



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 22 MARCH 2016

Time: 7.00 PM

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

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

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor John Morgan
Councillor Peter Curling (Labour Lead)
Councillor Jem Duducu
Councillor Duncan Flynn
Councillor Raymond Graham
Councillor Henry Higgins
Councillor John Morse
Councillor John Oswell

Published: Monday, 14 March 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

Useful information for residents and visitors

Watching & recording this meeting

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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.

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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the 9 February 2016 meeting 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|--------------------|---|-----------------------|
| 6 | 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 Recommendation: Approval | 7 - 20 49 - 56 |

Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|-----------|--|------------------------|
| 7 | Holland & Holland Shooting School, Ducks Hill Road 16568/APP/2016/97 | Northwood | Installation of single storey modular building as a decant facility to use as function rooms, kitchen and toilet areas for a temporary period of 78 weeks (Retrospective) Recommendation: Approval | 21 - 36 57 - 62 |

PART II - Members Only

| | | |
|---|--------------------|---------|
| 8 | ENFORCEMENT REPORT | 37 - 42 |
| 9 | ENFORCEMENT REPORT | 43 - 48 |

PART I - Plans for North Planning Committee **49 - 62**

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Minutes

NORTH PLANNING COMMITTEE

9 February 2016



HILLINGDON
LONDON

Meeting held at Committee Room 5 - Civic Centre, High Street

| | |
|------|--|
| | <p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Duncan Flynn, Raymond Graham, Henry Higgins and John Oswell, Jazz Dhillon and Brian Stead.</p> <p>LBH Officers Present: James Rodger, Head of Planning and Enforcement, Mandip Malhotra, Major Applications and Business Development Manager, Manmohan Ranger, Transportation Consultant, Tim Brown Legal Advisor, Charles Francis, Democratic Services</p> |
| 134. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllrs Jem Duducu and John Morse with Cllrs Brian Stead and Jazz Dhillon substituting.</p> |
| 135. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p> |
| 136. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p> |
| 137. | <p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>All items were considered in Public.</p> |
| 138. | <p>LAND ADJACENT TO 68 KNOLL CRESCENT NORTHWOOD - 70975/APP/2015/3737 (<i>Agenda Item 5</i>)</p> <p>Two storey detached dwelling with associated parking and amenity space.</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>In accordance with the Council's constitution, a representative of the petitioners objecting the proposals addressed the meeting.</p> <p>The petitioner objecting to the proposals made the following points:</p> |

- The proposal was identical to the previous refused scheme, other than repositioning it slightly.
- All the reasons for previous refusals still applied.
- It was back garden development.
- If approved, it would set a precedent for more houses to be developed on the site.
- The proposal would have an adverse traffic impact and also harm highway safety.
- The proposal would harm the character and appearance of the surrounding area.
- The proposal would result in a loss of biodiversity.

The applicant / agent did not attend the meeting.

Highlighting the main material planning considerations, Officers explained that in light of the changes in policy and guidance related to back land development and the harm it was considered to have on the character and appearance of the local area, the proposal was recommended for refusal.

Speaking in general terms about the plot of land, the Committee were informed that it currently formed an important break in the built form and created an area of amenity which contributed to the street scene. It was highlighted that this area also provided a useful turning area for vehicles, which further emphasised its openness.

Discussing the application, the Committee felt the Officer report provided a succinct summary of the key issues and agreed that the application represented a form of back land development / garden grabbing.

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

Resolved -

That the application be refused as set out in the agenda.

139. **LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD - 70377/APP/2015/3826** (*Agenda Item 6*)

Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front

Officers provided an overview of the application and highlighted the changes set out in the addendum.

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

The petitioner objecting to the proposals made the following points:

- The proposal would have an adverse impact on the character of the area.
- If approved, it would set a precedent and allow applicants to

develop gardens for separate dwellings on the Estate.

- The proposal would result in a loss of amenity to the neighbouring houses.
- If approved, No 2 Woodside Road would have no rear garden.
- The size, scale and bulk of the proposal would be out of keeping with the area.
- Homes 2 and 6 Woodside Road would suffer from a loss of light
- Number 7 Woodside Road would suffer from a loss of privacy.
- The removal of hedges would impact on the local landscape character
- The development would be contrary to a number of Hillingdon planning policies.
- The proposal did not contain any details of boundary treatments.

A representative of the applicant made the following points:

- The plot related to the yet un-built number 4 Woodside Road.
- The plot of land was lodged at the land registry and was not garden grabbing.
- There would be no overlooking issues.
- There had been no highways objections.
- There was no single style of dwelling on the street scene so the proposal would not be incongruous.
- The proposal would be designed to look like a traditional English home.
- The proposal would follow the building line of the properties at 2 and 6 Woodside Road.
- The hedge would be trimmed only, rather than removed.
- The papers for the meeting had not been issued in the correct timescales.
- The Planning Department had provided inconsistent advice.
- The Planning Department had provided poor customer service and had not responded to correspondence.
- External factors and pressures had been placed on the Committee.

Given the serious nature of the allegations made by the petitioner (in support), the Chairman confirmed the agenda had been published in the proper timescales and interested parties had been notified in the usual way. He also confirmed Planning Officers dictated which items would be considered on the Committee agenda and that the application had not been treated differently from any other planning application. Should the petitioner remain concerned, they were directed to use the Council's Corporate Complaints procedure.

The Head of Planning confirmed that when the Officer report was being prepared, five separate officers were in agreement that the Officer recommendation should recommend the application was refused.

Discussing the application, the Committee agreed that the proposal failed to harmonise with the existing street scene and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character. The Committee noted that had the Officer report recommended an approval it should have included the withdrawal of permitted development rights.

On being put to the vote, it was moved, seconded and agreed that the application be unanimously refused.

Resolved -

That the application be refused.

140. **PAUL STRICKLAND SCANNER CENTRE, MOUNT VERNON HOSPITAL - 3807/APP/2015/4220** (*Agenda Item 7*)

Installation of temporary two storey portakabin building to be used as office accommodation.

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

Officers explained that the building would not be easily seen from the street and would be unobtrusive within the rear of the site. As the building was a temporary structure it was considered appropriate to grant a three year temporary permission.

It was moved, seconded and on being put to the vote agreed, that the application be approved for the reasons set out in the Officer report.

Resolved -

That the application be approved as set out in the agenda.

141. **23 JOEL STREET NORTHWOOD - 8488/APP/2015/3905** (*Agenda Item 8*)

Change of use from retail (Use Class A1) to a mixed use comprising bespoke bridal wear service, bridal make over service and retailing of related beauty and skin care products (Use Class A1/Sui Generis) involving single storey infill extension to front and new shop front.

Officers provided an overview of the application and highlighted the changes as set out in the addendum.

As well as a change of use, the application sought the installation of a new shop front, which would incorporate the infilling of the existing recessed front entrance to set it flush with the front building line of the property. Officers confirmed that the overall design of the new shop front was considered to be in keeping with the character of the town centre location and the wider area. In addition, it was noted that the application did not seek consent for the display of any related advertisements or signage, which would have to be considered under any separate future application.

It was moved, seconded and on being put to the vote agreed, that the application be approved for the reasons set out in the Officer report.

Resolved -

| | |
|------|--|
| | <p>That the application be approved as set out in the agenda.</p> |
| 142. | <p>THE ORCHARD, ICKENHAM ROAD RUISLIP - 62963/ADV/2015/65 (Agenda Item 9)</p> <p>Installation of 3 x externally illuminated fascia signs, 4 x externally illuminated stand alone signs and 1 x internally illuminated menu light box.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>It was moved, seconded and on being put to the vote agreed, that the application be approved for the reasons set out in the Officer report.</p> <p>Resolved -</p> <p>That the application be approved as set out in the agenda.</p> |
| 143. | <p>WOODBINE COTTAGE TILE KILN LANE HAREFIELD - 26852/APP/2015/3699 (Agenda Item 10)</p> <p>Proposed replacement entrance gates from Tile Kiln Lane.</p> <p>Officers introduced the report and highlighted the changes as set out in the addendum.</p> <p>The Committee learnt that Woodbine Cottage was a Grade II Listed Building located on the northern side of Tile Kiln Lane and was located within the Green Belt.</p> <p>The application sought to regularise the unauthorised entrance gates which remained an outstanding enforcement issue following the removal of the two unauthorised detached outbuildings.</p> <p>It was moved, seconded and on being put to the vote agreed, that the application be approved for the reasons set out in the Officer report.</p> <p>Resolved -</p> <p>That the application be approved as set out in the agenda.</p> |
| | <p>The meeting, which commenced at 7:30 pm, closed at 8.15 pm.</p> |

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

Report of the Head of Planning, Sport and Green Spaces

Address 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
15/2880/43
15/2880/41 Rev B
15/2880/42 Rev C
15/2880/40 Rev A

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

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 the proposed development 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.

