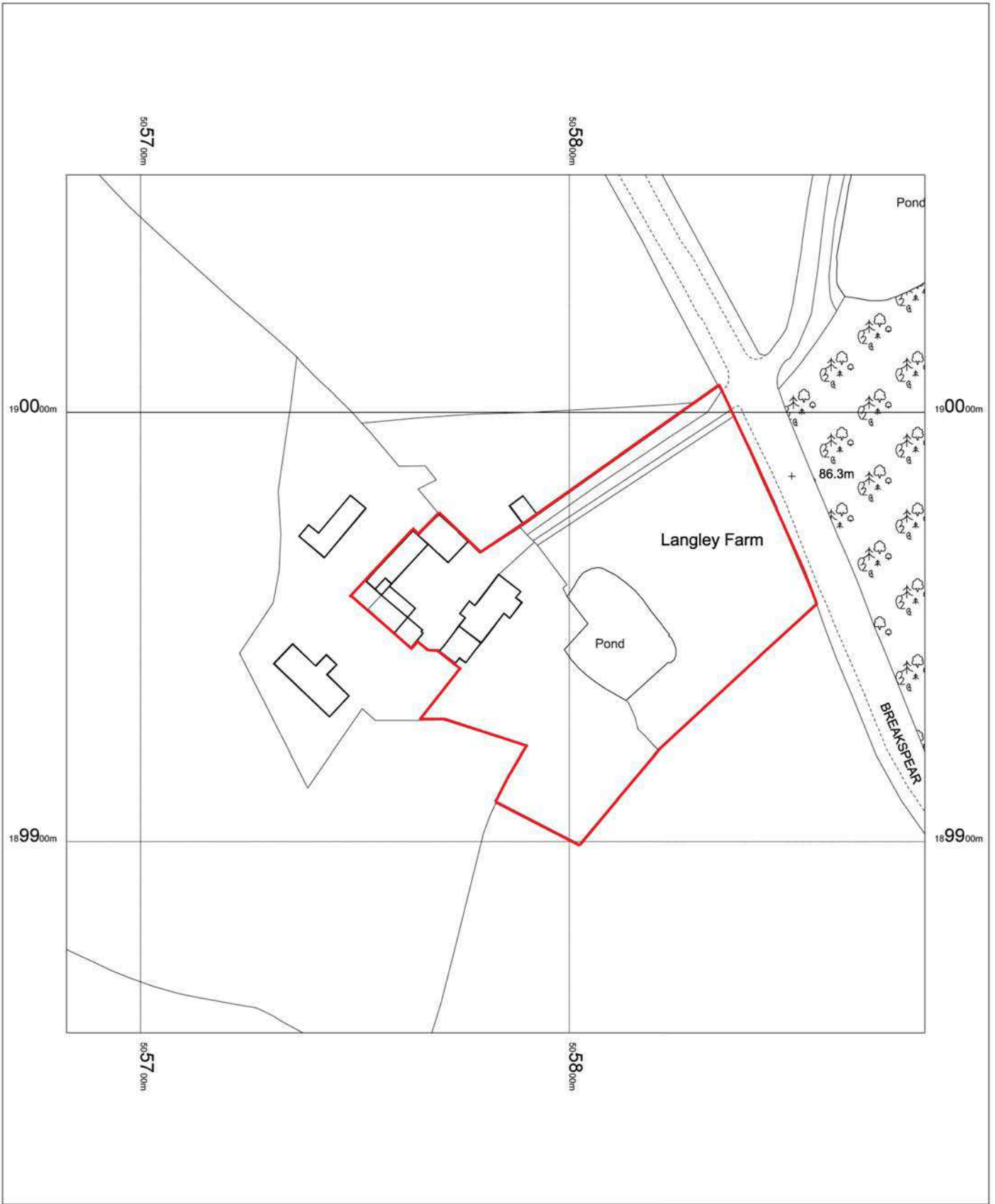
**Report of the Head of Planning, Sport and Green Spaces**

**Address** LANGLEY FARM BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Conversion of existing barn to habitable use to include installation of mezzanir level, installation of 1 x rooflight to south roof, 1 x rooflight to north roof installation of new doors and window to south elevation, and new door to west elevation with associated restoration works (Listed Building Application)

**LBH Ref Nos:** 30836/APP/2014/2109

<b>Date Plans Received:</b>	16/06/2014	<b>Date(s) of Amendment(s):</b>	16/06/2014
<b>Date Application Valid:</b>	26/06/2014		26/06/2014
			21/10/2015

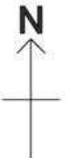


Langley Farm, UB9 6NB

OS Mastermap  
 16 November 2012, ID: CM-00190405  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

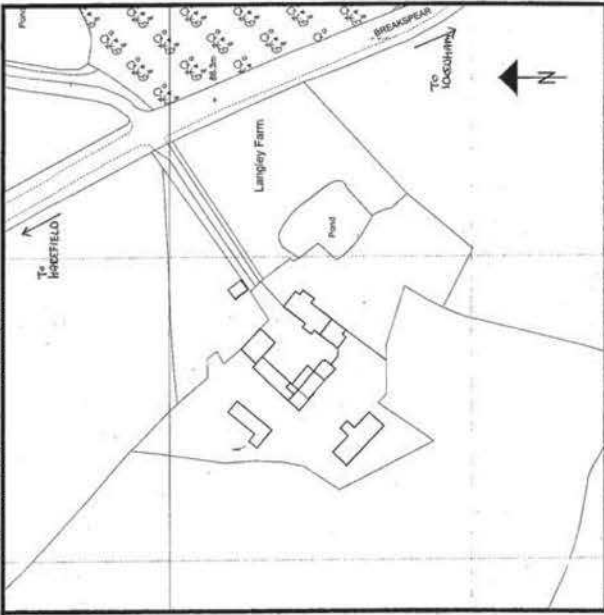
1:1250 scale print at A4, Centre: 505783 E, 189955 N

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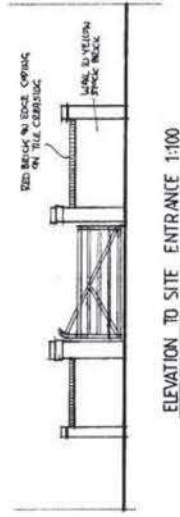




A Dec. 2014 Roof plan amended - gate notes  
 B Jan 2015 Notes added



SITE LOCATION - 1:1250



# homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU

T: 01895 822488  
 E: patrick@homeplansharefield.com  
 W: www.homeplansharefield.com



CLIENT: MR G WEBB

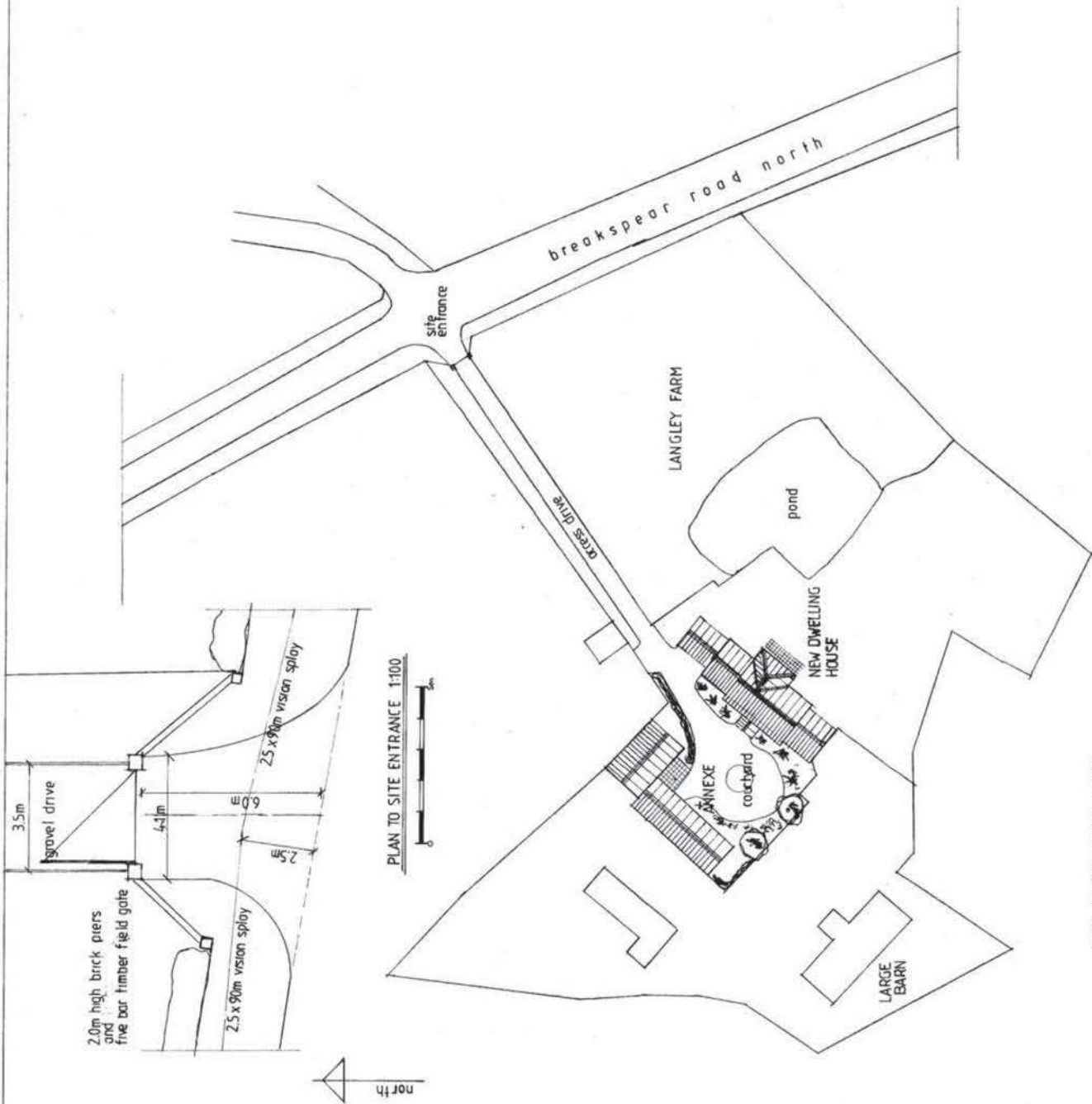
PROJECT: LANGLEY FARM  
 BREAKSPEAR ROAD NORTH, HAREFIELD

TITLE: DESIGN PROPOSAL  
 SITE LAYOUT & LOCATION

DATE: MAY 2014  
 SCALE: 1:500 | 1:100 AT A2

DRAWN:

