



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 1
FEBRUARY 2017

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 (Vice-Chairman)
Councillor Jem Duducu
Councillor Duncan Flynn
Councillor Raymond Graham
Councillor Henry Higgins
Councillor Manjit Khatra
Councillor John Morse
Councillor John Oswell

Published: Tuesday, 24 January 2017

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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,
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www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

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



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

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

Travel and parking

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Accessibility

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Emergency procedures

If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

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;

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.

4. The Committee may ask questions of the

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 meetings held on 26 October 2016 and 11 January 2017 1 - 10
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	The Case is Altered Public House 38037/APP/2016/2912	Eastcote & East Ruislip	Minor alterations to existing elevations & minor reconfiguration of car park (Amended Plans received which include omission of previously proposed single-storey extension). Recommendation: Approval	11 - 38 176 - 188
7	The Case is Altered Public House 38037/APP/2016/2913	Eastcote & East Ruislip	External alterations, internal reconfiguration and associated works (Application for Listed Building Consent) (Amended Plans received which include omission of previously proposed single-storey extension). Recommendation: Approval	39 - 54 189 - 201

8	219 Swakeleys 10215/APP/2016/1443	Ickenham	Two storey dwelling with habitable basement and roofspace to create six one-bed self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved). Recommendation: Approval	55 - 72 202 - 211
9	1a Grove Road 14379/APP/2016/3279	Northwood	Two storey, five-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow. Recommendation: Approval	73 - 88 212 - 223
10	47 - 49 High Street 46454/APP/2016/427	West Ruislip	First and second floor rear extension to create four two-bed and one one-bed self-contained flats with associated cycle spaces. Recommendation: Refusal	89 - 100 224 - 235

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	6 Flowers Avenue 72269/APP/2016/4278	Eastcote & East Ruislip	Single storey rear extension. Recommendation: Approval	101 - 110 236 - 246
12	Cornerways 18414/APP/2016/3792	Northwood	Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486, dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.) Recommendation: Approval + SEC 106	111 - 128 247 - 259

13	91 Joel Street 45536/APP/2016/3092	Northwood Hills	Change of use from retail (Use Class A1) to restaurant/pub/hot food takeaway (Use Class A3/A4/A5), involving installation of bin and cycle stores. Recommendation: Approval	129 - 142 260 - 264
14	5 Maycroft 67893/APP/2016/2836	Northwood Hills	Extension to roof over existing single storey rear extension and extension to existing dormer to create additional habitable roof space (amended description). Recommendation: Approval	143 - 154 265 - 280
15	Hillingdon Borough Football Club 17942/APP/2016/3158	West Ruislip	Installation of three temporary changing room cabins. Recommendation: Approval	155 - 164 281 - 284

PART II - Members Only

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

16 ENFORCEMENT REPORT

165 - 174

PART I - Plans for North Planning Committee

175 - 284

Agenda Item 3

Minutes



NORTH Planning Committee

26 October 2016

Meeting held at Civic Centre, High Street, Uxbridge UB8 1UW

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Jazz Dhillon (Reserve) (In place of Manjit Khatra), John Morse and John Oswell</p> <p>LBH Officers Present: Kate Boulter (Democratic Services Officer), Roisin Hogan (Planning Lawyer), Peter Loveday (Highway Development Engineer), Neil McClellan (Major Applications Team Leader), Jyoti Mehta (Trainee Solicitor) and James Rodger (Head of Planning and Enforcement)</p>
81.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Manjit Khatra, who was substituted by Councillor Jazz Dhillon.</p>
82.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a non-pecuniary interest in agenda item 8 and stated that he would leave the meeting during the discussion of the item.</p>
83.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>There were no minutes for approval.</p>
84.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
85.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were Part I and would be heard in public.</p>
86.	<p>54-56 PEMBROKE ROAD, RUISLIP (<i>Agenda Item 6</i>)</p> <p>This item was withdrawn from the agenda prior to the meeting.</p>

87.	<p>3 PIKES END, EASTCOTE (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>A petitioner, speaking in objection to the application, made the following points:</p> <ul style="list-style-type: none"> • Pikes End was in a conservation area and had an award-winning design. There was a covenant on the properties which prevented changes to the facade. • The proposed change would cause a loss of sunlight and intrude on neighbours' privacy. • The neighbour of number 3 had not given their permission for works in accordance with the Party Wall Act. • The petitioners stated that the property at 3 Pikes End already had five bedrooms and the garage had been converted into a bedroom. If the proposed changes were agreed, petitioners were concerned that the property could operate as a care home. <p>The applicant addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • A planning application for the works had been approved seven years ago. The extension applied for was the same size as had previously been approved. The applicant had consulted with the Planning Department regarding the original application. • Permission had already been given to build a first floor extension. • Currently, only two bedrooms were used upstairs and one downstairs. <p>The following points were made by Members during discussion on the item:</p> <ul style="list-style-type: none"> • Pikes End had distinctive properties and there was some concern about uniformity and character. • It would be difficult to make a decision without seeing photographs of the rest of the street. <p>A motion for the application to be deferred to enable further photographs to be taken was moved, seconded and upon being put to a vote was agreed.</p> <p>RESOLVED: That the application be deferred.</p>
88.	<p>ST HELENS SCHOOL, NORTHWOOD (<i>Agenda Item 8</i>)</p> <p>Councillor John Morgan, having declared a non-pecuniary interest, left the meeting for consideration of this item.</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>A motion for the application to be approved was moved, seconded and upon being put to a vote was agreed.</p> <p>RESOLVED: That the application was approved.</p>
	<p>The meeting, which commenced at 7.15 pm, closed at 7.45 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250833. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

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Minutes



NORTH Planning Committee

11 January 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Morse and June Nelson</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Neil McClellan (Major Applications Team Leader), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
121.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor John Oswell, with Councillor June Nelson substituting.</p>
122.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
123.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 6 December 2017 were agreed as a correct record.</p>
124.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
125.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that the items of business marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
126.	<p>136 GREEN LANE - 27501/APP/2016/3115 (<i>Agenda Item 6</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>

127.	<p>1A GROVE ROAD - 14379/APP/2016/3279 (<i>Agenda Item 7</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>
128.	<p>51 WEILAND ROAD - 17990/APP/2016/3166 (<i>Agenda Item 8</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>
129.	<p>WILLIAM JOLLE PUBLIC HOUSE - 5564/APP/2016/3468 (<i>Agenda Item 9</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>
130.	<p>57 COPSE WOOD WAY - 24862/APP/2016/4057 (<i>Agenda Item 10</i>)</p> <p>Variation of condition 2 (approved plans) of planning permission reference 24862/APP/2015/3571 dated 08/08/16 (Two storey, five-bedroom, detached dwelling with habitable roofspace to include two front dormers, one rear dormer, integral garage, parking and amenity space involving demolition of existing detached dwelling to add a third dormer window to the front elevation and re-position the two approved dormers.</p> <p>Officers introduced the report to Members, which sought to vary previous planning consent to include the provision of a third front dormer window, including responsibility of the two approved front dormers.</p> <p>The Committee proposed and seconded the officer's recommendation. Upon being put to a vote, there were six votes in favour of the application and one abstention.</p> <p>– RESOLVED: That the application was approved.</p>
131.	<p>CORNERSWAY GREEN LANE - 18414/APP/2016/3792 (<i>Agenda Item 11</i>)</p> <p>Variation of condition No. 6 (Attendance Numbers) of planning permission reference 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping).</p> <p>Officers introduced the report which sought to increase enrolment numbers at the children's day nursery from 30 to 60, and highlighted the addendum.</p> <p>Members commented on the proposed parking arrangements, highlighting that four car parking spaces were highlighted for 13 members of staff, with another five spaces for parents to drop-off children. The Committee questioned where the remaining nine members of staff would be parking, and how that could impact on the surrounding area and traffic flow.</p> <p>There were also concerns regarding access to the site and potential impact on traffic at rush hour, as well as the impact of adding children being dropped off near the site. Members also commented that by doubling the number of children enrolled, there may be more traffic, although it was difficult to know how many people would travel to the site by public transport or on foot.</p>

	<p>Officers confirmed to the Committee that many pupils live in close proximity to the nursery, and there was scope for the applicant to reduce the number of cars using the site as part of the travel plan. Members also heard that Rickmansworth Road was wide enough to accommodate both parking and free flow of traffic.</p> <p>The Committee also discussed the impact of turning right into the site, which could lead to a traffic build-up when cars waited to turn, and there was concern that two cars could not pass each other at the access point to the site. The Head of Planning and Enforcement confirmed that a full travel plan may help answer some of these questions, and Members agreed that a plan, as well as current accident data, and further information on the width of the access road and impact of a right turn into the site.</p> <p>A motion to defer the application was then moved, to allow the applicant to provide the travel plan and further information. This was seconded, and upon being put to a vote, unanimously agreed.</p> <p style="text-align: center;">– RESOLVED: That the application was deferred.</p>
132.	<p>WILLIAM JOLLE PUBLIC HOUSE - 5564/APP/2016/3439 (<i>Agenda Item 12</i>)</p> <p>The application was withdrawn prior to the start of the meeting.</p>
133.	<p>3 PEMBROKE ROAD - 64711/APP/2016/1793 (<i>Agenda Item 13</i>)</p> <p>Conversion of roofspace to habitable use with the inclusion of six rear rooflights, two front rooflights, and four side rooflights to create one one-bed self-contained flat with associated amenity space.</p> <p>Officers introduced the application, which considered the conversion of the existing roofspace to provide one one-bed flat, and highlighted the addendum. Members heard that the rooflights were deemed acceptable due to the steepness of the roof and because they were obscured to the rear of the building, and, responding to questioning, officers confirmed that the height of the proposed dwelling was below the London Guidelines considered desirable for properties and there were no rooflights in nearby properties.</p> <p>The Committee expressed concern that rooflights provided the only form of lighting in the dwelling and the building height was lower than the London Plan guidelines suggested. A proposal to refuse the application was then proposed citing the unacceptable living conditions proposed by virtue of a lack of natural light and the height of the dwelling.</p> <p>This proposal was seconded and unanimously agreed when put to a vote.</p> <p style="text-align: center;">– RESOLVED: That the application was refused.</p>
134.	<p>THE WATERS EDGE, RESERVOIR ROAD - 1117/ADV/2016/91 (<i>Agenda Item 14</i>)</p> <p>Removal of existing adverts and installation of one internally illuminated post sign, three areas of non-illuminated signwriting, one internally illuminated Nameboard, one externally illuminated post sign, two non-illuminated transom signs, one externally illuminated sign, one area of externally illuminated signwriting and three non-illuminated post signs.</p>