The initial submission raised concerns that the development failed to provide satisfactory indoor living space and amenities for future occupiers and furthermore failed to demonstrate it can provide usable parking provision for both properties, which would therefore result in the increased demand for on street parking. Revised plans have reconfigured the internal floor layout to ensure that all habitable rooms have an adequate outlook and natural lighting and additional information has been supplied to address concerns over the ability for the applicant to ensure free access to the parking space to the rear. The proposal is therefore considered acceptable.

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, number 15/2880/42 Rev C and 15/2880/40 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 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 53 Hilliard Road.

REASON

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

4 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

5 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.

6 NONSC Non Standard Condition

The car parking area, vehicular access road and lighting bollards shall not be sited otherwise than in the position shown on the approved plans and following their provision the car parking spaces and access road to these spaces shall be kept free of obstruction and shall not be used otherwise than for access for the parking of vehicles in connection with the development hereby approved.

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

INFORMATIVES

1 115 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 Councils Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2 159 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.

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 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

5 16 Property Rights/Rights of Light

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

6 12 Encroachment

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

7

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 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

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. Further information confirming the long standing right of access have been provided to the council.

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 external alterations proposed to the building as a result of this application. The physical alterations have already been carried out under permitted development rights. Therefore the development does not create any changes to the character and appearance of the Area of Special Local Character.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

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

There are no external alterations to the property as a result of this proposal. The alterations already carried out comprise of 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) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

The proposed development would not involve any extensions that have not already been approved via the permitted development or the neighbour notification scheme and it is noted that these would not breach the 45-degree line from any neighbouring occupiers. There are no new windows in any elevation and the windows proposed to serve the habitable rooms already serve habitable rooms and would result in no significant overlooking of any neighbouring 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 57m² (flat A) and 72m² (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.

As originally submitted the proposed bedroom window of flat A looked directly onto the shared alleyway to the side of the property and faced the flank wall of the adjacent property just 2.3m away, which would have resulted in a constrained and substandard outlook. Revised drawings have been submitted to move the proposed bedroom to the rear extension and maintain the side windows to serve a bathroom and kitchen. As the side window which was of concern will serve a non habitable rooms (bathroom), there is no longer a concern with regard to loss of outlook. The proposed bedroom to the rear of the property has acceptable levels of outlook into the garden and the kitchen area is provided with outlook via the rear elevation door and has a secondary light source via the flank elevation window. It has been conditioned for the windows to be obscure glazed and fixed shut below 1.8m. Therefore the proposal is considered to be acceptable for use by future occupiers and makes provision for adequate visual outlook and protection of privacy.

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, the highways team have no objections. The applicant has confirmed 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. Therefore, it is considered that the proposal could provide and maintain adequate parking and turning

provision therefore the development would comply with the requirements of Policy AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

Adequate cycle parking is also provided on-site within the rear garden, in accordance with planning policy.

7.11 Urban design, access and security

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 20m² for a 1 bed flat and 25m² for a 2 bed flat would be required. The submitted plans show that the flats would have separate private gardens, divided by a close boarded fence at 1.8m, with areas of approximately 35m² and 38.8m² 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 in 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 in front gardens, which is deemed not to be common practise within Hillingdon, however the existing occupiers could use wheelie bins in the existing dwelling. It is therefore considered the proposed arrangement 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

Concerns have been raised with regard to noise transmission between the two new flats and the potential impact on residential amenity. These comments related to the original layout of the property, following the receipt of amended drawings, it is not considered that there is any impact with regard to noise transmission, as the kitchen of Flat A would be located in the same position as the kitchen of Flat B. In any event, the scheme must accord with noise insulation requirements set out in Building Regulation standards which also seek to protect the residential amenity of future occupiers.

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 provides satisfactory indoor living space and amenities for future occupiers; with acceptable parking provision.

As such, the proposal is considered to comply with the requirements of policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2015) and is considered acceptable.

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 20

Date:
March 2016



Report of the Head of Planning, Sport and Green Spaces

Address HOLLAND AND HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD
NORTHWOOD

Development: Installation of single storey modular building as a decant facility to use as function rooms, kitchen and toilet areas for a temporary period of 78 weeks (Retrospective)

LBH Ref Nos: 16568/APP/2016/97

Drawing Nos: TSLP220126430 Rev1
HD/9336/02 Rev F
Site Boundaries Supporting Photo
Tree Statement
Design and Access Statement

Date Plans Received: 11/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 19/01/2016

1. SUMMARY

This application seeks retrospective planning permission for a single storey modular building for use as two function rooms, kitchen and toilet areas. The applicants seek permission for a temporary period of 78 weeks to enable them to decant into the temporary building while works approved to the main larger Lodge building (permission references 16568/APP/2013/3588 and 16568/APP/2015/3140) on the site are undertaken and completed.

The application is being referred to the Planning Committee because the site is located within the Green Belt.

The application site is the Holland & Holland Shooting Grounds, Ducks Hill Road, which constitutes 100 acres of privately owned land, and is classified as Green Belt. The site is in use as a shooting ground, which is an outdoor sport and open air recreational activity. As such, the proposed temporary use of the modular building as a decant facility on the site is considered an acceptable use in the Green Belt for a temporary period of time.

The NPPF requires Local Planning Authorities to 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.

The temporary modular building has an overall internal floor area of 269 sq.m. The applicant submits that the club requires a decant building as a temporary solution to provide the required floor area for continued use of function rooms and kitchen/toilet areas, as the existing provision is in the Lodge building which will be demolished as part of the overall site development. The applicants submit that there are no other buildings on the site that can be utilised to provide the required areas, and given that a large number of corporate events have already been booked on the site for this year (2016), a significant amount of revenue will be lost to the detriment of the business, if permission is refused for the temporary building. The applicant has submitted that after a period of 78 weeks from

the decision date of any granted permission, the modular building will be vacated and removed from the site. This corresponds to the construction timetable for the works to the main Lodge building on the site.

The NPPF requires economic, social and environmental factors to be considered in the determination of any application. The economic benefits (not least the long term viability of the site) resulting from the use of a temporary modular building as a decant facility are considered to provide very special circumstances. Furthermore, the height, design, bulk of the building, and temporary nature are not considered to cause unacceptable harm to the Green Belt.

Accordingly, the application is recommended for approval for a temporary period of 78 weeks from the date of the decision.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The single storey modular temporary building hereby permitted shall be removed within seventy-eight weeks of the date of this permission.

The land is to be fully restored within 2 months of the removal of the temporary buildings hereby approved.

REASON: To safeguard the general and visual amenity of the surrounding area and the green belt, and to permit reconsideration in the light of circumstances then prevailing.

2 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **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. |
| 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. |
| 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. |
| 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 |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |
| LPP 5.3 | (2015) Sustainable design and construction |
| LPP 7.2 | (2015) An inclusive environment |
| LPP 7.4 | (2015) Local character |
| LPP 7.6 | (2015) Architecture |
| LPP 7.16 | (2015) Green Belt |

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

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

This application relates to the Holland and Holland Shooting Grounds situated off the western side of the Ducks Hill Road highway. The buildings at the site are situated approximately 350m from the public highway at the end of a private access driveway into the site. The main structures at the shooting grounds are a larger Lodge building and a smaller corporate facility building.

Planning permission references 16568/APP/2013/3588 and 16568/APP/2015/3140 were granted on 30/10/2014 and 08/12/2015 for a single storey ground floor extension to the Lodge building and construction of a basement, and extension to the Lodge building and new underground shooting range (including the demolition of the existing pavilion and garage). Close-boarded fences have been erected to enclose the existing Lodge building, preparatory to the approved works being carried out.