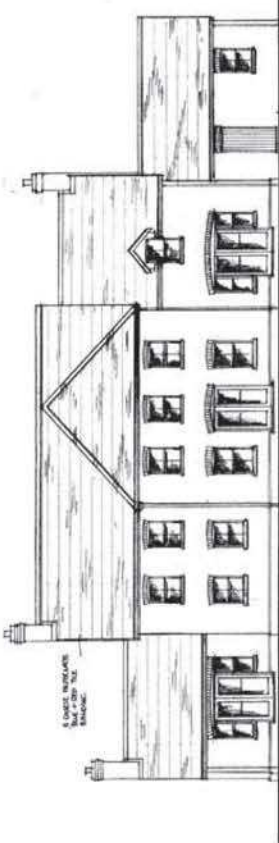
DRG NO: 1690 | 6  
 A B



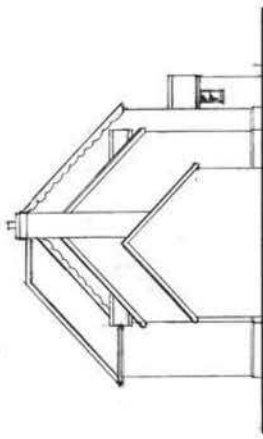
SITE LAYOUT PLAN 1:500



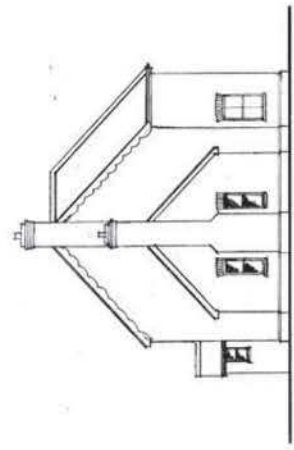
REVISION	DATE	NOTE
A	May 2014	Design amended
B	June 2014	Revised design
C	Dec 2014	Design amended
D	Jan 2015	Design amended
E	Jan 2016	Minor revisions notes



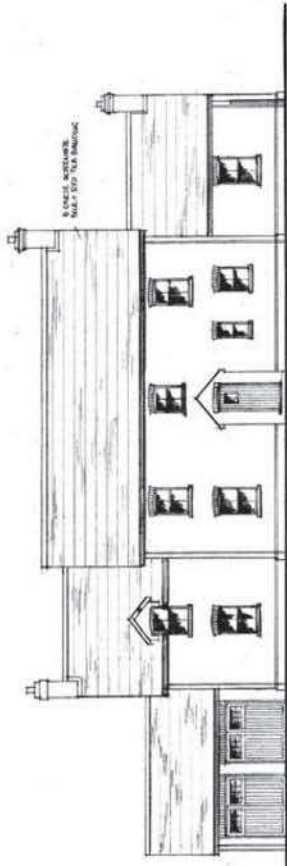
REAR VIEW



END VIEW NORTH



END VIEW SOUTH



FRONT VIEW



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**SCHEDULE OF MATERIALS, FINISHES & FIXTURES**

**External walls:** External walls to all parts of the new building to be constructed in brickwork to be finished with a smooth finish. All external walls to be finished with a smooth finish. All external walls to be finished with a smooth finish.

**Roofs:** All roofs to be covered with British Standard Clay Tiles and British Standard Batten and Ridge. All roofs to be covered with British Standard Clay Tiles and British Standard Batten and Ridge.

**Windows & Doors:** All windows to be installed in accordance with the schedule of materials, finishes & fixtures. All windows to be installed in accordance with the schedule of materials, finishes & fixtures.

**Doors and windows:** To be finished with hardwood finish. All doors to be finished with hardwood finish. All windows to be finished with hardwood finish.

**Architect:** Homeplans Ltd

**Client:** Mr G Webb

homeplans

Church Gardens, Church Hill, Harefield, Bucks HP8 6DU  
 T: 01895 822488  
 E: dallas@homeplansharefield.com  
 W: www.homeplansharefield.com

CLIENT: MR G WEBB  
 PROJECT: LANGLEY FARM  
 BREAKSPEAR ROAD NORTH, HAREFIELD  
 TITLE: DESIGN PROPOSAL MAIN DWELLING  
 FLOOR PLANS & ELEVATIONS  
 DATE: MAR 2014 SCALE: 1:100 AT A1  
 DRAWN: [Signature]

DRG NO:	160015			
A	B	C	D	E

REVISION	DATE	NOTES
A	May 14	Garage omitted
B	Dec 14	Design amended
C	Jan 15	Elevations amended
D	Jan 16	Minor revisions - notes

**SCHEDULE OF EXTERNAL MATERIALS & FINISHES**

**External walls:** External walls to existing frame of work. External construction to be finished externally with brickwork to match existing. Brickwork to be finished with red brickwork of appropriate quality. External walls to extension to be of a quality similar to existing and shall with slip the existing externally with brick piling, all to match walls seen. Where noted, brickwork shall be finished with red brickwork of appropriate quality. Where noted, brickwork shall be finished with red brickwork of appropriate quality.

**Roofs:** Roof to be as for original, finished and maintained with existing roof tiles with an insulation as necessary. Roof to be finished with asphalt roof tiles with an insulation as necessary.

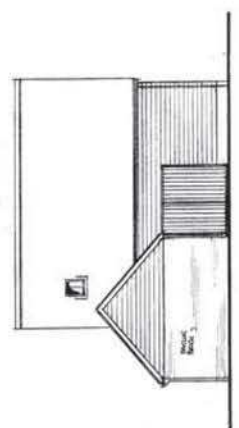
**Windows:** All windows to be finished with a finish to be agreed with the client. All windows to be finished with a finish to be agreed with the client.

**Doors:** All doors to be finished with a finish to be agreed with the client. All doors to be finished with a finish to be agreed with the client.

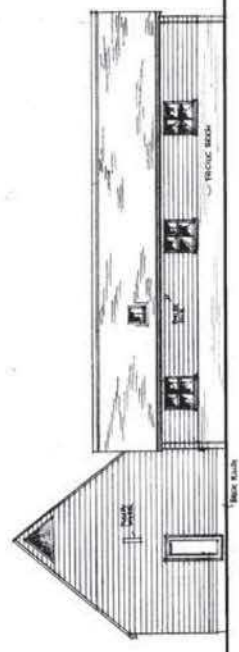
**Floors and ceilings:** To be finished with a finish to be agreed with the client. All floors and ceilings to be finished with a finish to be agreed with the client.

**Joinery:** To be finished with a finish to be agreed with the client. All joinery to be finished with a finish to be agreed with the client.

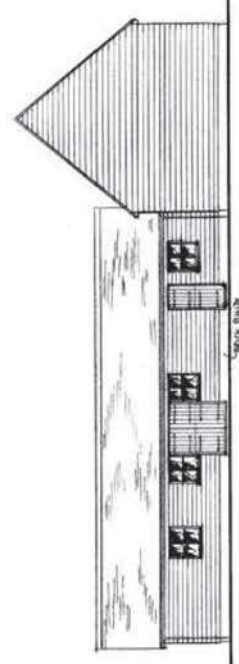
**Groundworks:** To be finished with a finish to be agreed with the client. All groundworks to be finished with a finish to be agreed with the client.



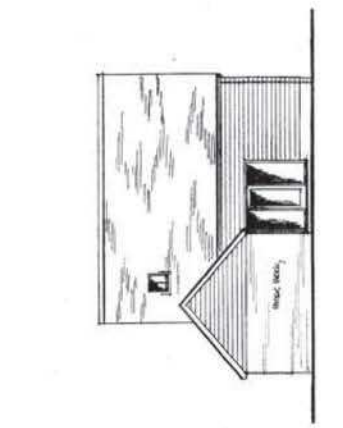
END VIEW SOUTH (doors closed)



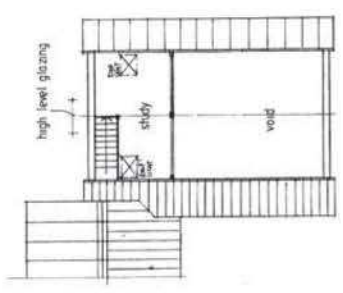
REAR VIEW



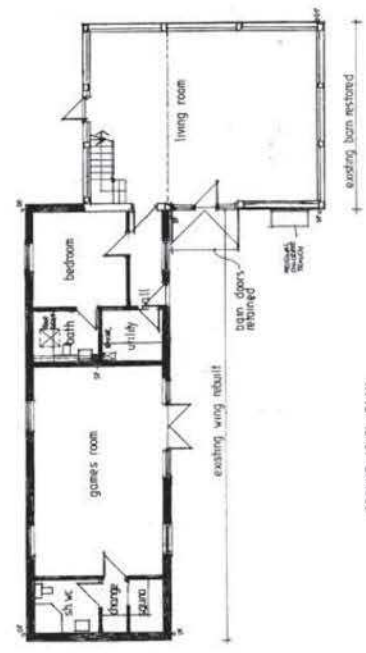
FRONT VIEW TO COURTYARD



END VIEW SOUTH (doors open)



MEZZANINE LEVEL



GROUND LEVEL PLAN

**homeplans**

Church Gardens, Church Hill, Hereford, Mid Glouce, UB9 5DU  
 T: 01955 822488  
 E: [patrick@homeplanshereford.com](mailto:patrick@homeplanshereford.com)  
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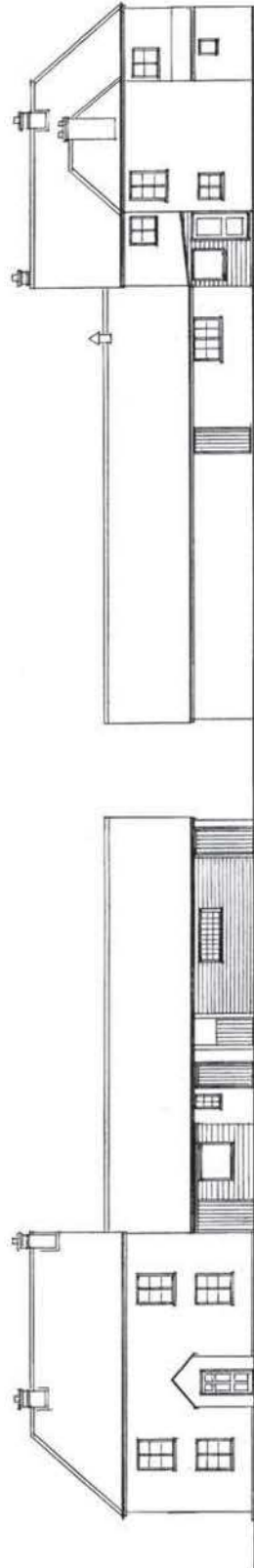
CLIENT: MR G WEBB  
 PROJECT: LANGLEY FARM  
 BREAKSPEAR ROAD NORTH, HAREFIELD