	<p>Officers introduced the report which sought consent for the removal of existing adverts and installation of the replacement signage.</p> <p>Members proposed, seconded and voted unanimously in favour of the officer's recommendation.</p> <p>– RESOLVED: That the application was approved.</p>
135.	<p>178-182 HIGH STREET - 28388/APP/2016/3332 (<i>Agenda Item 15</i>)</p> <p>First and second floor rear extension, conversion of roofspace to habitable use to include three front dormers, four side dormers and change of use from Use Class A1 (Retail) to Use Class C3 (Residential) to create six two-bed and three one-bed self-contained flats, balustrade to rear to form communal terrace and alteration to bin/cycle storage.</p> <p>Officers introduced the report which proposal to erect a first and second floor extension to the rear of the premises, and convert the roofspace to habitable use with the inclusion of dormer windows.</p> <p>The Committee believed the proposal was not acceptable, and proposed, seconded and unanimously agreed the officer's recommendation when put to a vote.</p> <p>– RESOLVED: That the application was refused.</p>
136.	<p>QUARTERLY S106 MONITORING REPORT (<i>Agenda Item 16</i>)</p> <p>Members noted the report that provided financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2016 where the Council has received and holds funds.</p> <p>– RESOLVED: That the report was noted.</p>
137.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
138.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</p>

	<p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.56 pm.</p>

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Report of the Head of Planning, Sport and Green Spaces

Address THE CASE IS ALTERED PH HIGH ROAD EASTCOTE

Development: Minor alterations to existing elevations and minor reconfiguration of car park (Amended Plans received which include omission of previously proposed single-storey extension).

LBH Ref Nos: 38037/APP/2016/2912

Drawing Nos: Unnumbered Location Plan
2993/03 (Existing Elevations)
2993.20.OP2 (Proposed South & West Elevations)
2993.02 (Existing First Floor)
2993.04 (Existing Site Plan)
2993.01 (Existing Ground Floor)
2993.10.OP2 Rev.B (Proposed Ground Floor)
2993.11.OP2 Rev.B (Proposed First Floor)
2993.12.OP2 Rev.B (Proposed Roof Plan)
2993.13.OP2 Rev.A (Proposed Site Plan)
2993.21.OP2 Rev.B (Proposed North & East Elevations)
Historic Building Assessment, prepared by Cotswold Archaeology, dated May 2016

Date Plans Received: 27/07/2016 **Date(s) of Amendment(s):** 27/07/2016

Date Application Valid: 29/07/2016

1. SUMMARY

This application seeks full planning permission for minor external alterations to The Case is Altered Public House in Eastcote. These are primarily related to internal reconfiguration works associated with the desire to improve accessibility and provide increased capacity within the building.

It should be noted that a single-storey extension to the rear of the building was originally proposed as part of this application but that this has now been omitted from the scheme, primarily due to cost reasons.

An application for Listed Building Consent has been submitted in parallel with this application and appears on this same agenda. That application solely deals with the acceptability of the proposed internal and external works in terms of their impact on the historic fabric of the listed building. This current application for planning permission relates to the proposed external works.

No objections are raised to the principle of the development in this location. The application follows pre-application discussions with the Council and, whilst the scheme now under consideration is quite different to that originally proposed, relevant comments made at that stage have been taken fully on board. Negotiations have also taken place with the applicant throughout the application process to ensure that issues associated with visual impact and accessibility are further addressed such that, following the receipt of amended plans, no objections are raised in respect of these matters.

Residents raised significant concern over the impact of the proposals on the surrounding highway network and many are very strongly opposed to the scheme due to concerns regarding parking and highway and pedestrian safety. Notwithstanding the receipt of amended plans, which omit an originally proposed extension, those concerns remain. Nevertheless, the Council's Highway Engineer has raised no objections and, given the minor nature of the alterations now proposed, it is not considered that refusal could be justified on this basis.

Some residents are also vehemently opposed to the scheme due to concerns regarding disabled access. However, the applicant has fully taken on board the advice of the Council's Access Officer in this regard and officers are satisfied that, given the constraints posed by the Grade II listing of the building, the proposed arrangements offer an acceptable solution in this instance.

The proposal is considered to comply with relevant Local Plan, London Plan and national planning policies and, accordingly, approval is recommended.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2993.10.OP2 Rev.B, 2993.11.OP2 Rev.B, 2993.12.OP2 Rev.B, 2993.13.OP2 Rev.A, 2993.20.OP2 & 2993.21.OP2 Rev.B, 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 (2016).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including but not limited to the following, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such:

- i) details of any kitchen, WC or other flues and/or vents or other extraction systems;
- ii) detailed design and construction of the new windows and doors, to include details of materials and finish and cross-sections of the frames and glazing bars for the windows at an appropriate scale (ideally 1:1);
- iii) details of all external infill walls (nb. these should be painted brick rather than blockwork);
- iv) details of roof tiles;
- v) details of materials to be used for markings, kerbs, bollards and any new surfaces within the car park;
- vi) details of the cold store and associated covered structure/canopy at the rear of the building, as indicated on drawing no. 2993.12.OP2.

All new works must match the existing in terms of materials, colour, finishes, etc. and details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4, BE8, BE9, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM8 Tree Protection

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

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

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

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

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

REASON

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

5 COM10 Tree 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 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

6 COM17 Control of site noise rating level

The rating level of the noise emitted from plant and/or machinery at the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Access

The hereby approved 'Unisex Toilet', as shown on drawing no. 2993.10.OP2 Rev.B, shall be designed and fitted as a second accessible toilet in accordance with figure 5.1 as set out in BS 8300:2009.

REASON

In the interests of enhancing the building's accessibility for all in accordance with policy 7.2 of the London Plan 2016.

8 NONSC Pipework & guttering

All gutters, down pipes and external pipework shall be in painted case iron to match the existing.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4, BE8, BE9, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 153 **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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE1	Development within archaeological priority areas
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). 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 I1 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

5 I3 **Building Regulations - Demolition and Building Works**

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

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

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

7 I12 **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

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

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

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

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

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best

Practice Guidance' The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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.

9 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

10 144A Prevention of Litter

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Should you have any queries on the above, please contact the Environmental Protection Unit on 01895 250230 at the London Borough of Hillingdon.

11

With regard to condition 10, you are advised that the the Council's Access Officer has recommended that the 'Unisex Toilet' facility does not need to be signed as a 'disabled toilet', but amending the layout would mean that everyone, including a wheelchair user, could access the same facility without needing to leave the restaurant. The provision could still accommodate a 'baby change' , and it would be entirely appropriate for the cubicle door to feature both the 'male' , 'female' and 'baby change' symbols, along with the words 'accessible unisex'. Should you have any further queries regarding the requirements of the condition please contact the Council's Access Officer at akashmiri@hillingdon.gov.uk.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises The Case is Altered Public House (PH), which occupies an approximately 0.26 hectare irregularly shaped plot located on the north corner of High Road and Southill Lane in Eastcote.

The PH comprises a predominantly 19th century two-storey building with an earlier attached timber framed barn to the west and more modern extensions to its east and to the rear. A pub garden, comprising a patio and grassed area, and car park is located to the front of the premises. A private garden is located to the rear.

Tree screening around the rear garden in addition to specimen planting to the front of the building and within the car park, and a well maintained hedge along its boundaries with High Road and Southill Lane, provides an attractive setting for the building.

The site falls within a predominantly residential area and it is bounded by residential properties to the north, east and west. Public open space along the River Pinn corridor is located on the opposite side of High Road to the south. Eastcote Cricket Club lies beyond Southill Lane and residential properties to the west.

The Public House is Grade II Listed. The entire site falls within the Eastcote Village Conservation Area as designated in the Hillingdon Local Plan.

3.2 Proposed Scheme

This application seeks full planning permission for minor alterations to the external facades of the building and limited reconfiguration of the car park.

External works include alterations to existing and formation of new openings to install new windows or doors, associated with proposed internal reconfiguration works. This includes the blocking of an existing alley/undercroft area, which currently provides access from the front to the rear of the premises, in addition to staff access between the main bar area and the cellar.

Whilst internal reconfiguration works do not strictly require planning permission it should be noted that these predominantly include relocation of the male and disabled WCs, provision of an additional unisex WC and relocation of the kitchen. These works would enable the premises to cater for a greater number of patrons.

Minor alterations are proposed to the existing car park, which include the formal marking out of spaces, minor kerb alignment and provision of a disability standard parking bay. This would create two additional parking bays.

3.3 Relevant Planning History

38037/ADV/2004/71 The Case Is Altered Ph High Road Eastcote
RETENTION OF TWO DOUBLE-SIDED SIGN POST SIGNS

Decision: 14-12-2004 Approved

38037/APP/2007/1333 The Case Is Altered Ph High Road Eastcote
ERECTION OF A WOODEN CANOPY FOR USE AS A SMOKING SHELTER.

Decision: 12-07-2007 Refused

38037/APP/2008/2631 The Case Is Altered Ph High Road Eastcote
New door to front elevation and minor internal alterations.

Decision: 12-12-2008 Approved

38037/APP/2008/2632 The Case Is Altered Ph High Road Eastcote
New door to front elevation and minor internal alterations (Application for Listed Building Conser

Decision: 12-12-2008 Approved

38037/APP/2011/964 The Case Is Altered Ph High Road Eastcote
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08n
by 3.89m by 2.6m (Retrospective)

Decision: 22-06-2011 Refused

38037/APP/2011/966 The Case Is Altered Ph High Road Eastcote
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08n
by 3.89m by 2.6m (Retrospective application for Listed Building Consent).