On an unused gravel area (which was previously used for car parking) close to the east of the Lodge building and adjacent to the north-eastern boundary of the site is a recently installed flat-roof single storey modular temporary building, which has external part cedar-wood timber-framed and part galvanised steel clad (grey coloured) facings. This modular temporary building is the specific subject of this application.

The site has a car park comprising 40 spaces located off the main drive to the east of the existing buildings, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and is surrounded by open countryside.

3.2 Proposed Scheme

This application retrospectively seeks temporary permission for the retention of a single storey modular temporary building for use as two function rooms, kitchen and toilet areas. The applicants seek permission for a temporary period of 78 weeks to enable them to

decant into the building while works approved to the main larger Lodge building (permission reference 16568/APP/2013/3588) on the site are undertaken and completed.

The modular temporary building has an internal floor area of 269 sq.m, and an overall width and depth of 17.18m and 17.15m respectively. There is a 1.5m deep bespoke link between the deeper and higher cedar-wood timber-framed section (housing the function rooms) and the galvanised steel cladded section (housing kitchen and toilet areas). The temporary building has a flat-roof height of 3.5m over the timber-framed section. This height steps to a lower height of 2.5m over the link structure, and 2.3m over the galvanised steel cladded section. There are two stepped access landings to the entrances in the southern side elevation (front) and one ramped access landing (with railings) to an entrance in the eastern side elevation.

The temporary building would be serviced by the existing car parking areas, which are situated off the main driveway of the site to the east and adjacent to the main buildings on the site.

3.3 Relevant Planning History

16568/APP/2000/965 Holland & Holland Shooting School Ducks Hill Road Northwood
ERECTION OF EXTENSION TO SINGLE STOREY PAVILION

Decision: 12-07-2000 Approved

16568/APP/2012/1063 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Erection of a single storey Corporate Facility building

Decision: 30-05-2012 NFA

16568/APP/2012/1423 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Single storey building for use as a corporate facility involving demolition of existing building

Decision: 11-12-2012 Approved

16568/APP/2013/3588 Holland & Holland Shooting School Ducks Hill Road Northwood
SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND CONSTRUCTION OF BASEMENT

Decision: 30-10-2014 Approved

16568/APP/2015/2277 Holland & Holland Shooting School Ducks Hill Road Northwood
Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

Decision: 29-12-2015 Approved

16568/APP/2015/3140 Holland & Holland Shooting School Ducks Hill Road Northwood

Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage.

Decision: 08-12-2015 Approved

16568/APP/2015/4704 Holland & Holland Shooting School Ducks Hill Road Northwood

Details pursuant to conditions 3 (Materials), 4 (Method Statement), 5 (Landscape Scheme), 7 (Soil and Storage Handling), 8 (Sustainable Water Management) and 9 (Energy Assessment) of planning permission Ref: 16568/APP/2015/3140 dated 11/12/2015 (Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage.)

Decision: 23-02-2016 Approved

16568/APP/2016/939 Holland And Holland Shooting School Ducks Hill Road Northwood

Extension of the consented scheme (application ref: 16568/APP/2015/3140) to enclose the external plant area.

Decision:

16568/C/77/1109 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 48sq.m. (Full)(P)

Decision: 04-10-1977 Approved

16568/E/80/0613 Holland & Holland Shooting School Ducks Hill Road Northwood
Leisure development - 224sq.m. (Full)(P)

Decision: 09-07-1980 Approved

16568/F/86/0205 Holland & Holland Shooting School Ducks Hill Road Northwood
Extension/Alterations to Leisure premises (P) of 36 sq.m.

Decision: 03-04-1986 Approved

16568/H/87/1902 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of a biodisc treatment plant

Decision: 25-01-1988 Approved

16568/M/88/1864 Holland & Holland Shooting School Ducks Hill Road Northwood
Use of agricultural land as an extension to shooting school grounds.

Decision: 08-02-1989 Approved

16568/N/89/1139 Holland & Holland Shooting School Ducks Hill Road Northwood
Installation of automatic clay pigeon trap to existing tower (Application for determination under Section 53 of the Act)

Decision: 16-06-1989 GPD

16568/P/89/1242 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of a single-storey timber shelter

Decision: 17-11-1989 Approved

16568/PRC/2015/84 Holland And Holland Shooting Ground Ducks Hill Road Ruislip
Proposed extension to the existing clubhouse

Decision:

16568/R/89/2338 Holland & Holland Shooting School Ducks Hill Road Northwood
Retention of renovation works to existing building (former pavilion)

Decision: 22-03-1990 Approved

16568/S/90/0127 Holland & Holland Shooting School Ducks Hill Road Northwood
Renewal of temporary permission for continued use of six acre field for shooting grounds (Ref:16568M /88/1864)

Decision: 19-06-1990 ALT

16568/T/91/0759 Holland & Holland Shooting School Ducks Hill Road Northwood
Continued use of 6 acre field for shooting grounds

Decision: 04-03-1992 ALT

16568/W/92/1924 Holland & Holland Shooting School Ducks Hill Road Northwood
Erection of single-storey extensions to infill a verandah and form an entrance lobby and alteratic

Decision: 21-01-1993 Approved

Comment on Relevant Planning History

16568/APP/2015/2277 - Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation to the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

Decision: Approved on 29/12/2015.

16568/APP/2015/3140 - Extension to existing reception building and new underground

shooting range, including the demolition of the existing pavilion and garage.
Decision: Approved on 08/12/2015.

16568/APP/2013/3588 - SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND CONSTRUCTION OF BASEMENT.
Decision: Approved on 30/10/2014.

16568/APP/2012/1423 - Single storey building for use as a corporate facility involving demolition of existing building.
Decision: Approved on 11/12/2012.

As previously noted, the temporary buildings are required to facilitate the implementation of the consented developments at the site and are therefore only required for the construction period, which is estimated to be 78 weeks.

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

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.

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.

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

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

| | |
|----------|--|
| | area |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |
| LPP 5.3 | (2015) Sustainable design and construction |
| LPP 7.2 | (2015) An inclusive environment |
| LPP 7.4 | (2015) Local character |
| LPP 7.6 | (2015) Architecture |
| LPP 7.16 | (2015) Green Belt |

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- Not applicable
- 5.2** Site Notice Expiry Date:- **19th February 2016**

6. Consultations

External Consultees

Given the remote nature of the site, no neighbouring residential occupiers were notified of the proposed development. However, site notices were erected on the public highway to provide notice of the development on 29/01/2016 and with expiry dates of 19/02/2016. This level of consultation accords with the Statutory requirements set out in the DMPO 2015. No consultation responses have been received from any neighbouring occupier.

ENVIRONMENT AGENCY:

No comments to make as there are no environmental constraints of concern.

Internal Consultees

TREES OFFICER: (Summary)

The shooting school is relatively secluded and well screened from view, partly by virtue of its distance from Ducks Hill Road and partly due to the local land form and vegetation in the form of woodlands, shelter belts and hedgerows.

The site lies within part of a wider area described in Hillingdon's Landscape Character Assessment. The Character Assessment identifies the landscape characteristics of this area and the visual sensitivities are evaluated as part of Landscape Character Area D1 'Harefield Wooded Undulating Farmland'.

Trees on the site are not protected by Tree Preservation Order or Conservation Area designation. The site IS within designated Green Belt.

No trees or other landscape features of merit will be affected by this proposal. According to the Site Plan, ref. TSLP220126430 Rev 1, by Portakabin, the building will occupy an open area of gravel which was used for car parking. A new larger gravel car park has recently been constructed on the opposite side of the private access road. The site is close to the reception building and well away from, and out of sight of, the main road. It is well screened on all sides by woodland shelterbelts and field hedges. In light of the above and its temporary nature - for a period of 78 weeks only - while the rest of the site is re-developed, there is no objection.

If the application is recommended for approval, landscape conditions are not required in this case.

Officer Comment: Whilst no details of landscaping are required, a condition will be imposed to require the land to be restored within 2 months of the removal of the temporary structures.

ENVIRONMENTAL PROTECTION OFFICER (EPU) Officer:

No comments to make about the application.

DRAINAGE OFFICER:

No comments to make about the application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) specifies 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 Two - Saved UDP Policies (November 2012) 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 specifies 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 Two specifies 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.