DATE:	SEPT 2013	SCALE:	1:100 AT	DRAWN:	A B C D	
TITLE:	DESIGN PROPOSAL ANNEXE & OUTBUILDING FLOOR PLANS & ELEVATIONS				DRG NO:	1690/4

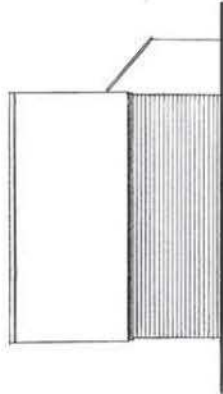


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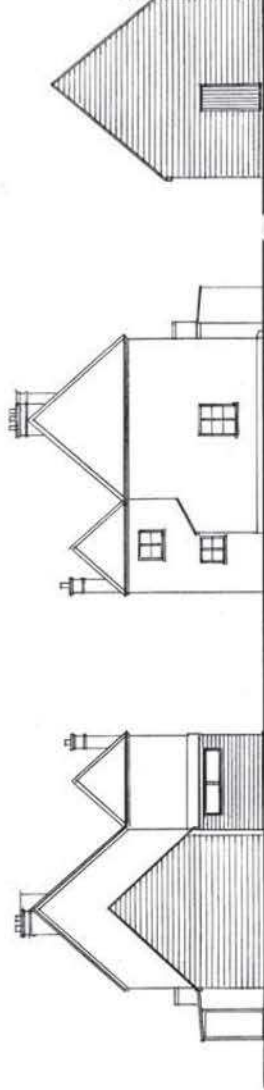


FRONT VIEW - FARMHOUSE

REAR VIEW - FARMHOUSE



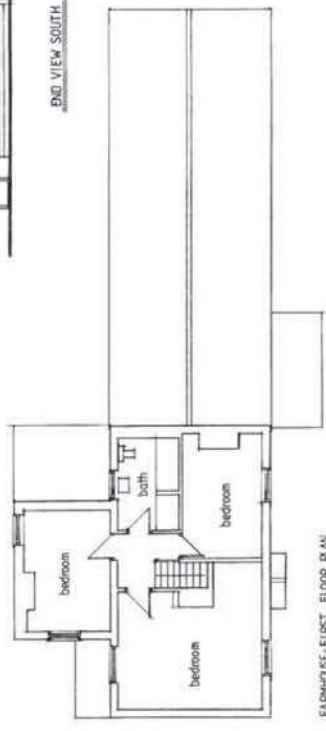
END VIEW NORTH - OUTBUILDING



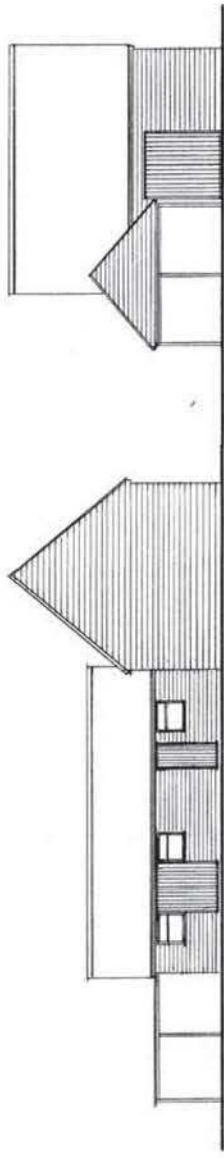
END VIEW SOUTH

END VIEW NORTH

REAR VIEW - OUTBUILDING

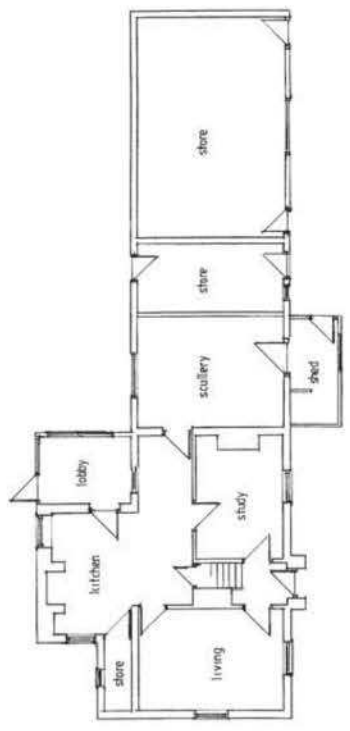


FARMHOUSE - FIRST FLOOR PLAN

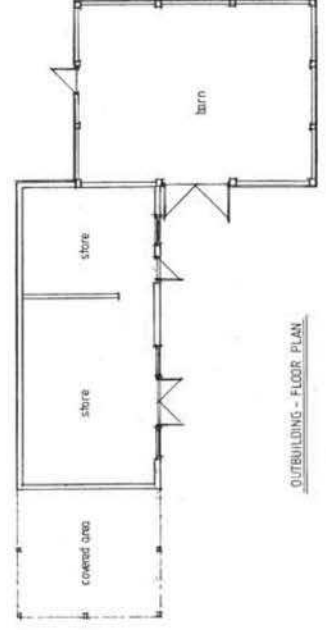


FRONT VIEW - OUTBUILDING

END VIEW SOUTH - OUTBUILDING



FARMHOUSE - GROUND FLOOR PLAN



OUTBUILDING - FLOOR PLAN



**homeplans**  
 Church Gardens, Church Hill, Harefield, Middlesex UB9 8QU  
 T: 01895 822488  
 E: paul@homeplansharefield.com  
 W: www.homeplansharefield.com



CLIENT: MR G WEBB

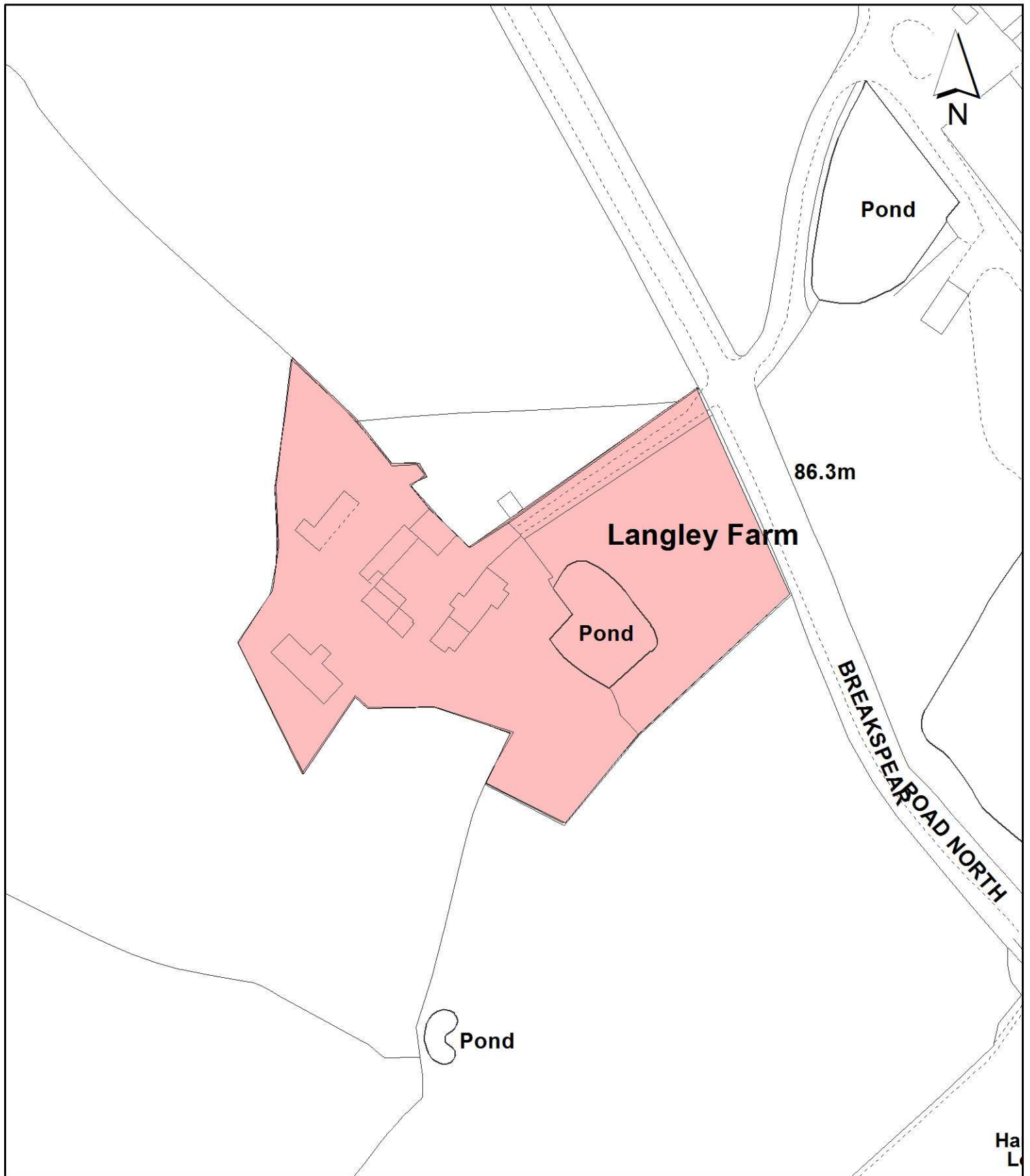
PROJECT: LANGLEY FARM  
 BREAKSPEAR ROAD NORTH, HAREFIELD

TITLE: EXISTING FARMHOUSE & OUTBUILDING  
 FLOOR PLANS & ELEVATIONS

DATE: SEPT 2013  
 SCALE: 1:100 AT A1  
 DRAWN: [Signature]

DRG NO: 169011





**Notes:**

 Site boundary

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Site Address:

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 Breakspear Road North  
 Harefield**

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

Planning Application Ref:

**30836/APP/2014/2109**

Scale:

**1:1,250**

Planning Committee:

**North** Page 250

Date:

**March 2016**



**HILLINGDON**  
 LONDON

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

**Address** 37 THE DRIVE ICKENHAM

**Development:** Erection of two storey building with habitable roofspace and basement to create 5 x 2-bed and 1 x 3-bed self contained flats with associated parking and amenity space involving demolition of existing dwelling house

**LBH Ref Nos:** 24043/APP/2015/3509

**Date Plans Received:** 18/09/2015

**Date(s) of Amendment(s):** 18/09/2015

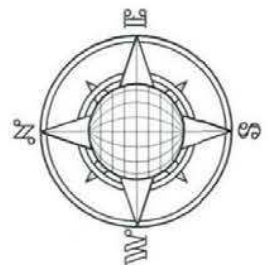
**Date Application Valid:** 29/09/2015

29/09/2015

APT/P1847

LON BORO OF HILLINGDON  
RECEIVED  
01 JUL 2013  
PLANNING & TRANSPORTATION  
GROUP

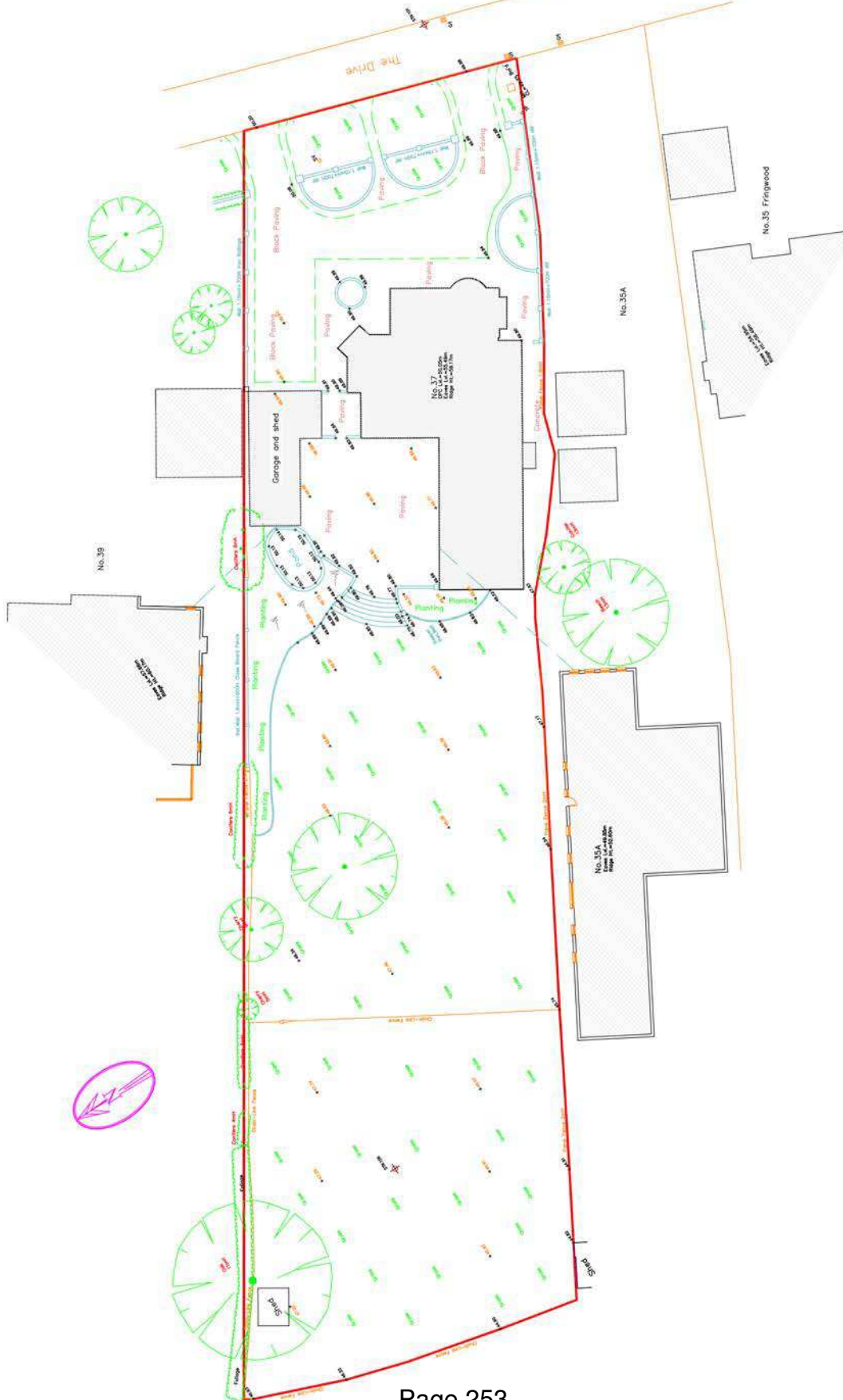
37 The Drive, Ickenham  
Location Plan  
1:1250 scale





- The walls were built fully finished.
- All dimensions to be checked on site.
- After external finishes or community work.
- In the case of discrepancies in blocks, dimensions are taken from the TOWERS ASSOCIATES drawings. Dimensions shown on drawings by architects will not be accepted.
- For any information to TOWERS BY ASSOCIATES, the architect, undertake the necessary work and / or maintenance that the contractor must address the same at the early stages of the work. To the District Council.
- It is the contractor's responsibility to ensure that the work is carried out in accordance with the drawings and specifications. It is the contractor's responsibility to ensure that the work is carried out in accordance with the drawings and specifications. It is the contractor's responsibility to ensure that the work is carried out in accordance with the drawings and specifications. It is the contractor's responsibility to ensure that the work is carried out in accordance with the drawings and specifications.

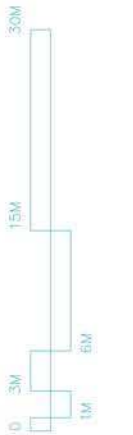
The architect hereby warrants that the drawings and specifications are correct and that they shall remain operative throughout the construction of the building and until the building is handed over to the tenant or other user.



A	Dec 15	Building located by 800mm. Neighbours Party area reduced. Br. 4. Cycle store area reduced. Br. 4. Cycle store area reduced. Br. 4. Cycle store area reduced. Br. 4. Cycle store area reduced.
	REV	DATE
<b>JOB</b> <b>37 The Drive</b> <b>ickenham</b>		
<b>TITLE</b> <b>Existing</b> <b>Block Plan</b>		
<b>DRG</b> No. 2958-01		<b>REV</b> A
<small>SCALE 1:200</small>		
<small>DATE JUN 15</small>		
<small>CHECKED BY</small>		
<small>DATE JUN 15</small>		
<b>TOWERS ASSOCIATES</b> Haverfield 011 7500000 Harriet Bell Haverfield, WIMBORNE, UBSA Ltd. Haverfield, WIMBORNE, UBSA Ltd. TEL 01895 814664 TEL 01895 812822		

**Legend**

- New Trees see tree report
- New Hedge see tree report
- Existing Trees see tree report
- Existing Hedges or Foliage See tree report



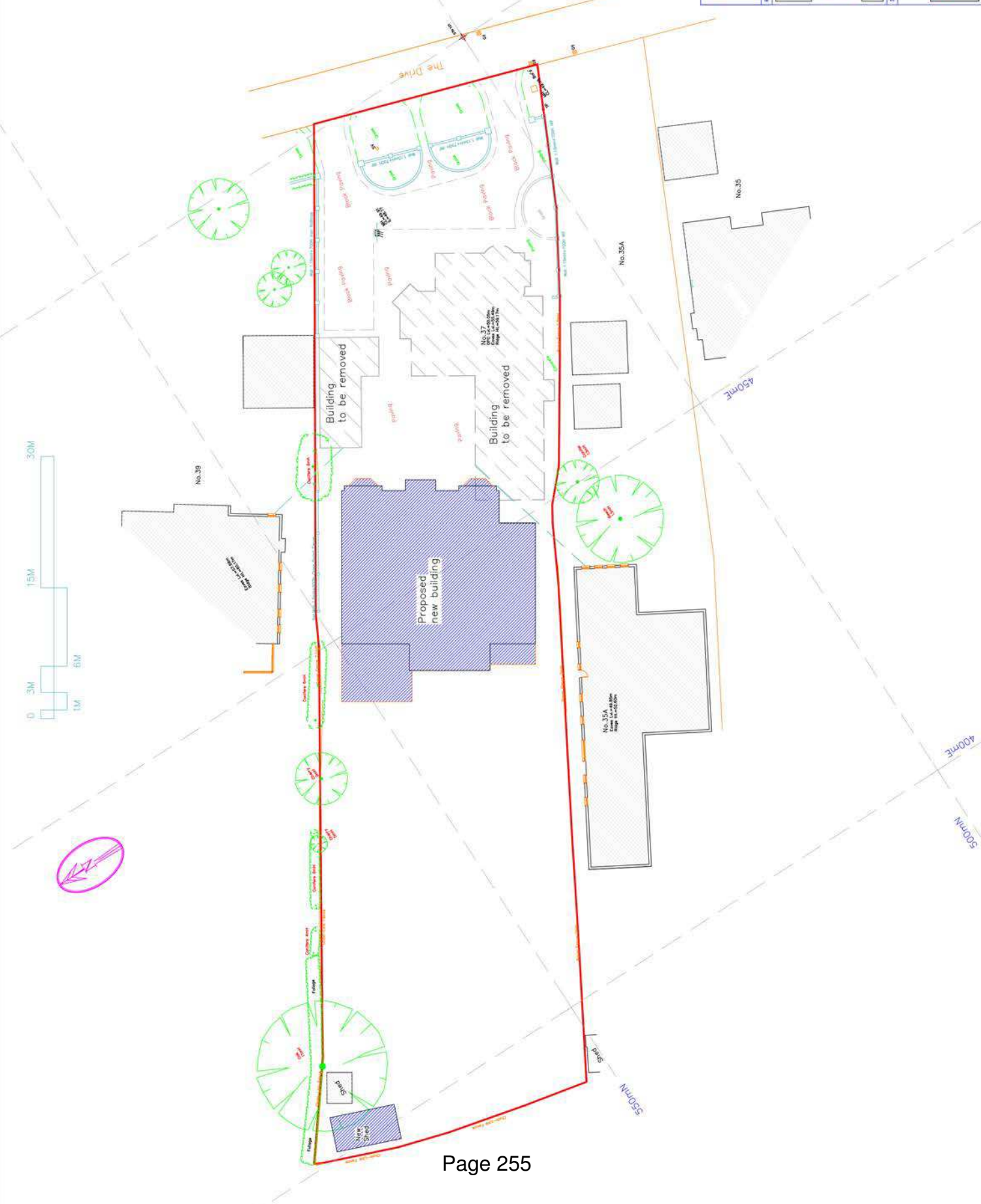
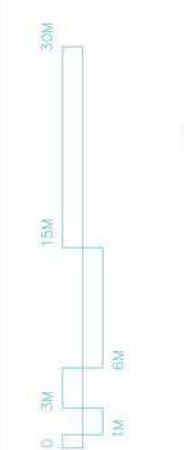
- The full site plan has been fully checked.
- All dimensions to be checked on site.
- The site is to be developed in accordance with the conditions of any relevant planning consent and/or any other requirements of the local authority.
- The site is to be developed in accordance with the conditions of any relevant planning consent and/or any other requirements of the local authority.
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- The site is to be developed in accordance with the conditions of any relevant planning consent and/or any other requirements of the local authority.