Decision: 22-06-2011 Refused

38037/C/87/1622 The Case Is Altered Ph High Road Eastcote

Dem of storage bldg & alts & extns with assoc parking

Decision: 12-02-1988 Refused **Appeal:** 07-06-1989 Dismissed

38037/D/87/1633 The Case Is Altered Ph High Road Eastcote

Dem of storage bldgs & alts & extns & assoc parking (App for L.B.C. & C.A.C.)

Decision: 08-02-1989 Refused

38037/F/88/2323 The Case Is Altered Ph High Road Eastcote

Dem of storage building & garage/store. Alteration & extensions & addit. car parking (App for L.B.C.)

Decision: 08-02-1989 Refused **Appeal:** 01-08-1989 Dismissed

38037/J/90/1878 The Case Is Altered Ph High Road Eastcote

Refurbishment and change of use to dining area of existing barn, erection of side extension to create a lobby and creation of a new car parking area

Decision: 09-08-1991 Approved

38037/K/90/1881 The Case Is Altered Ph High Road Eastcote

Refurbishment and change of use to dining area of existing barn and erection of a side extension to create a lobby (Application for Listed Building Consent)

Decision: 09-08-1991 Approved

38037/L/91/0108 The Case Is Altered Ph High Road Eastcote

Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen

Decision: 04-04-1991 Approved

38037/M/91/0109 The Case Is Altered Ph High Road Eastcote

Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen (Application for Listed Building Consent)

Decision: 04-04-1991 Approved

38037/P/93/0531 The Case Is Altered Ph High Road Eastcote

Erection of a single-storey extension for toilet facilities

Decision: 12-07-1993 Approved

38037/R/93/0535 The Case Is Altered Ph High Road Eastcote

Erection of a single-storey extension for toilet facilities (Application for Listed Building Consent)

Decision: 12-07-1993 Approved

Comment on Relevant Planning History

The site has an extensive planning history and residents have notably referred to applications dating from the 1980s. Those applications raised by residents in addition to relevant more recent planning history is summarised above and discussed in more detail below.

Residents have drawn comparisons between the proposed scheme and applications which were refused planning permission during the 1980s. Planning permission (ref: 38037/C/87/1622) for the demolition of a flat roofed single-storey storage building and concrete panelled garage, alterations and extensions to the public house to create 87m² of additional floorspace, and provision of additional parking was refused on 12/02/88 for the following reasons:

1. The proposed doubling of the floorspace would be likely to significantly increase the patronage of the Public House and cause further extraneous parking which would be to the detriment of the visual amenity of the Conservation Area and could lead to the obstruction of the free flow of traffic in surrounding roads.
2. The location of the proposed barbecue, in close proximity to neighbouring residential properties, would be likely to cause a loss of amenity to occupiers of those properties by reason of noise and general disturbance.
3. The scale of the extension is out of keeping with and would be over-dominant in relation to the Grade II listed building.

An appeal against that decision was subsequently dismissed.

The appeal Inspector confirmed that the concern at that time related to the proposed increase in the size of the bar and the consequent impacts of the increased custom this would enable. Concern was particularly raised over the inability at that time to provide on site car parking in accordance with the Council's parking standards and the subsequent increase in parking demand this would create along local roads. The Inspector also considered that a prolonged increase in on-street parking would impact on the visual amenities of the Conservation Area. In addition to these concerns the Inspector raised concerns over the impact of the extensions proposed at that time on the historic fabric and visual amenities of the listed building. He also considered that the proposed location of a BBQ and pergola would be unneighbourly.

Applications for Listed Building Consent (refs: 38037/D/87/1633 and 38037/F/88/2323) were also refused on 08/02/89 for the following reasons:

1. The scale of the extension is out of keeping with and would be over-dominant in relation to the existing Grade II Listed Building.
2. The proposal would be detrimental to the historic character of the Listed Building by virtue of the alteration to the internal spaces.
3. The proposal would be detrimental to the Listed Building because of the removal of parts of the original fabric.

An appeal against the latter application was subsequently dismissed.

Notwithstanding the above, subsequent applications for planning permission and listed building consent, made throughout the 1990s and 2000s, as summarised above, have been approved. Most notably, planning permission ref: 38037/J/90/1878 and listed building consent ref: 38037/K/90/1881 for the extension of the building and change of use of an ancillary barn (now the western most wing of the PH) to a restaurant were approved on 09/08/91, despite the earlier appeal decision.

Given the significant changes to planning policy which will have occurred since 1988, including the adoption of the Local Plan, London Plan and NPPF, the approval of subsequent consents which allowed the expansion of the premises during the 1990s and the very limited external works now proposed, the 1988 appeal decisions are considered to be of limited relevance to this current scheme.

4. Planning Policies and Standards

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- BE1 Development within archaeological priority areas
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE4 New development within or on the fringes of conservation areas
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

First Consultation:

Consultation letters were sent to seven local owner/occupiers, the Northwood Hills Residents' Association, the Eastcote Residents' Association and the Eastcote Village Conservation Panel. 13 letters of objection and a 56 signature petition were received from residents, which raised the following concerns:

- i) No changes should be made which increase the pub's capacity.
- ii) Parking from the pub is already dangerous - it often makes Southill Road near impossible to use and also causes problems along Pikes End, Quintin Close and the High Road.
- iii) Inconsiderate and dangerous parking obstructs surrounding footways.
- iv) The traffic and parking problems cause problems for the emergency services.

- v) Noise and disturbance to surrounding residential areas from customers, traffic and parking is already a problem and will be made worse.
- vi) Serving should stop at 11pm and customers should be vacated by 11.30pm but this does not happen - the proposals will mean noise will continue even longer into the night.
- vii) Use of the pub overflows onto the cricket club where litter and glasses are often found.
- viii) Vehicles from the pub and nearby businesses are often parked overnight in surrounding streets, which adds to parking problems.
- ix) The stone slab floor in the bar/servery area should be fully protected as it is one of the oldest and most original features of the building.
- x) The relocation of the toilets is undesirable as this increases their distance from the barn/restaurant area.
- xi) Reduced cellar storage will either cause more frequent deliveries or stock shortages in busy and Christmas/New Year periods.
- xii) Harm to the old building.
- xiii) This is a quaint little village pub in a picturesque, peaceful and quiet conservation area. It is in keeping and well-balanced with the surrounding area and should remain exactly as it is.
- xiv) This is an old pub with historic value - the character will be lost by major planned changes to the building.
- xv) The visual amenity would be harmed and the environment of the surrounding area diminished.
- xvi) Any changes to a listed building should be done in keeping with the regulations and the Conservation Area requirements.
- xvii) Increased pollution.
- xviii) The internal seating capacity will be increased by 60% which will significantly increase trade and its associated problems of traffic, parking, noise and disturbance - this is directly at odds with the objectives of a residential conservation area.

EASTCOTE RESIDENTS' ASSOCIATION

We ask that these applications in their current form be refused.

We can understand that the new owners, The City Pub Company, wish to optimise on the commercial return that the Pub can provide. However, the substantial increase in internal space for customer use is not reflected in any increase in car parking spaces and does not appear to take account of the wider area in which the Pub is located.

The narrow residential roads adjacent to the Pub, Southill Lane and Pikes End particularly, already suffer from parking overflow from the Pub, with the attendant H&S dangers to both pedestrians and other vehicles.

In addition, I understand that the current numbers of customers also already overflow from the Pub grounds, leaving glasses and other debris in the nearby cricket ground.

The disabled toilet has been relocated to the rear of the restaurant in what appears to be a singularly inaccessible spot, requiring as it does, wheelchair users to navigate several twists and turns and busy bar areas to reach it, via the restaurant. This seems unacceptable.

Regarding the alterations relating to the listed building status of the Pub, I defer to other's greater knowledge of what is required to preserve the history of the building. That it must be established that this history will definitely be preserved, in all the relevant, individual details, is imperative, if the alterations do go ahead.

NORTHWOOD HILLS RESIDENTS' ASSOCIATION

As Chairman of Northwood Hills Residents Association I am writing to object to the above Planning Applications.

The reasons for objection are as follows;

The Case Is Altered is a very popular Public House/Restaurant, which has significantly increased in size since it was built whilst the surrounding roads have remained relative unchanged. High Road Eastcote is often referred to as a Country Lane.

There is insufficient car parking for the current clientele, which is already having an adverse impact in residential Roads such as Pikes End and Southill Lane particularly at weekends and long hot summer evenings. At times it is virtually impossible to drive safely along Southill Lane due to poorly parked cars in the close vicinity of the Public House.

In the Planning Statement section 5.1 of the application it states that 'the purpose of expanding the premises to increase footfall'. It is our view that if approved there will be a further detrimental impact on both parking and local residents living within the immediate catchment area, which is not acceptable. The Hillingdon Local Plan (Development Management Policies) section 8.12 states, "The Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including to pedestrian), or affect residential amenity including by noise, congestion or inadequate parking provision". This application fails this test and should therefore be declined.

Expansion of the clientele will undoubtedly lead to more children using the amenity facility (garden). There are no plans to proportionally increase the size of the amenity facility to accommodate an increase in the number of children/clients. In any event increasing the amenity site would further reduce the size of the car park, which is not acceptable.

We have very strong concerns that by moving the disabled toilet to the proposed position it will become more difficult for the disabled to gain access to the toilet. We believe this to be discriminatory.

We request that this application be refused.

EASTCOTE CONSERVATION PANEL

The Case is Altered PH is a Grade II listed building standing within the Eastcote Village Conservation Area.

This proposal causes great concern.