The 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 National Planning Policy Framework (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:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also specifies that a presumption in favour of sustainable economic

development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very special circumstance for the provision of a decant building for a temporary period of 78 weeks whilst approved works are being carried out to the main buildings on the site.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the proposed temporary use of the modular building as a decant facility on the site is considered an acceptable use in the Green Belt. However the development is not considered to protect the visual amenity of the Green Belt as the built form is considered detrimental to the openness of the Green Belt. The applicant has however provided details of very special circumstances which are set out in detail below.

The modular building itself is located over 380m back from the highway of Ducks Hill Road and is well screened by tree lines, woodland shelterbelts and field hedges to the south and east, both of which ensure that the building would not be visible from the public domain. The location of the building on an unused gravel area of land and design, which incorporates prefabricated cedar-wood and grey coloured galvanised steel claddings and ensures the building best blends into the Green Belt surroundings, thereby allowing the most to be made of the surrounding landscape.

The applicant submits that the business requires a decant building as a temporary solution to provide the required floor area for continued use of function rooms and kitchen/toilet areas, as the existing provision in the Lodge building will be demolished. The applicants submit that there are no other buildings on the site that can be utilised to provide the required areas, and given that a large number of corporate events have already been booked on the site for this year (2016), a significant amount of revenue will be lost at the detriment of the success of the corporate function aspect of the business, if permission is refused for the temporary building. The applicant has submitted that after a period of 78 weeks from the decision date of any granted permission, the modular building will be vacated and removed from the site, particularly after approved works for the main Lodge building on the site have been completed.

The economic case put forward by the applicants in relation to the previous applications provided statistical data to clearly demonstrate that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They also demonstrated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate and unfavourably compete with surrounding shooting clubs, which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection. The approved substantial increase in the external footprint of the main Lodge building in particular was justified in the supporting evidence, by clearly establishing the need for a dining area, a meeting room, lecture theatre and enlarged kitchen, all of which are considered to be reasonably required in order for the continued successful operation of the business.

As noted during the assessment of the previous related applications, the applicants take seriously the maintenance of their land and have embarked on a programme of

conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wildflower areas.

Whilst this proposal would not be considered acceptable as a permanent structure within the Green Belt, the temporary nature of this application to facilitate the expansion and refurbishment works is considered to provide very special circumstances to consider this scheme favourably.

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed provision of the building for a temporary period of 78 weeks. Furthermore, the height, design and bulk of the building, when taken in context of the temporary nature of the proposals, is considered not to cause unacceptable long term harm to the Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (March 2015) and the NPPF.

7.02 Density of the proposed development

Not applicable to this application as it does not incorporate a residential development.

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

The site is not located within any Archaeological Priority Zone, Conservation Area or Area of Special Local Character. The site does not comprise any statutorily or locally listed buildings.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

For full details, see 'Principle of the Development' section of this report.

7.07 Impact on the character & appearance of the area

The site is located within the Green Belt, with the surrounding area characterised by open countryside. The proposed temporary decant modular building has a single storey flat-roof height of 3.5m, which is lower than the existing main buildings on the site. The modular building is currently well screened and not visible from the public domain. whilst this structure would not be considered acceptable on a permanent basis, the applicants have sought to use appropriate design solutions in the temporary structures to minimise the impact on the character and appearance of the local area and the surrounding area and the Green Belt context, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed single storey temporary decant facility is located over 500m from the nearest neighbouring building to the south-east (Ashby Farm). Therefore, the single storey temporary building will have no impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy.

7.09 Living conditions for future occupiers

Not applicable to this application as it does not incorporate a residential development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site has a sizeable car park located off the main driveway to the east of the

buildings at the site, with further parking available behind the existing corporate facility. The parking areas provide 40 spaces and 1 disabled space within the site. The applicants submit that the use of the temporary decant building would not result in the material generation of visitor numbers over and beyond what is currently obtainable on the site. As such, it is considered that the proposed parking would be sufficient to service the use of the temporary decant building and the existing parking requirements for the site. Therefore, the application is considered to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain.

The overall design approach is considered acceptable in the context of temporary nature of the installation.

7.12 Disabled access

The submitted plans and findings from the site visit show that the temporary building has made provision for inclusive and disabled access via an external ramped access and internal level access toilet area. This provision is considered acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application as it does not incorporate a residential development.

7.14 Trees, Landscaping and Ecology

The Trees Officer has not recommended any condition to seek additional hard / soft landscaping, and it is therefore considered that the proposal would not result in any adverse impact on the protection of any high-amenity trees or trees of landscape merit, and it would therefore comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The application site is located outside of Flood Zones 2 and 3. No Flood Risk Assessment (FRA) or information relating to the management of water has been submitted with this application

However, it is instructive to note that information was previously submitted with the related permissions, which was useful detail in determining the impact of the approved development and basement on groundwater issues. No objection is raised in this regard by the Drainage Officers. The previous information submitted provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site.

7.18 Noise or Air Quality Issues

The site is set sufficiently far from neighbouring properties to ensure residential amenity would not be affected.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning Obligations

No comments were received.

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.

10. CONCLUSION

It has been considered that the proposed single storey temporary modular building would constitute a temporary interim solution to provide the required floor area for continued use of corporate facilities on the site, as the existing provision in the main Lodge building on the site will be demolished. The applicants submit that there are no other buildings on the site that can be utilised to provide the required areas, and given that a large number of corporate events have already been booked on the site for this year (2016), a significant amount of revenue will be lost at the detriment of the success of the corporate function aspect of the business, if permission is refused for the temporary building. The applicant has submitted that after a period of 78 weeks from the decision date of any granted permission, the modular building will be vacated and removed from the site, particularly after approved works for the main Lodge building on the site have been completed.

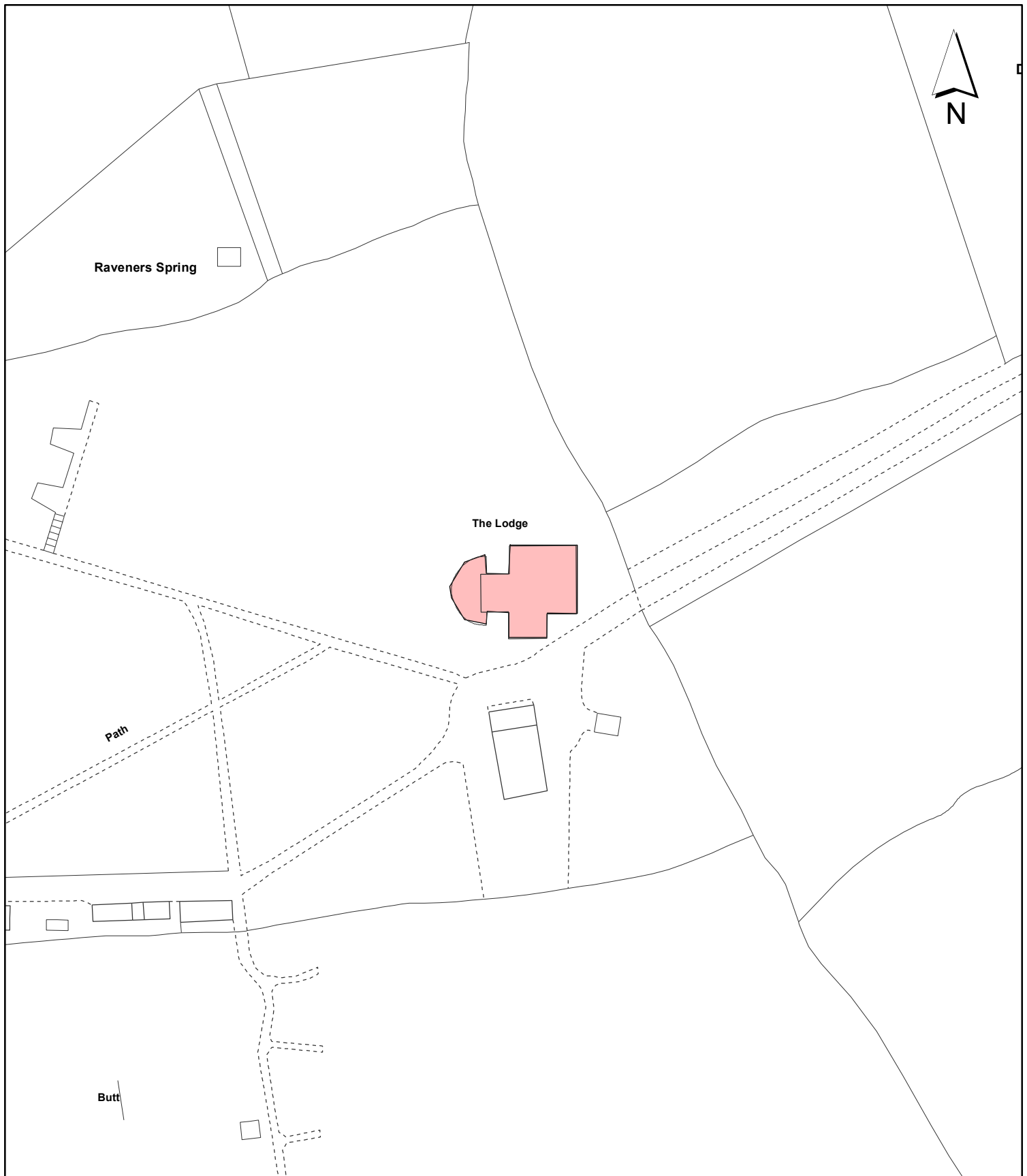
The NPPF requires economic, social and environmental factors to be considered in the determination of any application. The economic benefits resulting from the use of temporary modular building as a decant facility are considered to provide very special circumstances to justify the size and use of the building. Furthermore, the height, design and bulk of the building, when taken in context of the temporary nature of the structure is not considered to cause unacceptable harm to the surrounding Green Belt.