The author hereby warrants that the information contained in this report is true and correct to the best of his knowledge and belief at the date of completion of this report and that he has acted with care and diligence in the preparation of this report.

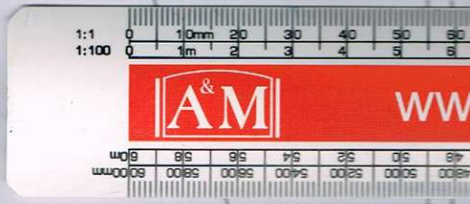
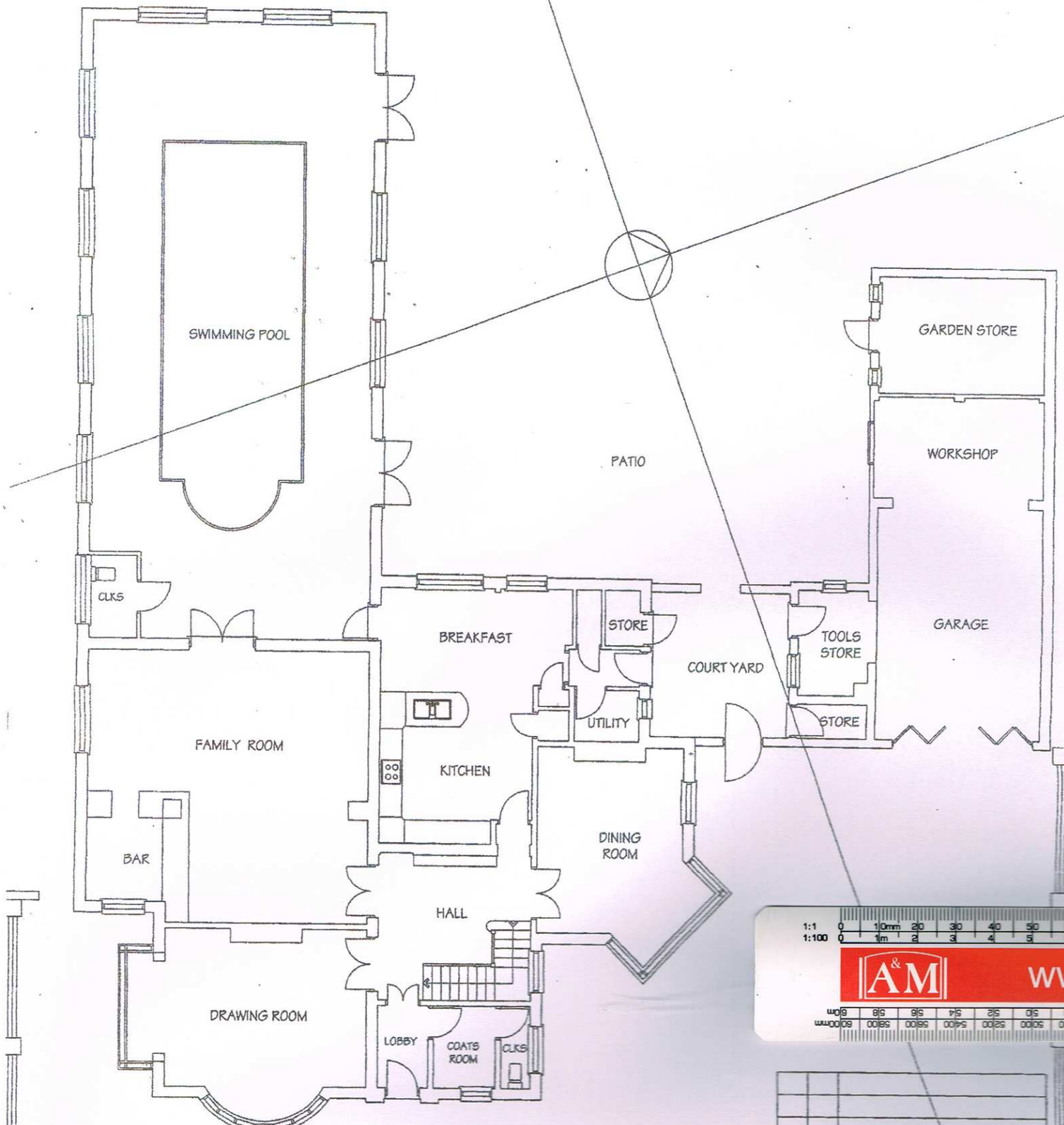
REV.	DATE	DESCRIPTION
A	06/15	Building prepared by Billings, Nottingham Survey and reports, Bill & Cyril drive residential and commercial site with parking provisions and site plan prepared by Geoffrey...
<b>JOB</b> <b>37 The Drive</b> <b>Ickenham</b> <b>TITLE</b> <b>Proposed</b> <b>Block plan</b>		
<b>DRG</b> No. 2958-03 <b>REV.A</b>		
SCALE: 1:200 DRAWN BY: JTD DATE: 06/15 CHECKED BY: JTD DATE: 06/15		
<b>TOWERS ASSOCIATES</b> Herford, Shropshire, Leicestershire Hereford, WYBRY, UBB, UK TEL: 01895 514664		

- The full site plan shall be submitted to the Council for approval.
- All dimensions to be checked on site before starting construction or commencement.
- In the event of discrepancies in measurements, the site plan shall be taken as the correct one and the contractor shall be responsible for any discrepancies.
- For any information on the site plan by TOWERS ASSOCIATES, the contractor shall be responsible for any discrepancies.
- The contractor must ensure that work is carried out in accordance with the relevant regulations and standards.
- It is the contractor's responsibility to ensure that the site plan is followed and that any necessary variations are agreed with the relevant authorities.
- The contractor must ensure that work is carried out in accordance with the relevant regulations and standards.
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- It is the contractor's responsibility to ensure that the site plan is followed and that any necessary variations are agreed with the relevant authorities.

The contractor must ensure that work is carried out in accordance with the relevant regulations and standards.



REV.   DATE	DESCRIPTION
A	Issue to: Residents, interested by planning, neighbours and wider public. Planning areas concerned: B1, B2, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100.
JOB: 37 The Drive Ickenham	
TITLE: Proposed Block Plan Old and New Structures	
DRG. No. 2958-02 REV. A	
SCALE: 1:200	DATE: 04/11/15
CHECKED: JLD	DATE: 04/11/15
TOWERS ASSOCIATES Harefield, Wiltshire, UK Tel: 01895 814664 Tel: 01895 812822	



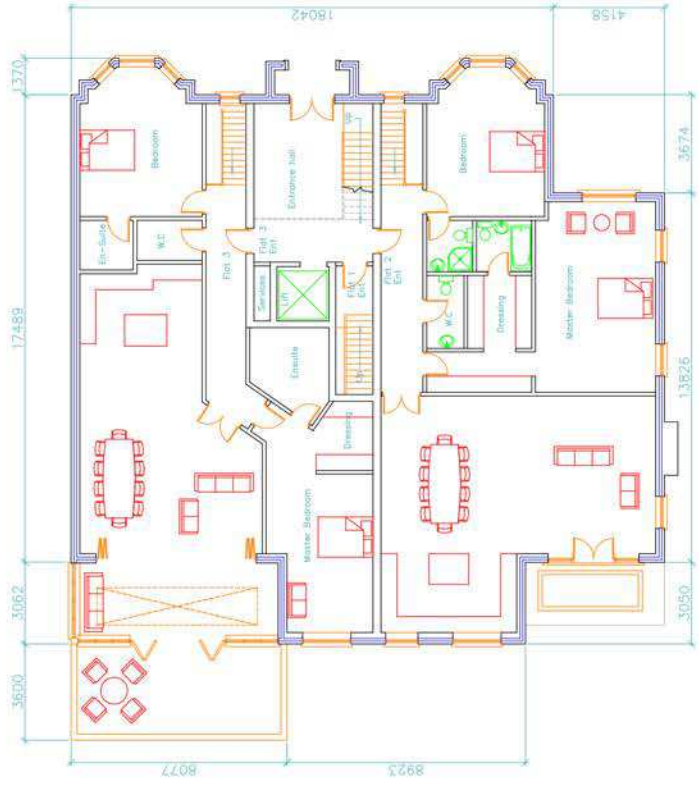
PLOT BOUNDARY

DRIVE / PARKING

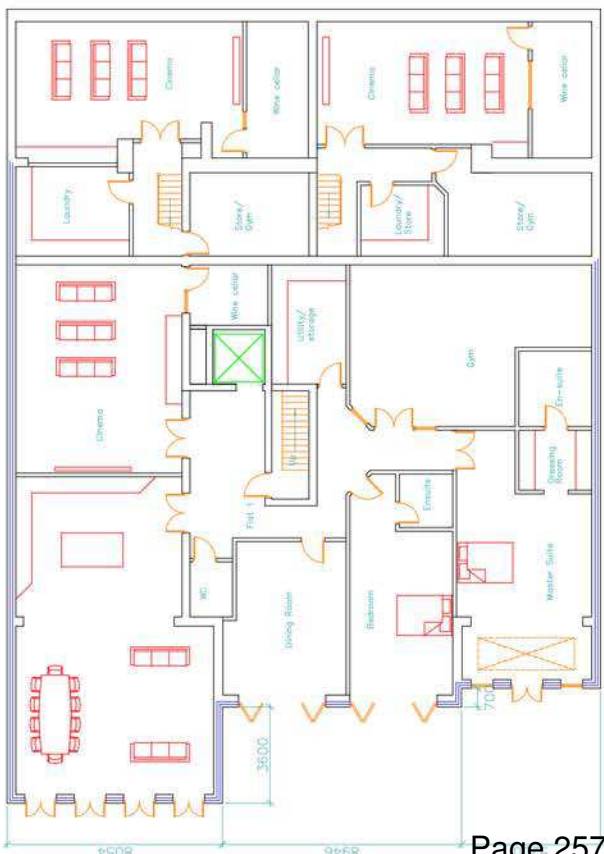
# EXISTING GROUND FLOOR

RECEIVED  
 15 AUG 2005  
 LEGAL DEPT OF THE ARCHITECTS & SURVEYORS

REV.	DATE	AMENDMENT
CLIENT:		
JOB: PROPOSED GARAGE, WORKSHOP, AND STORE ON GROUND FLOOR, FIRST FLOOR NEW LINK AND TWO BEDROOMS WITH ATTACHED BATHROOMS.		
SITE: 37 THE DRIVE, ICKENHAM, MIDDX, UB10 8AF		
DRAWING TITLE: EXISTING GROUND FLOOR.		
SCALE:	1:100	DATE: MARCH 2005
DRAWING NO.	SCL/TD/O2P	REV.