1. The disabled toilet has been moved from the front of the building to the rear. Meaning that any wheelchair user has to negotiate the bar than make several turns through the restaurant area to access the toilet. In my opinion the toilet is not accessible. This must be shown to the Accessibility Officer for comment.
2. The proposal will increase the seating by 50%, yet there is no increase in car parking spaces. There is also a proposal for a 'garden bar' with, I presume the intention of increasing customer numbers still further. Although no extra seating outside appears to be supplied. There is already a parking problem in Southill Lane and Pikes End with customers of the pub parking in these very narrow residential roads.
3. There is another problem caused by customers of pub, unable to find a seat outside use the Cricket Ground on Haydon Hall, leaving behind their glasses and bottles. The staff do not clear these away they become broken and a danger to the public.
4. The number of new doors and windows to the front elevation are numerous. The shuttered access to the 'garden bar' is ugly and out of keeping with the building.
5. Some information regarding re-use of features is contained within the drawings. However, customers have been told that the stone floor will be lifted during the works then replaced. It is considered that this will damage the floor. It is far better to cover the floor with boards during the works. Extensive works were carried out at the Stables Eastcote House Gardens [another Grade II

listed building] the wood block floor was covered with boards throughout the work, the floor was not damaged in any way. More information must be sought regarding working practises to make sure that the features of this building are not lost. Conditions should be added to safe guard the features and fabric of the building

6. The size of the cellar has been greatly reduced, yet the customer capacity increased. This would point to a change of use from a Public House to a restaurant.

The owners City Pubs do not understand that this PH is a village pub not an inner city swanky bar. These alterations are not acceptable and we ask that the application be refused.

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

This application is of a real concern to the Eastcote Village Conservation Area Advisory Panel in that this "country" style pub, which is a Grade 2 Listed building, sits in the middle of the Conservation Area. The proposed changes not only affect the bulk of the building but also change the character of the building. The site is suitable for the building in its current format and the changes proposed could alter the need for parking which is currently critical and affect neighbouring houses which are very close. The internal layout has probably been produced by someone who does not understand how pubs work and the location of all the toilets in one end of building location will affect accessibility to them. The two "cottages" forming the pub are still very clear and it would be disastrous if this was lost.

About 15 years ago the Council supported by the Conservation Panel fought an appealed application at a Planning Enquiry to undertake some similar changes. One thing that was stressed at that Enquiry and which is equally relevant today is the stone floor in the lower and original bar. It is believed that this floor has lain untouched for a very long time and we would wish to see this floor remaining untouched. If works to the lower bar are required we would urge the Council to demand that this floor is covered during works and not lifted.

I must stress that we are not against some changes and updating to this pub as it is necessary. Indeed as a regular user of the pub I am only too well aware of the need to provide better Gents toilets and bar/servery space. However, both I and the Conservation Panel wish to see the historic nature of the pub in its sensitive location retained.

WARD COUNCILLOR

One of the ward councillors has requested Committee determination of the application.

2nd consultation:

Following receipt of amended plans, which sought to address design and accessibility issues, a new 14 day consultation was carried out with residents, expiring 16/11/16. Six additional letters of objection, including one from Eastcote Residents' Association, one from Northwood Residents' Association and one from Eastcote Village Conservation Area Advisory Panel, were received. No new issues were raised.

3rd consultation:

A further set of amended plans were received, which omitted the originally proposed extension, showed a revised internal layout and proposed minor alterations to the car park to maximise parking provision. A new 14 day consultation was carried out with residents, expiring 25/01/16. To date three letters of response has been received . Any further comments received prior to Committee will be reported via an addendum. The following concerns have been raised thus far:

a) No objections are raised to the pub upgrading its facilities but if the rear garden is to be reopened

- then its use needs to be monitored to ensure it is cleared by an appropriate time. Existing conditions relating to the use of the beer garden are not adhered to and should be enforced.
- b) It is alien to the Hillingdon Local Plan (Development Management Policies).
 - c) Deliveries cause considerable congestion on both the High Road and Southill Lane, neither of which were meant to take large vehicles.
 - d) This is a Grade II listed building with character which should be retained.
 - e) The site falls within a conservation area.
 - f) The amendments fail to address previous concerns regarding residential impact and parking.
 - g) A serious traffic accident happened here recently. This will increase the risk of accidents.
 - h) The disabled toilet is too small.
 - i) The disabled parking space is inconveniently located.

EASTCOTE CONSERVATION PANEL:

"The new ground floor layout is still not acceptable. Both the mens' and womens' toilets have been moved to the rear of the building.

However, whilst the male facilities have been increased the female facilities have been decreased from the original application. This is not satisfactory.

Although the number of inside covers has been reduced from 119 to 96, this is still a 50% increase therefore there should be a 50% increase in female facilities. There is an addition of nappy changing facilities.

The disabled toilet has been moved back to the front of the building with entrances from both inside and outside. For a wheelchair user to access this facility from the inside will be difficult with the amount of tables and chairs en route with a very small space between them. The layout makes the toilet inaccessible for wheelchair users.

Currently the establishment has an outside serving area, which adds another 15-20 covers, this is not shown on the current drawings, will this service still be offered? If so the number of outside covers should be shown to give a clearer picture of exactly how many people will be using the premises at any one time. The outside bar service will also add to the congestion in this area.

The car park layout is now shown, giving only 28 parking bays. Which is not enough for the increase of footfall expected.

Please note the one disabled parking bay is as far from the entrance as possible. This bay also obstructs the lockable bollards for deliveries. Therefore should the bay be in use then no deliveries can take place.

The proposed increase in the size of this business, with a marked changed from a public house serving food to a restaurant with a small bar area, is an overdevelopment of the site, reasons given in previous communications

We ask that the application be refused."

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

I have had a good look at the latest drawings for the Case is Altered and believe that the ground floor layout is much better although I have some doubts as to whether there are sufficient ladies loos. I am delighted to see that the existing floor in the lower and original bar is clearly marked for protection. As in my previous submissions to you I do hope that it is clearly stated that this floor must be protected and not in any way lifted. If the latter has to happen for any reason a representative of the MOL must be present. Additionally it is important to recognise that the lower bar is listed on the National CAMRA Inventory.

My main - and probably only - concern is that the bar is much smaller than existing and simply will not be long enough to serve the needs of the pub. This will lead to large queues and lead to unsustainable usage as busy times.

NORTHWOOD HILLS RESIDENTS' ASSOCIATION

We note that the applicant has again recently changed the drawings relating to this planning application. The new drawings do not in anyway address our concerns that, if approved, the proposed expansion will have a further detrimental impact on both parking and local residents within the immediate catchment area, which is not acceptable and again refer to the;

Hillingdon Local Plan (Development Management Policies) section 8.12 which states, "The Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including to pedestrian), or affect residential amenity including by noise, congestion or inadequate parking provision". This application fails this test and should therefore be declined.

With regard to the latest drawings we also note the following;

- 1) We note a disabled space has been allocated in the car park. However, we believe this to be discriminatory as it is the furthest away from the car park.
- 2) The proposed disabled toilet inside the building looks too small to properly accommodate a wheel chair. We request officers to review measurements of this to ensure compliance with laid down minimum standards.

We would also point out that this application was supposed to have been determined by September 2016.

Officer comment:

It should be noted that a fourth and final set of amended plans have been provided. These show the removal of a partition from the unisex WC and the removal of a chimney and reflect recommendations made by the Access Officer and Urban Design and Conservation Officer. These changes are very minor and it is not considered that they would have any bearing on local feeling towards the scheme. Therefore, residents have not been reconsulted on these minor changes.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

Recommend No Archaeological Requirement.

GLAAS have previously recommended a watching brief condition for the planning application (Historic England 30.8.16). The original designs submitted as part of the planning application have since been superseded with the planning application no longer to include an extension to the public house.

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

The revisions are acceptable in listed building terms, but no kitchen flues/vents are shown, or indeed any vents for the internal WCs. These will need to be conditioned. The timber and polycarbonate covered structure at the rear is also not ideal its design and materials should be conditioned. Details of the cold store enclosure should also be conditioned so that these look more like a garden pergola and fence rather than a temporary structure. Conditions should also cover the materials, detailed design and construction of the new windows and doors; the bar and back bar design; and details of

works to protect the stone floor and timber framing (walls and ceiling structure) in the front bar during the works. A condition that ensures that work is halted if any additional timber framing is found in the areas where existing historic fabric is to be removed should also be applied. The bar areas within the earlier part of the building, which are to be altered, should be photographed prior to the start of work. All new works to match existing in terms of finish etc -this should cover internal finishes and also the small areas where there are new external infill walls, which should be painted brick rather than block work and the roof tiles for the new pitched roof at the rear. All new gutters and down pipes should be in painted cast metal.

Conditions should also cover the works in the car park, including the new "T"s , kerbs and bollards and new surfaces.

HIGHWAY ENGINEER

The site is at the junction of High Road and Southill Lane. High Road is a classified road on the Council's road network. It is understood that the building is Grade II listed and there was a pre-app on this site for a similar style of development and Highways issues did not raise any concern.

On the basis that this application is for minor alterations it is unlikely to create significant changes in the number of customers. The existing PH already generates large numbers of visitors in the summer months. There is an existing car park but because of the proximity of the entrance to Southill Lane there is parking stress in Southill Lane. It is difficult to see how a relatively small change will create significant changes in traffic flows to the site or change the existing parking stress. Consequently no significant concerns are raised.

TREES/LANDSCAPING OFFICER

This site is within Eastcote Village Conservation Area; however, no trees, protected or otherwise, will be affected.

Recommendations: None.

Conclusion (in terms of Saved Policy BE38): Acceptable.

EPU

Detailed plans showing the location, size and type of any extraction systems to be used for the proposed new kitchen together with noise mitigation measures should be provided.

ACCESS OFFICER

These latest plans show a Unisex WC leading from the restaurant. At its narrowest point, the cubicle measures 1.5 m wide by 2.2 m long, and it is therefore strongly recommended that it is designed and fitted as a second accessible toilet in accordance with figure 5.1 as set out in BS 8300:2009.