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 (March 2015).
National Planning Policy Framework.

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Holland & Holland Shooting School
 Ducks Hill Road**

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

Planning Application Ref:
16568/APP/2016/97

Scale:
1:1,250

Planning Committee:
North Page 36

Date:
March 2016



HILLINGDON
 LONDON

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Plans for North Applications Planning Committee

Tuesday 22nd March
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 49

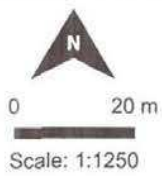
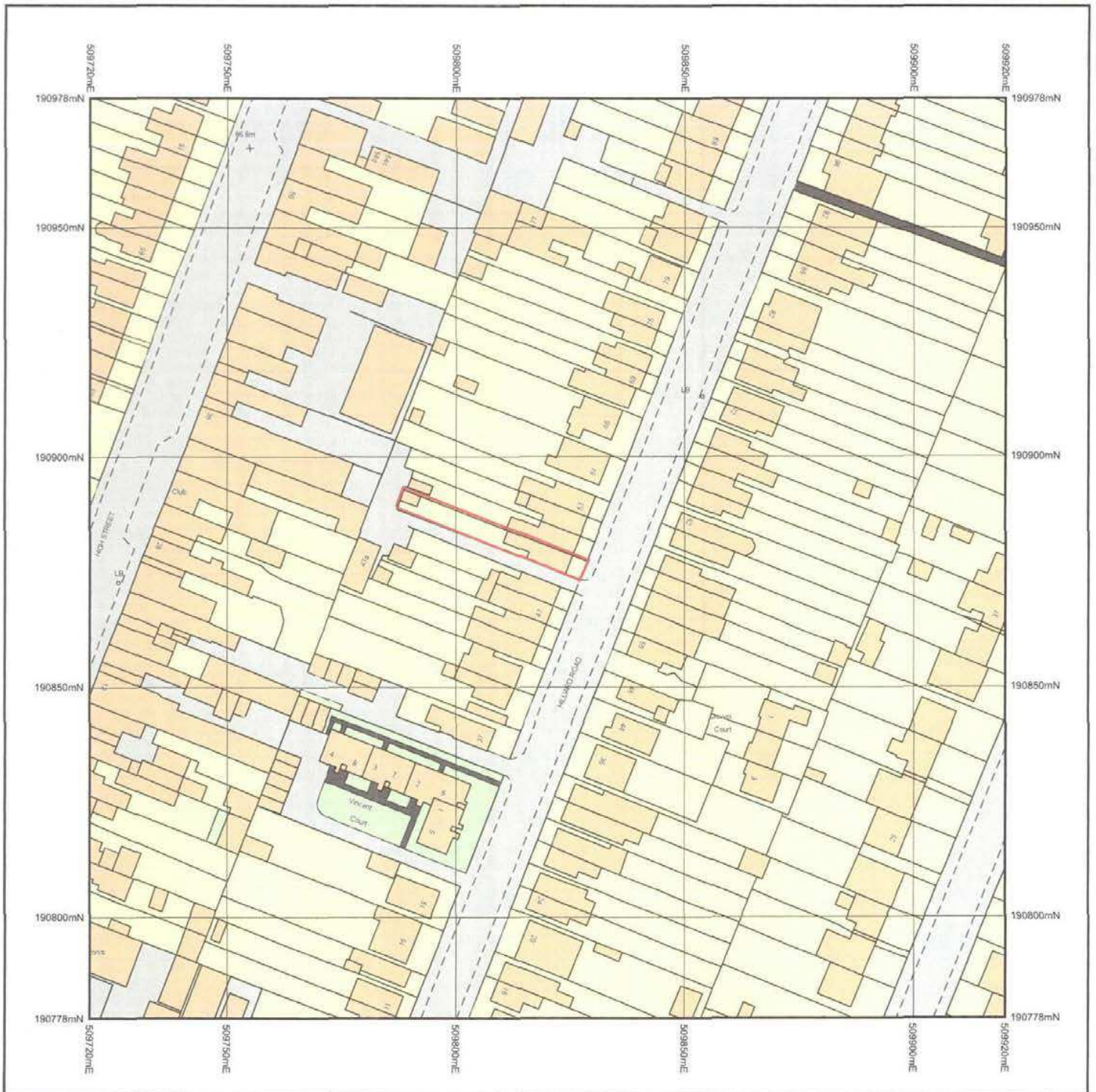
Report of the Head of Planning, Sport and Green Spaces

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

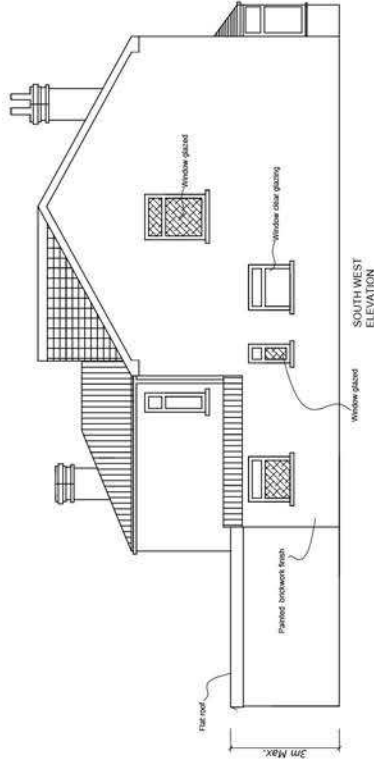
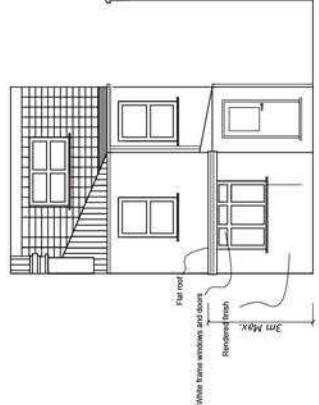
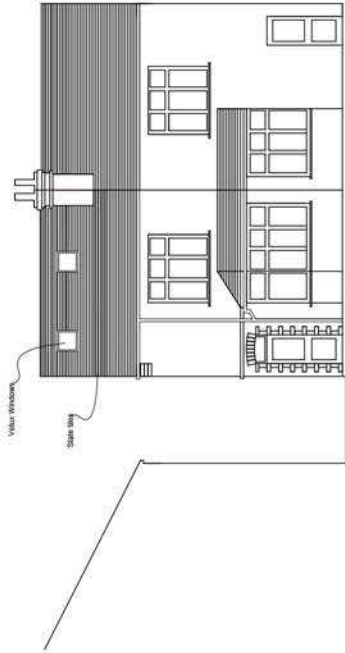
Date Plans Received: 16/12/2015