Ground Floor

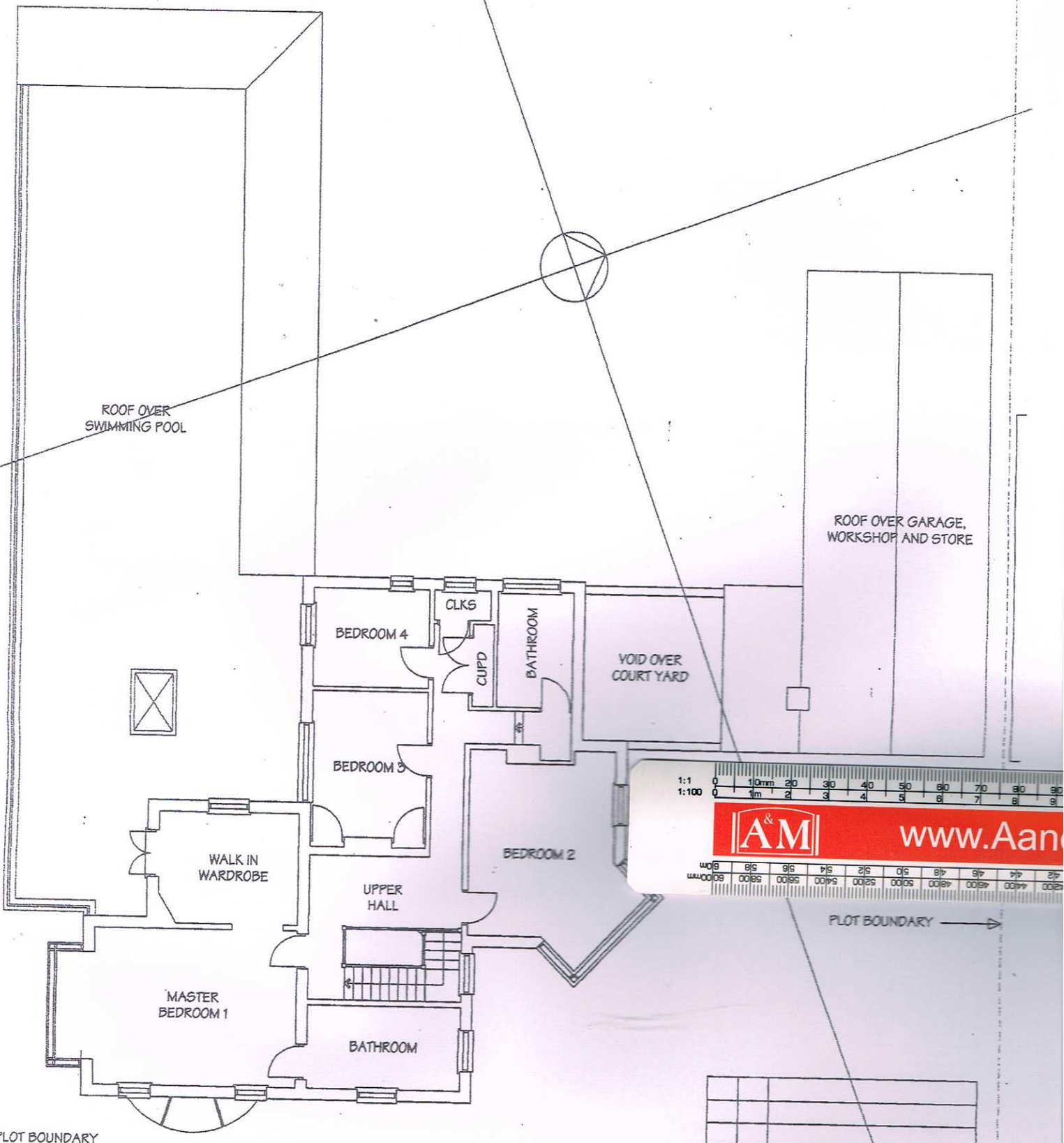


Basement

1. The site code from this drawing.
2. All dimensions to be checked on site before any building materials or construction.
3. In case of discrepancies in drawings, specifications or details refer to 'NOTES'.
4. The contractor shall ensure that all work is completed in accordance with the drawings and specifications.
5. The contractor shall ensure that all work is completed in accordance with the drawings and specifications.
6. The contractor shall ensure that all work is completed in accordance with the drawings and specifications.
7. It is the contractor's responsibility to ensure that all work is completed in accordance with the drawings and specifications.
8. The contractor shall ensure that all work is completed in accordance with the drawings and specifications.
9. The contractor shall ensure that all work is completed in accordance with the drawings and specifications.
10. The contractor shall ensure that all work is completed in accordance with the drawings and specifications.

REV.	DATE	DESCRIPTION
<b>JOB</b> 37 The Drive Ickenham		
<b>TITLE</b> Proposed Basement & Ground floor Layout		
<b>DRG. No.</b> 2958-06		
<b>SCALE</b> 1:100		
<b>DATE</b> 15/10/15		
<b>CHECKED</b> JLD		
<b>DATE</b> 15/10/15		
<b>SCALE</b> 1:100		
<b>TOWERS ASSOCIATES</b> Mansfield, OH, Telephone: 01895 814664 Harfield, WIRBEY, USBR Rd, Harfield, WIRBEY, PAK 01895 814664 TEL 01895 812822		



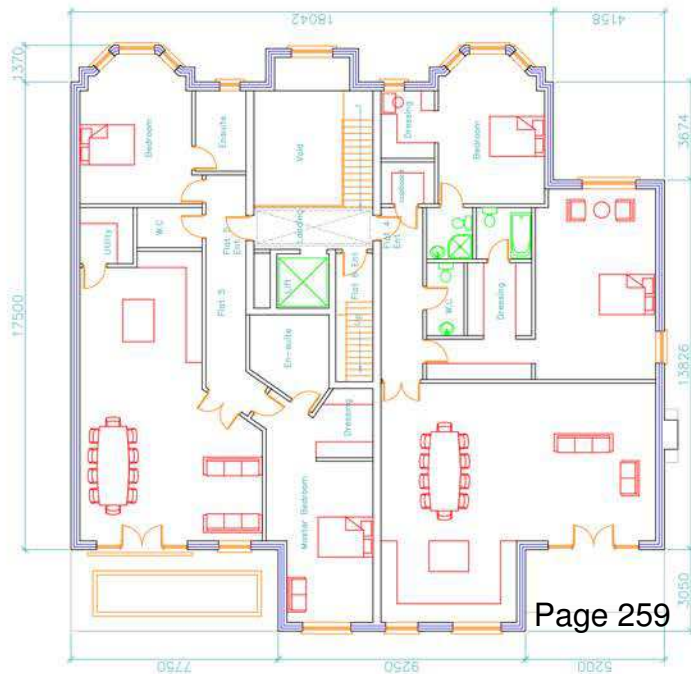


EXISTING FIRST FLOOR

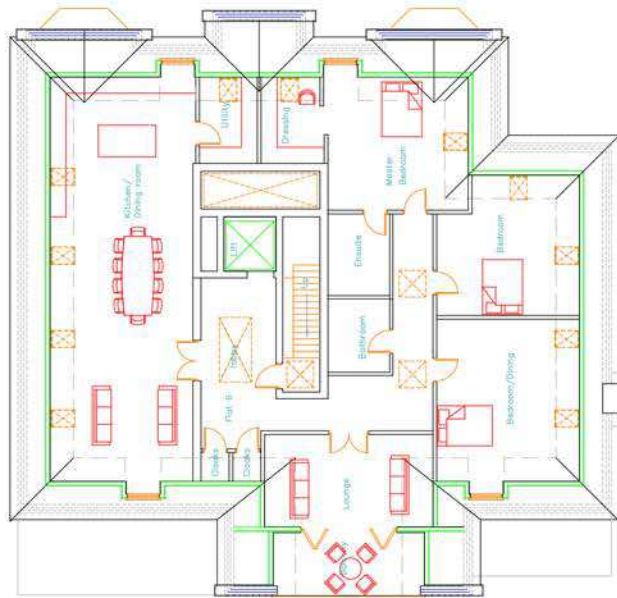
PLANNING & DESIGN  
 RECEIVED  
 15 APR 2005  
 1000 UNIT

REV.:	DATE	AMENDMENT
CLIENT:		
JOB: PROPOSED GARAGE, WORKSHOP, AND STORE ON GROUND FLOOR, FIRST FLOOR NEW LINK AND TWO BEDROOMS WITH ATTACHED BATHROOMS.		
SITE: 37 THE DRIVE, ICKENHAM, MIDDX, UB10 8AF		
DRAWING TITLE: EXISTING FIRST FLOOR.		
SCALE:	1:100	DATE: MARCH 2005
DRAWING NO.	SOL/1D/03P	REV.