The facility does not need to be signed as a 'disabled toilet', but amending the layout would mean that everyone, including a wheelchair user, could access the same facility without needing to leave the restaurant. The provision could still accommodate a 'baby change,' and it would be entirely appropriate for the cubicle door to feature both the 'male,' 'female' and 'baby change' symbols, along with the words 'accessible unisex'.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The impact of the development on the existing use, the Ruislip Village Conservation Area and the setting of the Grade II Listed Building are key considerations in assessing the principle of the development in this location.

Local Plan: Part 1 policy CI1 seeks to support community and social infrastructure provision. As residents have pointed out, this is a popular and attractive pub. Accordingly, notwithstanding the local objection to this particular scheme, it is considered likely that it serves an important role locally and is an overall asset to the community. It must be recognised that the proposal supports the viability and vitality of that business.

London Plan policy 4.8 seeks to support a successful and diverse retail sector and related facilities and services, confirming that "the loss of retail and related facilities that provide essential convenience and specialist shopping or valued local community assets, including public houses" should be resisted without strong evidence based justification. The supporting text to this policy confirms that public houses are important in securing 'lifetime neighbourhoods' going on to state at paragraph 4.48A that:

"The Mayor recognises the important role that London's public houses can play in the social fabric of communities (see also Policy 3.1B) and recent research highlights the rapid rate of closures over the past decade and the factors behind these. To address these concerns, where there is sufficient evidence of need, community asset value and viability in pub use, boroughs are encouraged to bring forward policies to retain, manage and enhance public houses."

NPPF policy confirms that there should be a presumption in favour of sustainable development and that, amongst other criteria, Local Planning Authorities should be seeking to support business where possible to do so.

Local Plan: Part 2 policy BE4 seeks to preserve and enhance features of conservation areas which add to their visual amenity. It confirms that development should avoid the demolition or loss of such features and that there will be a presumption in favour of retaining buildings which make a positive contribution towards the character and appearance of the conservation area.

Local Plan: Part 2 policy BE10 confirms that planning permission will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

Matters relating to the visual amenity and design will be discussed later in this report. However, it is worth noting at this stage that no objections have been raised to the proposed development by the Council's Urban Design and Conservation Officer who has confirmed that further to receipt of amended plans the proposed scheme is now considered to be visually acceptable in this location. Accordingly, it is not considered that any harm would be caused to the visual amenities of the Conservation Area or the setting of the listed building.

It should be noted that residents have drawn comparisons between the proposed scheme and applications dismissed at appeal during the 1980s. There have been significant changes to planning policy since the time of those appeals, including the adoption of the Local Plan, London Plan and NPPF. Accordingly, this application must be assessed on its own merits against current planning policy objectives.

The proposed development is considered to comply with relevant planning policies which

seek to support the retention of valuable community facilities, such as public houses. Furthermore, it complies with relevant policies which seek to safeguard the visual amenity of heritage assets. Accordingly, no objections are raised to the principle of the development in this location subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Residential density standards are not applicable to this type of development.

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

The application site and surrounding area falls within an Archaeological Priority Area. It also falls within the Eastcote Village Conservation Area and the building itself is Grade II Listed. An Historic Building Assessment has accordingly been submitted in support of the application.

Local Plan: Part 2 policies BE1 and BE3 seek to safeguard remains of archaeological importance. London Plan policy 7.8 similarly seeks to conserve archaeological resources. This general policy ethos is reiterated in paragraph 128 of the NPPF.

The Greater London Archaeological Advisory Service (GLAAS) have been consulted on the application and they have raised no objections and confirmed that, further to the omission of the originally proposed extension, no conditions relating to archaeology are necessary.

Policy BE4 of the Local Plan: Part 2 requires development to preserve or enhance those features which contribute to the character and appearance of a conservation area. Policies BE13, BE15 and BE19 more generally seek to ensure that development complements or improves the character and amenity of the area. These policy objectives are reiterated in London Plan policies 7.4 and 7.8.

In this instance the proposed alterations are considered to be relatively minor. The limited external alterations which would take place would be sympathetic to the character and appearance of the building and it is not considered that they would have any significant detrimental impact on the visual amenities of the Conservation Area or surrounding area. Notably, the Council's Urban Design and Conservation Officer has raised no objections in this respect, subject to appropriate conditions.

Local Plan: Part 2 policies BE8, BE9 and BE10 seek to safeguard the historic features of listed buildings and their settings. London Plan policy 7.8 similarly seeks to safeguard heritage assets.

Only minor external alterations are now proposed following the submission of amended plans which show the omission of an originally proposed rear extension. Negotiation with the Council's Urban Design and Conservation Officer has taken place throughout the application process and comments made have been taken fully on board by the applicant. It is considered that the proposed alterations would harmonise with the character and appearance of the building and its surrounds such that they would be of no significant detriment to the visual amenities of the listed building. The Council's Urban Design and Conservation Officer has raised no objections subject to conditions.

It should be noted that an application for Listed Building Consent has been submitted in parallel with this application. Matters relating to the proposed internal works would be considered as part of that application. Therefore, only those conditions relevant to the proposed external alterations could be attached to this application, should approval be granted.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

This matter is addressed in part 7.03 of the report.

7.08 Impact on neighbours

Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

The public house is bounded by residential properties to the north west and north east. However, given the minor nature of the proposed changes, which affect the ground floor facades of the building and the car park only, it is not considered that the development would have any significant detrimental impact on residential amenity in terms of loss of privacy, overshadowing or over domination.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

The application seeks minor alterations to the external facades of the building and minor changes to the car park layout only. Internal reconfiguration works could be carried out without the need for planning permission and, accordingly, whilst it is acknowledged that they would enable an increase in the pub's capacity, very limited weight can be given to this in terms of its impact on the local highway network.

The biggest change, internally, relates to the relocation of the WCs and kitchen to the existing cellar area. This allows an enlarged seating area to be provided. Whilst it is acknowledged that the filling in of the existing covered passageway between the existing bar area and cellar facilitates this to some extent, it is not considered that the internal reconfiguration works are reliant on this. Indeed, the passageway is covered and doorways already exist such that it would not be such an inconvenience to staff or patrons to walk through this area, should the proposed infill not be allowed, that the internal works would be rendered non-viable.

The omission of the originally proposed extension has reduced the number of covers the pub could cater for by 23, albeit that this would still represent an increase over the existing numbers. Following the high level of resident objection relating to traffic and parking matters the applicant has also provided amended plans which show the formal marking of parking spaces within the car park and an increase of two spaces. The applicant verbally advised that at present the car park is not always used as efficiently as it could be because of the lack of line markings. It is agreed that this would encourage the more efficient use of the car park by patrons and, accordingly, this is supported. The minor reconfiguration to accommodate two additional spaces is also supported. A higher increase in parking spaces would however require the unacceptable loss of tree planting and landscaping

which would be detrimental to the setting of the listed building and the character and appearance of the conservation area and could not be supported.

The Eastcote Conservation Panel and some residents have objected to the location of the proposed disability standard parking space on the basis that it would block access for deliveries and would be located too far from the entrance to the building. Deliveries are notably unlikely to take place when demand for parking spaces is at its highest and it is considered that this matter could be managed by the pub operator. This location allows easy level access to the new regraded entrance into the building. A closer location would result in the loss of a parking space. Accordingly, the location of this space is considered an acceptable compromise. Notably, no objections have been raised by the Highway Engineer or Access Officer in this regard.

The very strong objections raised by residents and resident groups to the application on traffic and parking grounds are noted and the existing issues caused by parking along Southill Lane, Quintin Close and Pike's End in particular are acknowledged. Many of the objections raised appear to stem from concerns over inconsiderate, dangerous and illegal parking and it should be noted that such matters could be investigated by the Council's Traffic and Parking Enforcement Team. However, in light of the very minor alterations proposed as part of this application which would require planning permission, it is not considered that refusal could be justified on these grounds in this instance. Notably, the Council's Highway Engineer has raised no objections on grounds of traffic, parking or highway and pedestrian safety.

7.11 Urban design, access and security

- Urban Design

Matters pertaining to urban design have been addressed in part 7.03 of the report.

- Security

Given the minor nature of the scheme and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be justified in this case.

7.12 Disabled access

The layout of the existing building is such that disabled access is currently poor. Due to changes in levels throughout the building and narrow doorways wheelchair access is only possible in a very small part of the pub and the disabled WC must be accessed externally.

The proposed works seek to improve access for those with disabilities as much as is possible within the constraints of the building. Negotiation has taken place with the Council's Access and Urban Design and Conservation Officers throughout the application process to ensure that the best possible compromise can be reached between making the building more accessible and safeguarding its historic fabric.

The amended internal layout would enable wheelchair access to a portion of the restaurant and bar area in addition to direct internal access to the disabled WC from this space. It would also allow access from the external front garden area to be retained. In addition, a unisex WC capable of being used by the ambulant disabled and other patrons would also be provided.

Whilst resident concerns regarding the location and number of WCs are noted, the proposed layout is considered to offer an improvement over the existing and, notably, the Council's Access Officer has raised no objections subject to a condition to ensure the Unisex facility is appropriately designed to be as accessible as possible and signposted to

confirm it can be used by all patrons. Matters relating to numbers of WCs per number of customers would be covered by Building Regulations. Accordingly, it is not considered that refusal could be justified on these grounds.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application.

7.14 Trees, Landscaping and Ecology

Local Plan: Part 2 policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

No trees of landscape features of merit would be affected by the proposed works and the Council's Trees/Landscape Officer has notably raised no objections. A condition would be attached, should approval be granted, to ensure existing tree planting within the car park is protected.

7.15 Sustainable waste management

No alterations are proposed to the existing waste management facilities. Notably, the public house ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy or sustainable building measures beyond those required by Building Regulations.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified. No new additional floorspace or hardstanding is proposed as part of the development and, accordingly, there is no requirement for the provision of a detailed drainage strategy.

7.18 Noise or Air Quality Issues

Residents have raised significant concern over a potential increase in noise and disturbance from the premises due to a perceived increase in capacity. It must be noted that this is an existing and established use with no known planning restrictions over its hours of use or capacity. Indeed such matters would be addressed by other legislation such as licencing, environmental health and building regulations.