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 |

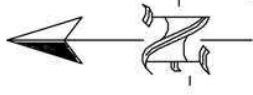


EXISTING PLANS & ELEVATIONS

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

Scale Bar 1:100 @ A2
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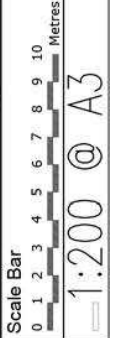
51 HILLIARD ROAD, NORTHWOOD HA6 1SJ
 REVISION B
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 Date 13/02/15
 Drawn by AK



EXISTING DRAINAGE SYSTEM

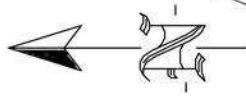
REVISION
Drwg. No. 15 / 2880/43
Scale 1:200
Date 26/08/15
Drawn by AK

THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Epsom, Surrey TW20 8JH



51 HILLIARD ROAD, NORTHWOOD HA6 1SJ

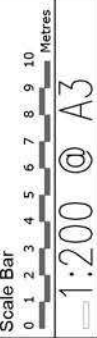




SITE PLAN

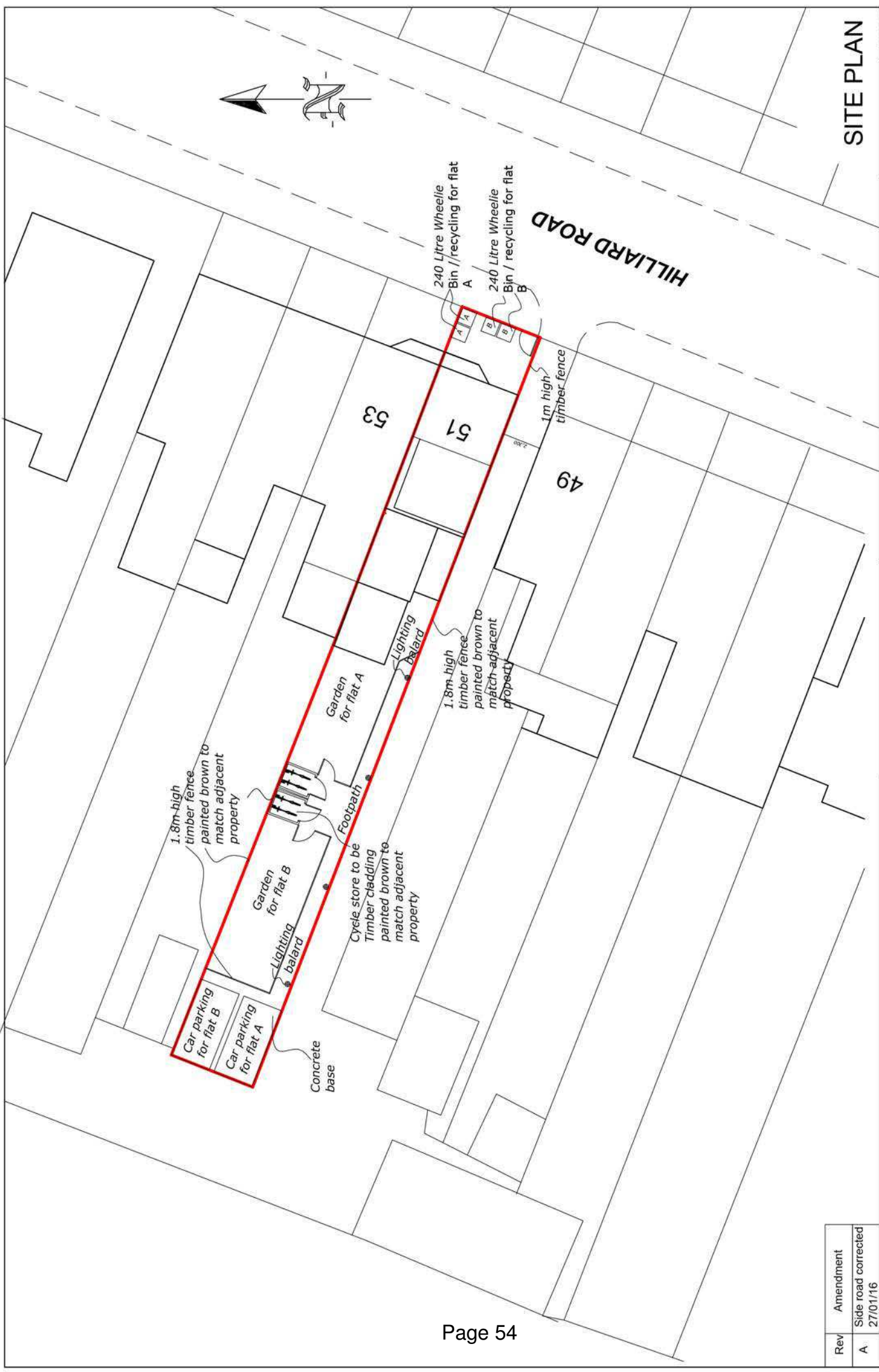
Drg. No. 15/2880/40^A REVISION
 Scale 1:200 A
 Date 13/02/15
 Drawn by AK 

THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Etonacre Finer Middlesex HA5 2JW Tel. 0208 868 1333

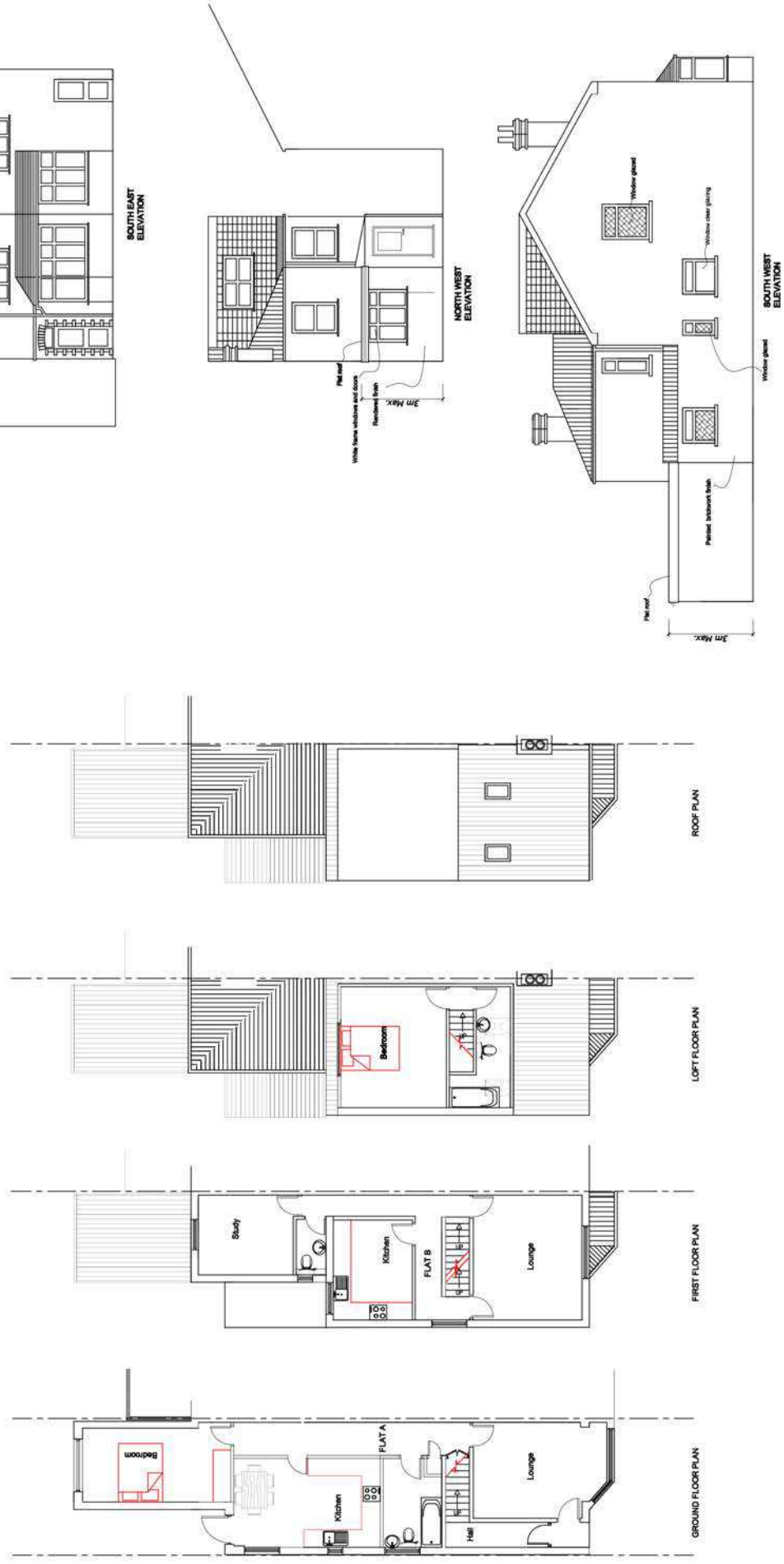


51 HILLIARD ROAD, NORTHWOOD HA6 1SJ

| Rev | Amendment |
|-----|---------------------------------|
| A | Side road corrected 27/01/16 |