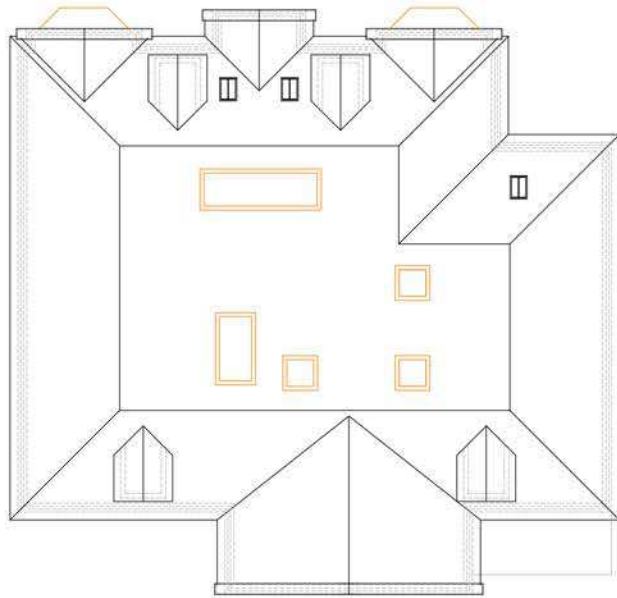
05/12353



First floor



Roof Layout



1. The title block from this drawing.
  2. All dimensions to be checked on site before any work commences or commencing.
  3. In case of discrepancies in drawings, specifications or details refer to 'TIGHTS' and 'NOTES' and the 'REVISIONS' section. Any work commencing by contractors will be at their own risk.
  4. The drawings are to be used by 'TOWERS ASSOCIATES' for construction. 'TOWERS ASSOCIATES' shall not be held responsible for any errors or omissions in the drawings.
  5. The contractor shall ensure that all work is carried out in accordance with the 'TOWERS ASSOCIATES' specifications and standards.
  6. It is the contractor's responsibility to ensure that all work is carried out in accordance with the 'TOWERS ASSOCIATES' specifications and standards.
  7. It is the contractor's responsibility to ensure that all work is carried out in accordance with the 'TOWERS ASSOCIATES' specifications and standards.
  8. The drawings are the property of 'TOWERS ASSOCIATES' and shall remain the property of 'TOWERS ASSOCIATES'. No part of the drawings may be reproduced without the prior written consent of 'TOWERS ASSOCIATES'.
- By using this drawing the user and his or her employees agree their agreement of the above terms and conditions.

REV.	DATE	DESCRIPTION
JOB: 37 The Drive Ickenham		
TITLE: Proposed First, Attic & Roof layouts		
DRG. No. 2958-07 REV.		
SCALE: 1:100		
DATE: 09/15		
CHECKED: J.M.		
DATE: 09/15		
<b>TOWERS ASSOCIATES</b> Mansfield St., Tipton, Staffs B83 7JL Huddersfield, West Yorkshire HU8 8JL Harrogate, North Yorkshire HG2 9JL TEL: 01895 814664 FAX: 01895 812822		



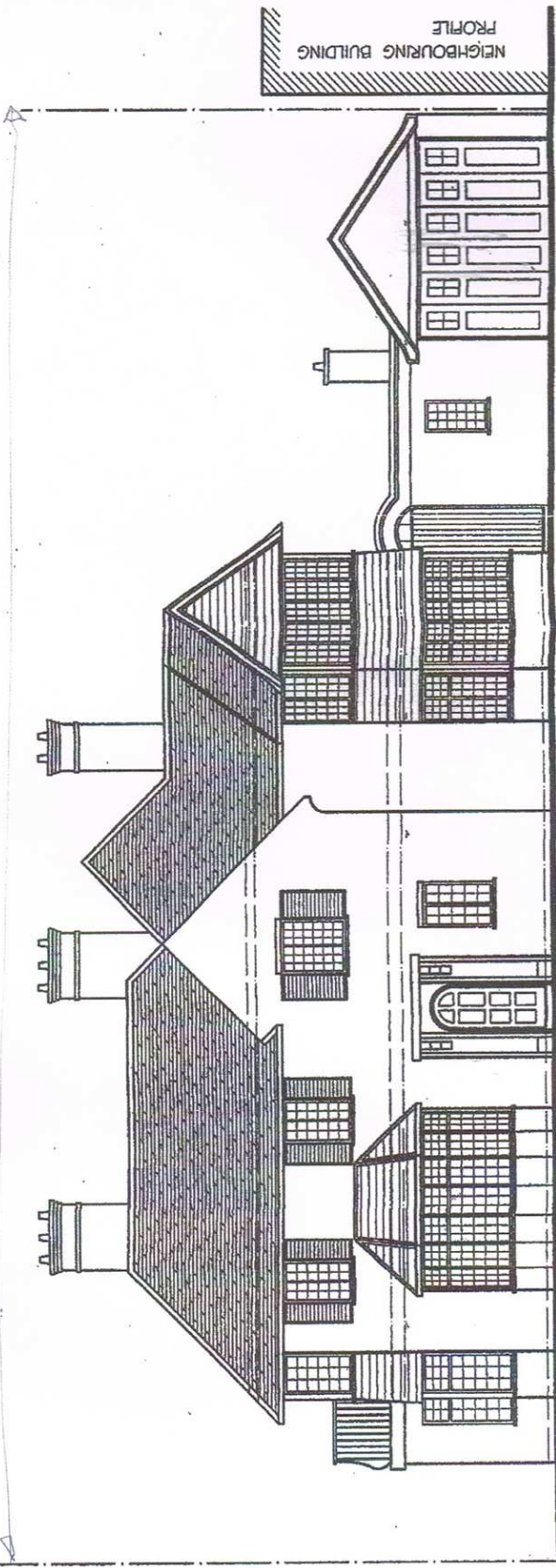




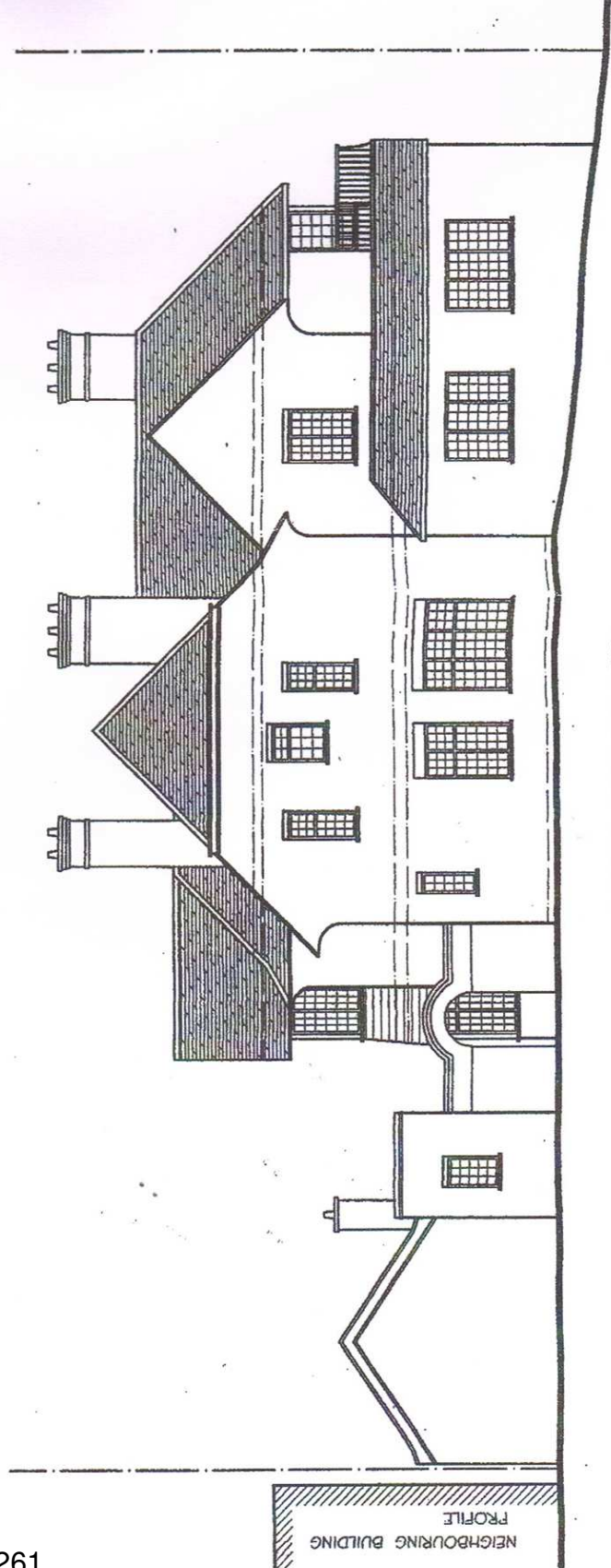
www.AandMfen AM

1:100  
 0 10mm 20 30 40 50 60 70 80 90 100 110 120  
 0 3800 4000 4200 4400 4600 4800 5000 5200 5400 5600 5800 6000mm  
 38 40 42 44 46 48 50 52 54 56 58 60m