Furthermore, the previously proposed extension has now been omitted from these proposals and the only increase in capacity which could occur would therefore be associated with internal reconfiguration works not requiring planning permission. It is not considered therefore that refusal could be justified on grounds of increased noise and disturbance and nor, given the existing consented use, it is considered that it would be reasonable to seek to control this through conditions in this instance. As mentioned above, licencing requirements relating to hours of use, etc, would however need to be complied with.

Residents have verbally also raised specific concern over potential use of the rear garden by patrons of the facility. It is understood that the rear garden currently provides amenity space for occupants of the first floor flat and is, on occasion, also used by staff during their breaks. However, patrons do not currently have access. There is no indication in the submitted information that the applicant intends to widen the use of the space and the ground floor layout is such that it does not easily lend itself to provision of rear access for guests. The only access available from the building would be via a door adjacent to the kitchen via the back of house areas. This is unlikely to be operationally desirable.

Externally, the only access would be via the delivery area which is again unlikely to be operationally desirable. It should also be noted that use of this space could be controlled by licencing and environmental health legislation.

Notably, officers in the Council's Environmental Protection Unit have raised no objections subject to conditions to require further details of any extraction systems to be used for the proposed new kitchen together with noise mitigation measures.

7.19 Comments on Public Consultations

Points (i) to (vi), point (viii) and points (ix) to (xviii), which reflect concerns raised by residents in the first round of consultation have been addressed in the report and/or through the recommended conditions, as have those raised by later consultation responses.

Point (vii) raises concerns regarding litter. An informative would be attached to encourage the site operators to clear litter associated with the pub.

Northwood Hills Residents' Association question why the application has not be determined sooner. NPPF policy requires that Local Planning Authorities work proactively with applicants to secure appropriate development. The applicant has actively engaged with officers throughout the application process and fully taken on board comments raised. Therefore, it is not considered unreasonable to have allowed the applicant time to address issues raised.

The comments raised by the various resident groups have been addressed in the report.

7.20 Planning Obligations

Not relevant to this application.

7.21 Expediency of enforcement action

Not applicable.

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 Probitry 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

No objections are raised to the principle of the development in this instance. It is not considered that the proposal would cause unacceptable harm to the historic fabric of the listed building or to the character or appearance of the conservation area. Furthermore, it is not considered that it would have an unacceptable impact on residential amenity.

Whilst residents' strong objections to the proposals on traffic and parking grounds are acknowledged, given the minor nature of the proposals it is not considered that refusal could be justified on these grounds. Concerns regarding accessibility are also noted. However, it is considered that the works would improve disabled access to the building and, notably, no objections have been raised in this regard by the Council's Access Officer.

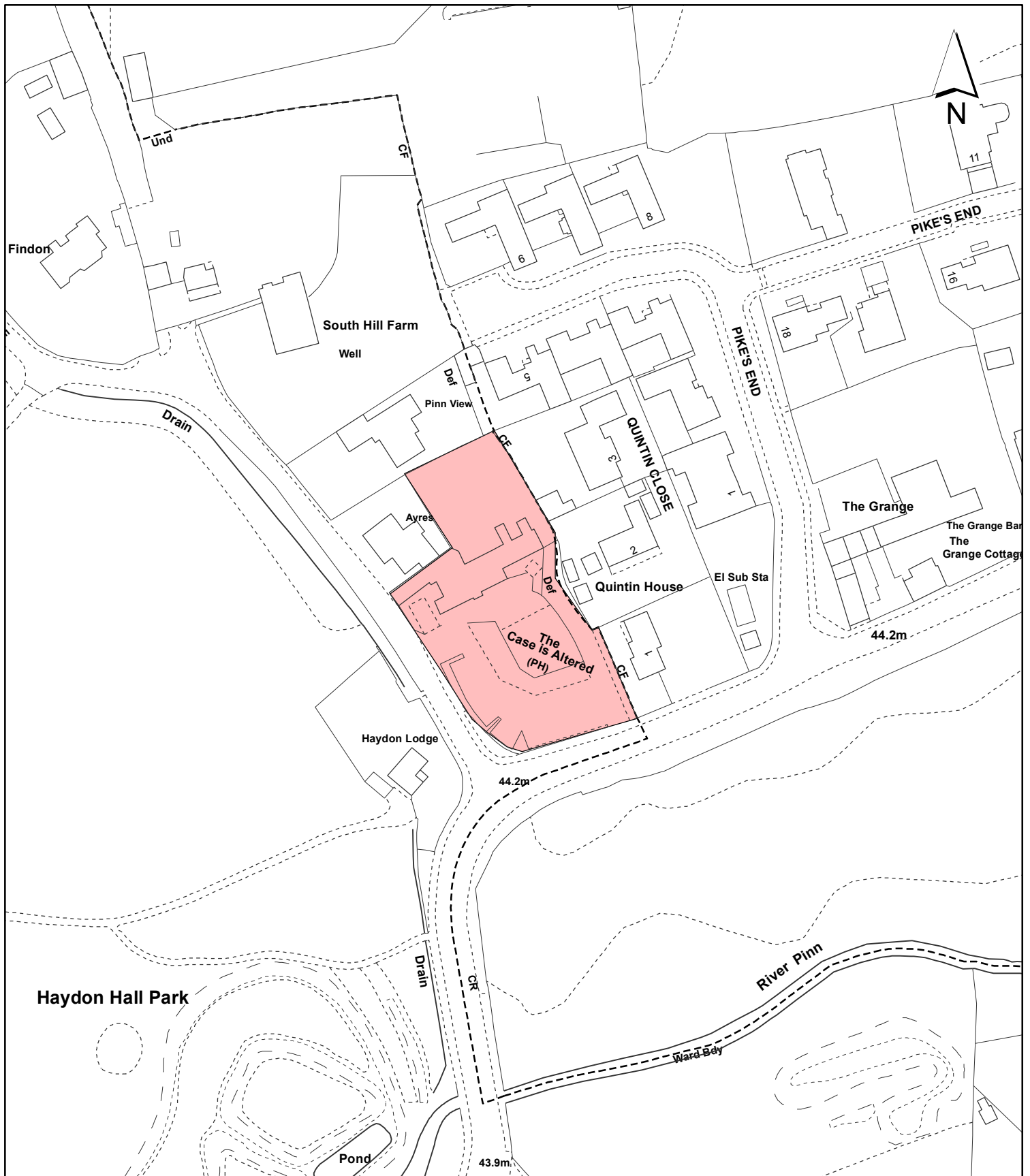
The development is considered to comply with relevant Local, London Plan and national planning policies and, accordingly, approval is recommended.

11. Reference Documents

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

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Case Is Altered
 Public House**

Planning Application Ref:

38037/APP/2016/2912

Scale:

1:1,250

Planning Committee:

North Page 38

Date:

February 2017

**LONDON BOROUGH
 OF HILLINGDON**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address	THE CASE IS ALTERED PH HIGH ROAD EASTCOTE
Development:	External alterations, internal reconfiguration and associated works (Application for Listed Building Consent) (Amended Plans received which include omission of previously proposed single-storey extension).
LBH Ref Nos:	38037/APP/2016/2913
Drawing Nos:	Unnumbered Location Plan 2993.01 (Existing Ground Floor) Historic Building Assessment, prepared by Cotswold Archaeology, dated May 2016 2993/03 (Existing Elevations) 2993.04 (Existing Site Plan) 2993.02 (Existing First Floor) 2993.10.OP2 Rev.B (Proposed Ground Floor) 2993.11.OP2 Rev.B (Proposed First Floor) 2993.12.OP2 Rev.B (Proposed Roof Plan) 2993.13.OP2 Rev.A (Proposed Site Plan) 2993.20.OP2 (Proposed South & West Elevations) 2993.21.OP2 Rev.B (Proposed North & East Elevations)

Date Plans Received: 27/07/2016

Date(s) of Amendment(s):

Date Application Valid: 27/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises The Case is Altered Public House (PH), which occupies an approximately 0.26 hectare irregularly shaped plot located on the north corner of High Road and Southill Lane in Eastcote.

The PH comprises a predominantly 19th century two-storey building with an earlier attached timber framed barn to the west and more modern extensions to its east and to the rear. A pub garden, comprising a patio and grassed area, and car park is located to the front of the premises. A private garden is located to the rear.

Tree screening around the rear garden in addition to specimen planting to the front of the building and within the car park, and a well maintained hedge along its boundaries with High Road and Southill Lane, provides an attractive setting for the building.

The site falls within a predominantly residential area and it is bounded by residential properties to the north, east and west. Public open space along the River Pinn corridor is located on the opposite side of High Road to the south. Eastcote Cricket Club lies beyond Southill Lane and residential properties to the west.

The Public House is Grade II Listed. The entire site falls within the Eastcote Village

Conservation Area as designated in the Hillingdon Local Plan.

1.2 Proposed Scheme

This application seeks listed building consent for minor alterations to the external facades of the building and internal reconfiguration works. Whilst not requiring listed building consent, it should be noted that a parallel application for planning permission has been submitted which shows limited reconfiguration of the car park is also proposed.

External works include alterations to existing and formation of new openings to install new windows or doors, associated with proposed internal reconfiguration works. This includes the blocking of an existing alley/undercroft area, which currently provides access from the front to the rear of the premises, in addition to staff access between the main bar area and the cellar.

Internal reconfiguration works predominantly include relocation of the male and disabled WCs, provision of an additional unisex WC and relocation of the kitchen. These works would enable the premises to cater for a greater number of patrons.

1.3 Relevant Planning History

38037/ADV/2004/71 The Case Is Altered Ph High Road Eastcote
RETENTION OF TWO DOUBLE-SIDED SIGN POST SIGNS

Decision Date: 14-12-2004 Approved **Appeal:**

38037/APP/2007/1333 The Case Is Altered Ph High Road Eastcote
ERECTION OF A WOODEN CANOPY FOR USE AS A SMOKING SHELTER.

Decision Date: 12-07-2007 Refused **Appeal:**

38037/APP/2008/2631 The Case Is Altered Ph High Road Eastcote
New door to front elevation and minor internal alterations.