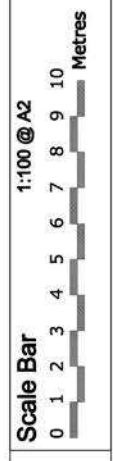


| REV. | AMENDMENTS |
|------|--|
| A | PLANS AND ELEVATION CORRECTED 03/09/15 |
| B | REVISIONS TO PLANS AND ELEVATION COMPLETED TO REFLECT APPROVED PLANS |
| C | MARKET OWNERS SIGN |



PROPOSED PLANS & ELEVATIONS

THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Ecton Leicestershire LE12 2EW Tel. 0208 868 1333
 Drawn by AK



51 HILLIARD ROAD, NORTHWOOD HA6 1SJ

| REVISION | DATE |
|----------|----------|
| C | 13/02/15 |



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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 56

Date:

March 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HOLLAND AND HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD
NORTHWOOD

Development: Installation of single storey modular portakabin building as a decant facility to use as function rooms, kitchen and toilet areas for a temporary period of 78 weeks (Retrospective)

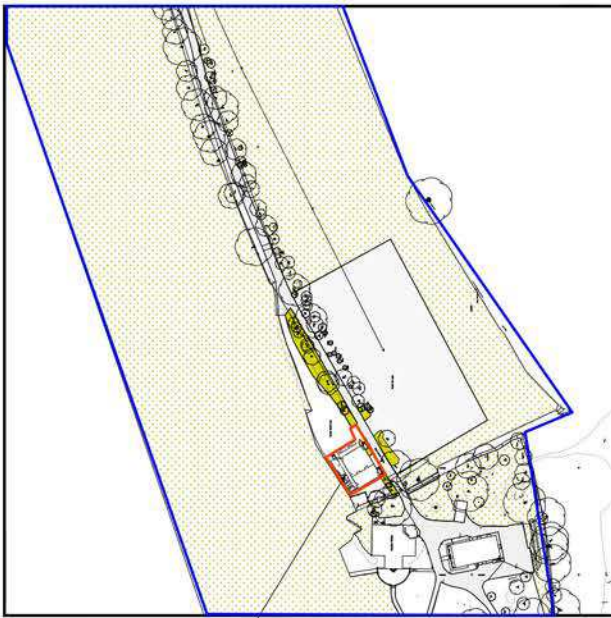
LBH Ref Nos: 16568/APP/2016/97

Date Plans Received: 11/01/2016
Date Application Valid: 19/01/2016

Date(s) of Amendment(s):



Proposed location of temporary single storey Portakabin Building.

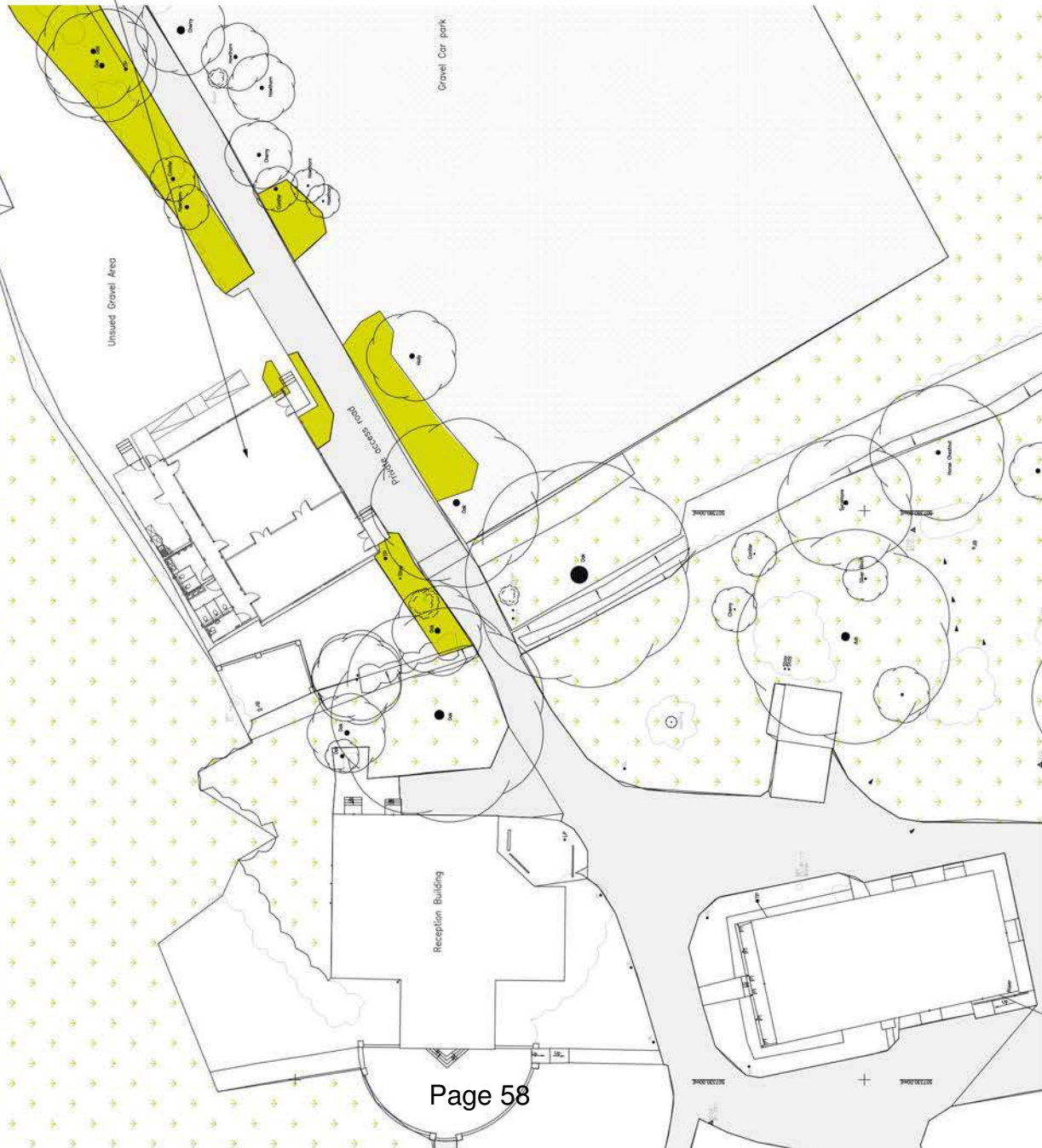


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LOCATION PLAN
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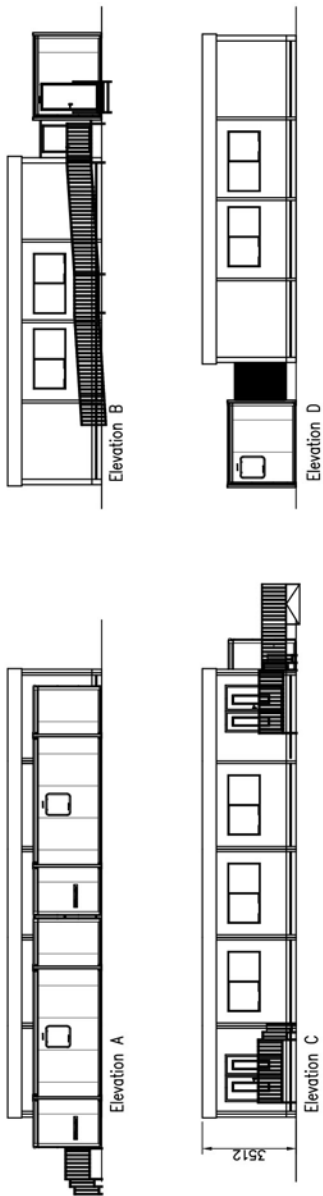
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|--|------------------------|
| Portakabin | Total Solutions |
| Proposed Temporary Portakabin function room for Holland and Holland Shooting School at Ducks Hill Rd, Northwood, HA6 2ST | |
| Date: 7th January 2016 | |
| Scale : 1:200 & 1:1250 | |
| Drawing Number | TSLP220126430 Rev1 |