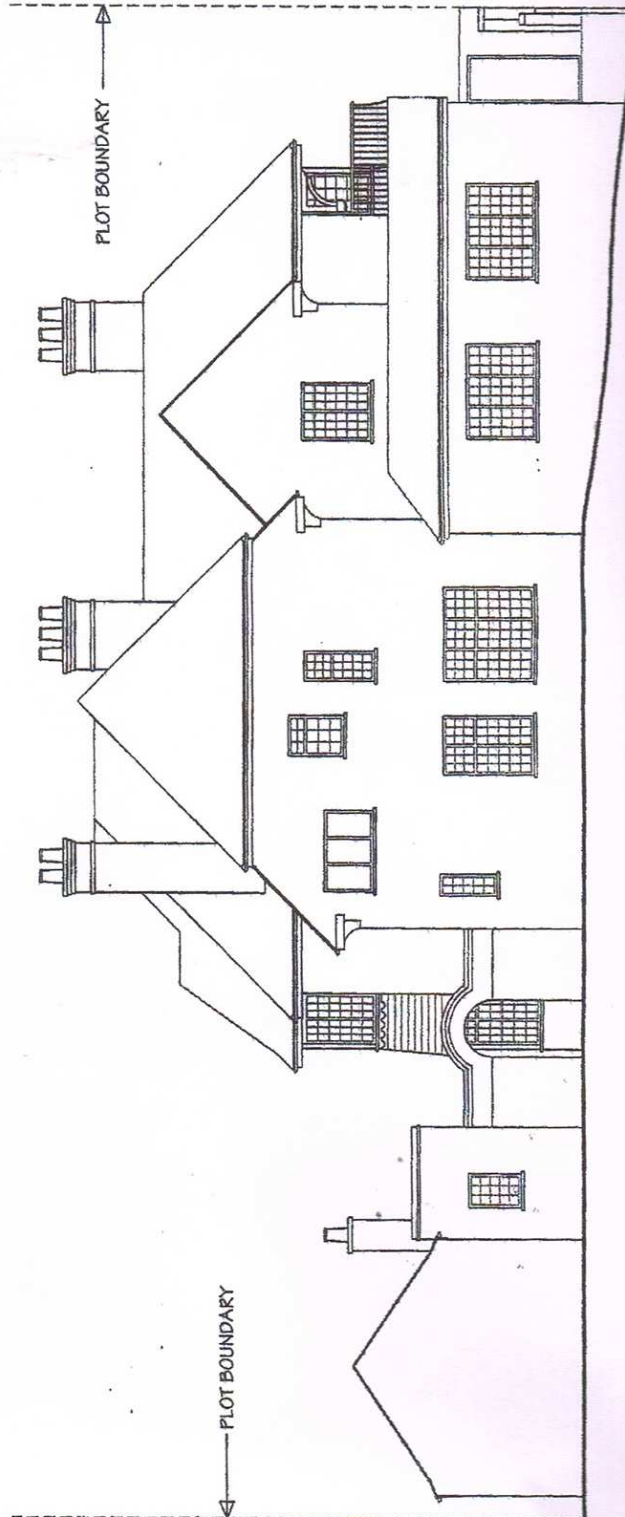
CLIENT	Mr. & Mrs. STEVE O'LEARY	
JOB	37 THE DRIVE ICKENHAM UB10 9AF	
TITLE	EXISTING FRONT ELEVATION & REAR ELEVATION	
SCALE	1:100	DRAWN A. JOSHI
DATE	MARCH 2004	JOB REF.: STV/MR
DRAWING NO.	STV/MR/06	REV.



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION

REV.		DATE	AMENDMENT
CLIENT: Mr. & Mrs. STEVE OLEARY			
JOB: PROPOSED GARAGE, WORKSHOP AND STORE ON GROUND FLOOR. FIRST FLOOR NEW LINK AND TWO BEDROOMS WITH ATTACHED BATHROOMS.			
SITE: 37 THE DRIVE, ICKENHAM, MIDDX UB10 5AF			
DRAWING TITLE:			
SCALE:	1:100	DATE:	MARCH 2005
DRAWING NO.	SOLUTION/77		REV.

NEIGHBOURING BUILDING  
PROFILE (GARAGE)

0333 91

1:20  
0 200mm 400 600 800 1000 1200 1400 1600 1800 2000 2200 2400 2600 2800 3000 3200 3400 3600 3800 4000 4200 4400 4600 4800 5000 5200 5400 5600 5800 6000mm  
1:200  
0 20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480 500 520 540 560 580 600mm

AM

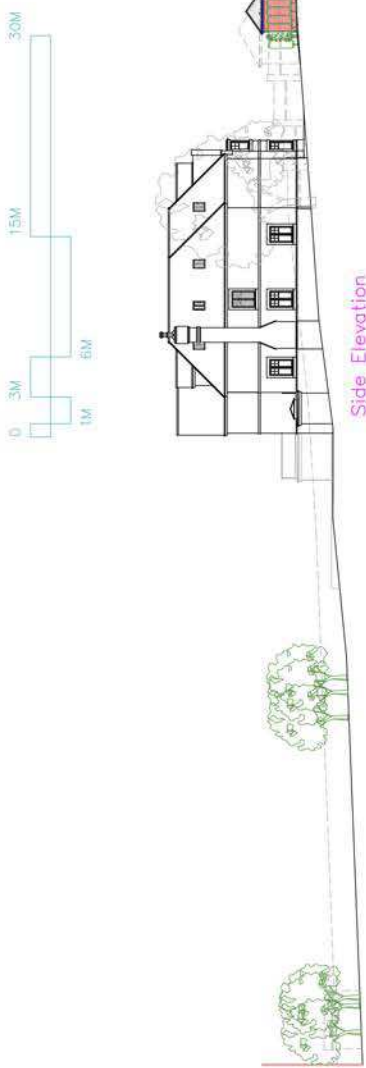
0845 230 2205

www.AandMfencing.co.uk



- The wall must have fully finished.
- All dimensions to be checked on site before entering residential or community.
- In the case of discrepancies in drawings, conditions or notes refer to TOWER'S ASSOCIATES' drawings and any amendments by architect shall not be accepted.
- For any information to TOWER'S ASSOCIATES, the architect, landscape architect or contractor will not be accepted.
- The contractor must ensure that work is completed in accordance with the drawings and the works programme.
- In the case of any discrepancies in the drawings, conditions or notes refer to TOWER'S ASSOCIATES' drawings and any amendments by architect shall not be accepted.
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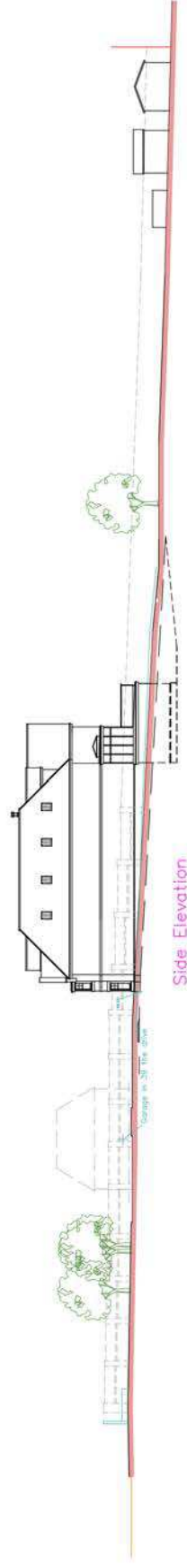
The contractor must ensure that work is completed in accordance with the drawings and the works programme.



Side Elevation



Rear Elevation



Side Elevation

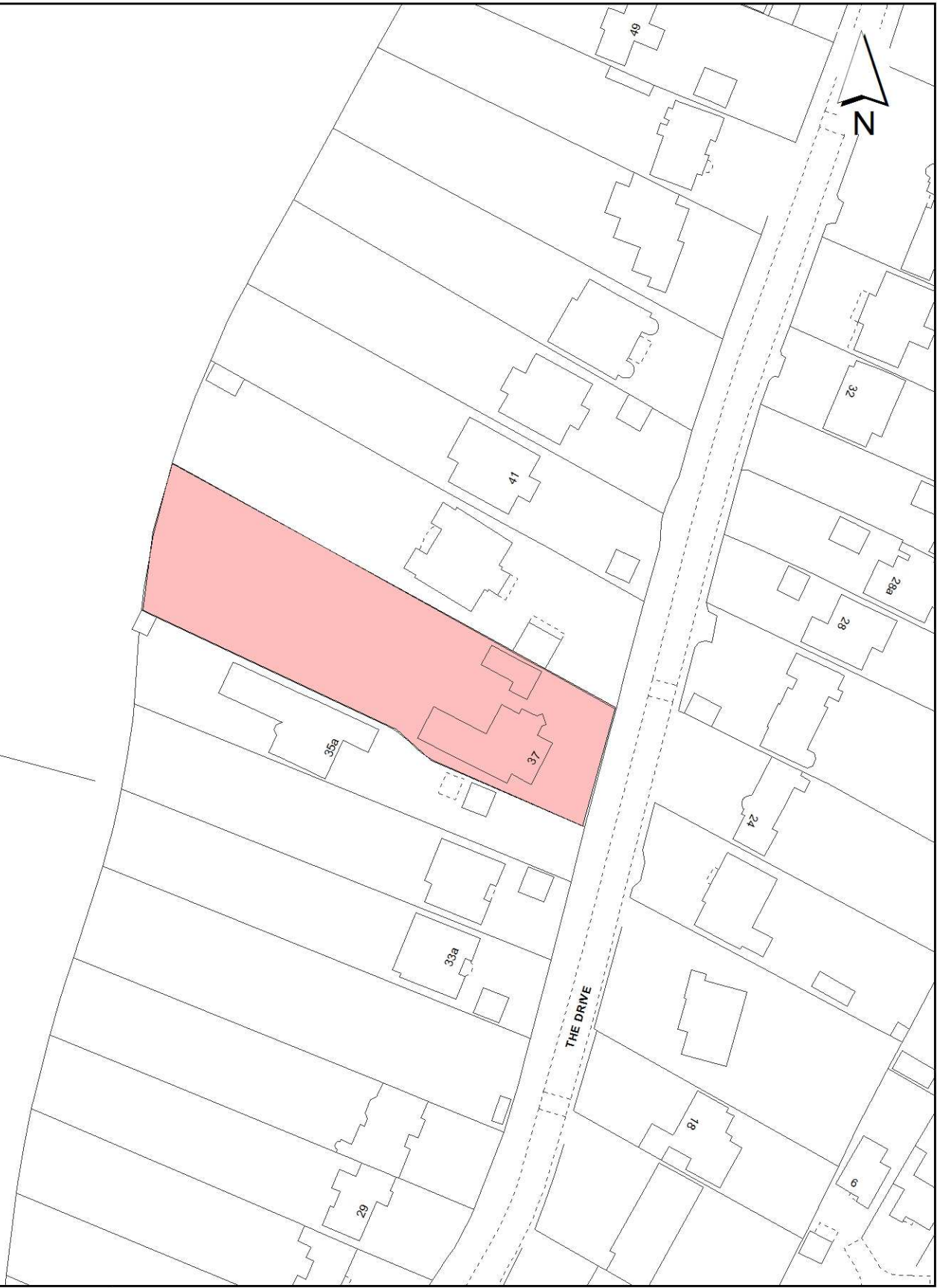


Front Elevation

REV.	DATE	DESCRIPTION
JOB: 37 The Drive Ickenham		
TITLE: Proposed Site Sections		
DRG. No. 2958-05 REV. A		
SCALE: 1:200	DATE: 04/15	DATE: 04/15
DATE: 04/15	DATE: 04/15	DATE: 04/15
<b>TOWERS ASSOCIATES</b> Harfield, 81, Titchfield, Forest Rd, Harfield, WIMBORNE, Dorset, UK. TEL: 01895 814664 TEL: 01895 812822		

Course

e Golf Course



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**37 The Drive  
Ickenham**

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

Planning Application Ref:

**24043/APP/2015/3509**

Scale:

**1:1,250**

Planning Committee:

**North** Page 265

Date:

**March 2016**



**HILLINGDON**  
LONDON

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