Decision Date: 12-12-2008 Approved **Appeal:**

38037/APP/2008/2632 The Case Is Altered Ph High Road Eastcote
New door to front elevation and minor internal alterations (Application for Listed Building Conser

Decision Date: 12-12-2008 Approved **Appeal:**

38037/APP/2011/964 The Case Is Altered Ph High Road Eastcote
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08m by 3.89m by 2.6m (Retrospective)

Decision Date: 22-06-2011 Refused **Appeal:**

38037/APP/2011/966 The Case Is Altered Ph High Road Eastcote
Installation of covered structure with part fence panelling and oak posts to rear measuring 7.08m by 3.89m by 2.6m (Retrospective application for Listed Building Consent).

Decision Date: 22-06-2011 Refused **Appeal:**

38037/APP/2016/2912 The Case Is Altered Ph High Road Eastcote
Minor alterations to existing elevations and minor reconfiguration of car park (Amended Plans

received which include omission of previously proposed single-storey extension).

Decision Date:		Appeal:	
38037/C/87/1622	The Case Is Altered Ph High Road Eastcote Dem of storage bldg & alts & extns with assoc parking		
Decision Date:	12-02-1988 Refused	Appeal:	07-JUN-89 Dismissed
38037/D/87/1633	The Case Is Altered Ph High Road Eastcote Dem of storage bldgs & alts & extns & assoc parking (App for L.B.C. & C.A.C.)		
Decision Date:	08-02-1989 Refused	Appeal:	
38037/F/88/2323	The Case Is Altered Ph High Road Eastcote Dem of storage building & garage/store. Alteration & extensions & addit. car parking (App for L.B.C.)		
Decision Date:	08-02-1989 Refused	Appeal:	01-AUG-89 Dismissed
38037/J/90/1878	The Case Is Altered Ph High Road Eastcote Refurbishment and change of use to dining area of existing barn, erection of side extension to create a lobby and creation of a new car parking area		
Decision Date:	09-08-1991 Approved	Appeal:	
38037/K/90/1881	The Case Is Altered Ph High Road Eastcote Refurbishment and change of use to dining area of existing barn and erection of a side extension to create a lobby (Application for Listed Building Consent)		
Decision Date:	09-08-1991 Approved	Appeal:	
38037/L/91/0108	The Case Is Altered Ph High Road Eastcote Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen		
Decision Date:	04-04-1991 Approved	Appeal:	
38037/M/91/0109	The Case Is Altered Ph High Road Eastcote Rebuilding of existing concrete and flat roof stores, including provision of a pitched roof to the kitchen (Application for Listed Building Consent)		
Decision Date:	04-04-1991 Approved	Appeal:	
38037/P/93/0531	The Case Is Altered Ph High Road Eastcote Erection of a single-storey extension for toilet facilities		
Decision Date:	12-07-1993 Approved	Appeal:	
38037/R/93/0535	The Case Is Altered Ph High Road Eastcote Erection of a single-storey extension for toilet facilities (Application for Listed Building Consent)		
Decision Date:	12-07-1993 Approved	Appeal:	

Comment on Planning History

The site has an extensive planning history and residents have notably referred to

applications dating from the 1980s. Those applications raised by residents in addition to relevant more recent planning history is summarised above and discussed in more detail below.

Residents have drawn comparisons between the proposed scheme and applications which were refused planning permission during the 1980s. Planning permission (ref: 38037/C/87/1622) for the demolition of a flat roofed single-storey storage building and concrete panelled garage, alterations and extensions to the public house to create 87m² of additional floorspace, and provision of additional parking was refused on 12/02/88 for the following reasons:

1. The proposed doubling of the floorspace would be likely to significantly increase the patronage of the Public House and cause further extraneous parking which would be to the detriment of the visual amenity of the Conservation Area and could lead to the obstruction of the free flow of traffic in surrounding roads.
2. The location of the proposed barbecue, in close proximity to neighbouring residential properties, would be likely to cause a loss of amenity to occupiers of those properties by reason of noise and general disturbance.
3. The scale of the extension is out of keeping with and would be over-dominant in relation to the Grade II listed building.

An appeal against that decision was subsequently dismissed.

The appeal Inspector confirmed that the concern at that time related to the proposed increase in the size of the bar and the consequent impacts of the increased custom this would enable. Concern was particularly raised over the inability at that time to provide on site car parking in accordance with the Council's parking standards and the subsequent increase in parking demand this would create along local roads. The Inspector also considered that a prolonged increase in on-street parking would impact on the visual amenities of the Conservation Area. In addition to these concerns the Inspector raised concerns over the impact of the extensions proposed at that time on the historic fabric and visual amenities of the listed building. He also considered that the proposed location of a BBQ and pergola would be unneighbourly.

Applications for Listed Building Consent (refs: 38037/D/87/1633 and 38037/F/88/2323) were also refused on 08/02/89 for the following reasons:

1. The scale of the extension is out of keeping with and would be over-dominant in relation to the existing Grade II Listed Building.
2. The proposal would be detrimental to the historic character of the Listed Building by virtue of the alteration to the internal spaces.
3. The proposal would be detrimental to the Listed Building because of the removal of parts of the original fabric.

An appeal against the latter application was subsequently dismissed.

Notwithstanding the above, subsequent applications for planning permission and listed building consent, made throughout the 1990s and 2000s, as summarised above, have

been approved. Most notably, planning permission ref: 38037/J/90/1878 and listed building consent ref: 38037/K/90/1881 for the extension of the building and change of use of an ancillary barn (now the eastern most wing of the PH) to a restaurant were approved on 09/08/91, despite the earlier appeal decision.

Given the significant changes to planning policy which will have occurred since 1988, including the adoption of the Local Plan, London Plan and NPPF, the approval of subsequent consents which allowed the expansion of the premises during the 1990s and the very limited external works now proposed, the 1988 appeal decision is considered to be of limited relevance to this current scheme.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

First Consultation:

Consultation letters were sent to seven local owner/occupiers, the Northwood Hills Residents' Association, the Eastcote Residents' Association and the Eastcote Village Conservation Panel. 13 letters of objection and a 56 signature petition were received from residents, which raised the following concerns:

- i) No changes should be made which increase the pub's capacity.
- ii) Parking from the pub is already dangerous - it often makes Southill Road near impossible to use and also causes problems along Pikes End, Quintin Close and the High Road.
- iii) Inconsiderate and dangerous parking obstructs surrounding footways.
- iv) The traffic and parking problems cause problems for the emergency services.
- v) Noise and disturbance to surrounding residential areas from customers, traffic and parking is already a problem and will be made worse.
- vi) Serving should stop at 11pm and customers should be vacated by 11.30pm but this does not happen - the proposals will mean noise will continue even longer into the night.
- vii) Use of the pub overflows onto the cricket club where litter and glasses are often found.
- viii) Vehicles from the pub and nearby businesses are often parked overnight in surrounding streets, which adds to parking problems.
- ix) The stone slab floor in the bar/servery area should be fully protected as it is one of the oldest and most original features of the building.
- x) The relocation of the toilets is undesirable as this increases their distance from the barn/restaurant area.
- xi) Reduced cellar storage will either cause more frequent deliveries or stock shortages in busy and Christmas/New Year periods.
- xii) Harm to the old building.
- xiii) This is a quaint little village pub in a picturesque, peaceful and quiet conservation area. It is in keeping and well-balanced with the surrounding area and should remain exactly as it is.
- xiv) This is an old pub with historic value - the character will be lost by major planned changes to the building.
- xv) The visual amenity would be harmed and the environment of the surrounding area

diminished.

xvi) Any changes to a listed building should be done in keeping with the regulations and the Conservation Area requirements.

xvii) Increased pollution.

xviii) The internal seating capacity will be increased by 60% which will significantly increase trade and its associated problems of traffic, parking, noise and disturbance - this is directly at odds with the objectives of a residential conservation area.

EASTCOTE RESIDENTS' ASSOCIATION

We ask that these applications in their current form be refused.

We can understand that the new owners, The City Pub Company, wish to optimise on the commercial return that the Pub can provide. However, the substantial increase in internal space for customer use is not reflected in any increase in car parking spaces and does not appear to take account of the wider area in which the Pub is located.

The narrow residential roads adjacent to the Pub, Southill Lane and Pikes End particularly, already suffer from parking overflow from the Pub, with the attendant H&S dangers to both pedestrians and other vehicles.

In addition, I understand that the current numbers of customers also already overspill from the Pub grounds, leaving glasses and other debris in the nearby cricket ground.

The disabled toilet has been relocated to the rear of the restaurant in what appears to be a singularly inaccessible spot, requiring as it does, wheelchair users to navigate several twists and turns and busy bar areas to reach it, via the restaurant. This seems unacceptable.

Regarding the alterations relating to the listed building status of the Pub, I defer to other's greater knowledge of what is required to preserve the history of the building. That it must be established that this history will definitely be preserved, in all the relevant, individual details, is imperative, if the alterations do go ahead.

NORTHWOOD HILLS RESIDENTS' ASSOCIATION

As Chairman of Northwood Hills Residents Association I am writing to object to the above Planning Applications.

The reasons for objection are as follows;

The Case Is Altered is a very popular Public House/Restaurant, which has significantly increased in size since it was built whilst the surrounding roads have remained relative unchanged. High Road Eastcote is often referred to as a Country Lane.

There is insufficient car parking for the current clientele, which is already having an adverse impact in residential Roads such as Pikes End and Southill Lane particularly at weekends and long hot summer evenings. At times it is virtually impossible to drive safely along Southill Lane due to poorly parked cars in the close vicinity of the Public House.

In the Planning Statement section 5.1 of the application it states that 'the purpose of expanding the premises to increase footfall'. It is our view that if approved there will be a further detrimental impact on both parking and local residents living within the immediate catchment area, which is not acceptable. The Hillingdon Local Plan (Development

Management Policies) section 8.12 states, "The Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including to pedestrian), or affect residential amenity including by noise, congestion or inadequate parking provision". This application fails this test and should therefore be declined.