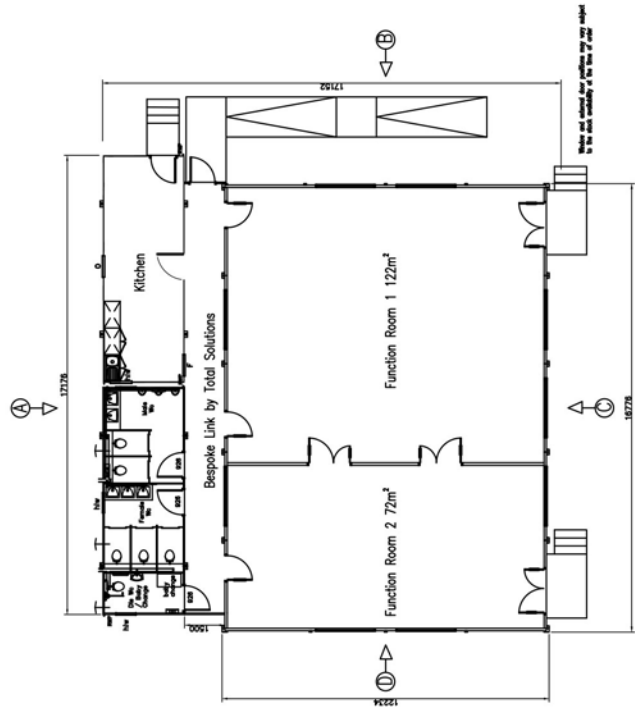
BLOCK PLAN
scale 1:200

| Rev. | Date | Description | By |
|------|----------|---|-----|
| D | 18.12.15 | Final and Elevation drawing complete | WJH |
| C | 03.12.15 | Final position of floor positions and raised canopy with JH | JH |
| B | 11.11.15 | Final position of floor positions and raised canopy with JH | JH |
| A | 21.11.14 | Outline floor plan, window, door, and lighting plan | WJH |



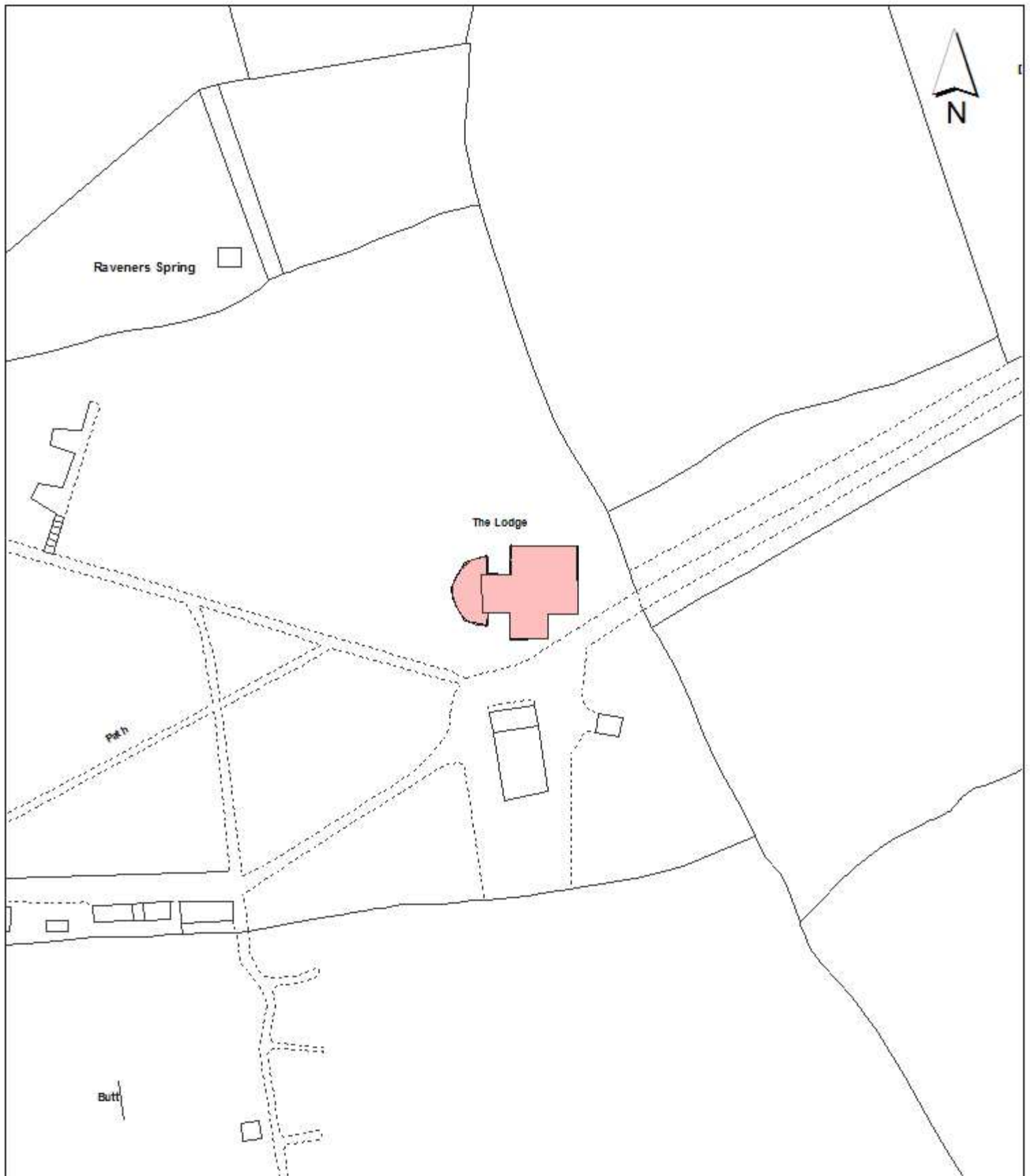
Total Floor Area = 269m²
Plan and Elevation

| Symbol | Description |
|--------|-------------------------------|
| 1 | 1000mm x 2000mm raised canopy |
| 2 | 1000mm x 2000mm raised canopy |
| 3 | 1000mm x 2000mm raised canopy |
| 4 | 1000mm x 2000mm raised canopy |
| 5 | 1000mm x 2000mm raised canopy |
| 6 | 1000mm x 2000mm raised canopy |
| 7 | 1000mm x 2000mm raised canopy |
| 8 | 1000mm x 2000mm raised canopy |
| 9 | 1000mm x 2000mm raised canopy |
| 10 | 1000mm x 2000mm raised canopy |
| 11 | 1000mm x 2000mm raised canopy |
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| 98 | 1000mm x 2000mm raised canopy |
| 99 | 1000mm x 2000mm raised canopy |
| 100 | 1000mm x 2000mm raised canopy |



Portakabin
 Portakabin Hire
 Huntingdon
 York YO32 9PT
 T: 01904 611655
 www.portakabin.co.uk

| | |
|---------------|--|
| Client: | Holland & Holland |
| Project: | Corporate Conference Facility |
| Title: | Proposed Layout 5 x Ultima 123 Modules With Linked PK282 Kitchen & PL282 Portaloos |
| Scale @ A3: | 1:200 @ A3 |
| Drawn By: | JW |
| Checked: | 06.11.15 |
| Drawn Number: | HD9336/02 |
| Rev: | F |



Notes:

 Site boundary

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Site Address:

**Holland & Holland Shooting School
 Ducks Hill Road**

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

Planning Application Ref:
16568/APP/2016/97

Scale:
1:1,250

Planning Committee:
North Page 61

Date:
March 2016



HILLINGDON
 LONDON

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