Expansion of the clientele will undoubtedly lead to more children using the amenity facility (garden). There are no plans to proportionally increase the size of the amenity facility to accommodate an increase in the number of children/clients. In any event increasing the amenity site would further reduce the size of the car park, which is not acceptable.

We have very strong concerns that by moving the disabled toilet to the proposed position it will become more difficult for the disabled to gain access to the toilet. We believe this to be discriminatory.

We request that this application be refused.

EASTCOTE CONSERVATION PANEL

The Case is Altered PH is a Grade II listed building standing within the Eastcote Village Conservation Area.

This proposal causes great concern.

1. The disabled toilet has been moved from the front of the building to the rear. Meaning that any wheelchair user has to negotiate the bar than make several turns through the restaurant area to access the toilet. In my opinion the toilet is not accessible. This must be shown to the Accessibility Officer for comment.
2. The proposal will increase the seating by 50%, yet there is no increase in car parking spaces. There is also a proposal for a 'garden bar' with, I presume the intention of increasing customer numbers still further. Although no extra seating outside appears to be supplied. There is already a parking problem in Southill Lane and Pikes End with customers of the pub parking in these very narrow residential roads.
3. There is another problem caused by customers of pub, unable to find a seat outside use the Cricket Ground on Haydon Hall, leaving behind their glasses and bottles. The staff do not clear these away they become broken and a danger to the public.
4. The number of new doors and windows to the front elevation are numerous. The shuttered access to the 'garden bar' is ugly and out of keeping with the building.
5. Some information regarding re-use of features is contained within the drawings. However, customers have been told that the stone floor will be lifted during the works then replaced. It is considered that this will damage the floor. It is far better to cover the floor with boards during the works. Extensive works were carried out at the Stables Eastcote House Gardens [another Grade II listed building] the wood block floor was covered with boards throughout the work, the floor was not damaged in any way. More information must be sought regarding working practises to make sure that the features of this building are not lost. Conditions should be added to safe guard the features and fabric of the building
6. The size of the cellar has been greatly reduced, yet the customer capacity increased. This would point to a change of use from a Public House to a restaurant.

The owners City Pubs do not understand that this PH is a village pub not an inner city swanky bar. These alterations are not acceptable and we ask that the application be refused.

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

This application is of a real concern to the Eastcote Village Conservation Area Advisory Panel in that this "country" style pub, which is a Grade 2 Listed building, sits in the middle of the Conservation Area. The proposed changes not only affect the bulk of the building but also change the character of the building. The site is suitable for the building in its current format and the changes proposed could alter the need for parking which is currently critical and affect neighbouring houses which are very close. The internal layout has probably been produced by someone who does not understand how pubs work and the location of all the toilets in one end of building location will affect accessibility to them. The two "cottages" forming the pub are still very clear and it would be disastrous if this was lost.

About 15 years ago the Council supported by the Conservation Panel fought an appealed application at a Planning Enquiry to undertake some similar changes. One thing that was stressed at that Enquiry and which is equally relevant today is the stone floor in the lower and original bar. It is believed that this floor has lain untouched for a very long time and we would wish to see this floor remaining untouched. If works to the lower bar are required we would urge the Council to demand that this floor is covered during works and not lifted.

I must stress that we are not against some changes and updating to this pub as it is necessary. Indeed as a regular user of the pub I am only too well aware of the need to provide better Gents toilets and bar/servery space. However, both I and the Conservation Panel wish to see the historic nature of the pub in its sensitive location retained.

WARD COUNCILLOR

One of the ward councillors has requested Committee determination of the application.

2nd consultation:

Following receipt of amended plans, which sought to address design and accessibility issues, a new 14 day consultation was carried out with residents, expiring 16/11/16. Six additional letters of objection, including one from Eastcote Residents' Association, one from Northwood Residents' Association and one from Eastcote Village Conservation Area Advisory Panel, were received. No new issues are raised.

3rd consultation:

A further set of amended plans were received, which omitted the originally proposed extension, showed a revised internal layout and proposed minor alterations to the car park to maximise parking provision. A new 14 day consultation was carried out with residents, expiring 25/01/16. To date three letters of response has been received . Any further comments received prior to Committee will be reported via an addendum. The following concerns have been raised thus far:

- a) No objections are raised to the pub upgrading its facilities but if the rear garden is to be reopened then its use needs to be monitored to ensure it is cleared by an appropriate time. Existing conditions relating to the use of the beer garden are not adhered to and should be enforced.
- b) It is alien to the Hillingdon Local Plan (Development Management Policies).
- c) Deliveries cause considerable congestion on both the High Road and Southill Lane, neither of which were meant to take large vehicles.
- d) This is a Grade II listed building with character which should be retained.
- e) The site falls within a conservation area.

- f) The amendments fail to address previous concerns regarding residential impact and parking.
- g) A serious traffic accident happened here recently. This will increase the risk of accidents.
- h) The disabled toilet is too small.
- i) The disabled parking space is inconveniently located.

EASTCOTE CONSERVATION PANEL:

"The new ground floor layout is still not acceptable. Both the mens' and womens' toilets have been moved to the rear of the building.

However, whilst the male facilities have been increased the female facilities have been decreased from the original application. This is not satisfactory.

Although the number of inside covers has been reduced from 119 to 96, this is still a 50% increase therefore there should be a 50% increase in female facilities. There is an addition of nappy changing facilities.

The disabled toilet has been moved back to the front of the building with entrances from both inside and outside. For a wheelchair user to access this facility from the inside will be difficult with the amount of tables and chairs en route with a very small space between them. The layout makes the toilet inaccessible for wheelchair users.

Currently the establishment has an outside serving area, which adds another 15-20 covers, this is not shown on the current drawings, will this service still be offered? If so the number of outside covers should be shown to give a clearer picture of exactly how many people will be using the premises at any one time. The outside bar service will also add to the congestion in this area.

The car park layout is now shown, giving only 28 parking bays. Which is not enough for the increase of footfall expected.

Please note the one disabled parking bay is as far from the entrance as possible. This bay also obstructs the lockable bollards for deliveries. Therefore should the bay be in use then no deliveries can take place.

The proposed increase in the size of this business, with a marked changed from a public house serving food to a restaurant with a small bar area, is an overdevelopment of the site, reasons given in previous communications

We ask that the application be refused."

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

I have had a good look at the latest drawings for the Case is Altered and believe that the ground floor layout is much better although I have some doubts as to whether there are sufficient ladies loos. I am delighted to see that the existing floor in the lower and original bar is clearly marked for protection. As in my previous submissions to you I do hope that it is clearly stated that this floor must be protected and not in any way lifted. If the latter has to happen for any reason a representative of the MOL must be present. Additionally it is important to recognise that the lower bar is listed on the National CAMRA Inventory.

My main - and probably only - concern is that the bar is much smaller than existing and simply will not be long enough to serve the needs of the pub. This will lead to large queues and lead to unsustainable usage as busy times.

NORTHWOOD HILLS RESIDENTS' ASSOCIATION

We note that the applicant has again recently changed the drawings relating to this planning application. The new drawings do not in anyway address our concerns that, if approved, the proposed expansion will have a further detrimental impact on both parking and local residents within the immediate catchment area, which is not acceptable and again refer to the;

Hillingdon Local Plan (Development Management Policies) section 8.12 which states, "The Council will not support development which will unacceptably contribute to traffic movements, deleteriously impact on the highways network or road user safety (including to pedestrian), or affect residential amenity including by noise, congestion or inadequate parking provision". This application fails this test and should therefore be declined.

With regard to the latest drawings we also note the following;

1) We note a disabled space has been allocated in the car park. However, we believe this to be discriminatory as it is the furthest away from the car park.

2) The proposed disabled toilet inside the building looks too small to properly accommodate a wheel chair. We request officers to review measurements of this to ensure compliance with laid down minimum standards.

We would also point out that this application was supposed to have been determined by September 2016.

Officer comment:

It should be noted that a fourth and final set of amended plans have been provided. These show the removal of a partition from the unisex WC and the removal of a chimney and reflect recommendations made by the Access Officer and Urban Design and Conservation Officer. These changes are very minor and it is not considered that they would have any bearing on local feeling towards the scheme. Therefore, residents have not been reconsulted on these minor changes.

INTERNAL CONSULTEES

URBAN DESIGN AND CONSERVATION OFFICER

The revisions are acceptable in listed building terms, but no kitchen flues/vents are shown, or indeed any vents for the internal WCs. These will need to be conditioned. The timber and polycarbonate covered structure at the rear is also not ideal its design and materials should be conditioned. Details of the cold store enclosure should also be conditioned so that these look more like a garden pergola and fence rather than a temporary structure. Conditions should also cover the materials, detailed design and construction of the new windows and doors; the bar and back bar design; and details of works to protect the stone floor and timber framing (walls and ceiling structure) in the front bar during the works. A condition that ensures that work is halted if any additional timber framing is found in the areas where existing historic fabric is to be removed should also be applied. The bar areas within the earlier part of the building, which are to be altered, should be photographed prior to the start of work. All new works to match existing in terms of finish etc -this should cover internal finishes and also the small areas where there are new external infill walls, which should be painted brick rather than block work and the roof tiles for the new pitched roof at the rear. All new gutters and down pipes should be in painted cast metal.

Conditions should also cover the works in the car park, including the new "T"s , kerbs and bollards and new surfaces.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

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.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

LPP 7.4 (2016) Local character

LPP 7.8 (2016) Heritage assets and archaeology

NPPF National Planning Policy Framework

5. MAIN PLANNING ISSUES

It should be noted that this application has been submitted in parallel with an application for planning permission (ref: 38037/APP/2016/2912), which relates to the proposed external works. This application for Listed Building Consent considers the impacts of the proposed external and internal works on the historic fabric, character, appearance and setting of the listed building only.

Local Plan: Part 2 policies BE8, BE9 and BE10 seek to safeguard the historic features of listed buildings and their settings. London Plan policy 7.8 similarly seeks to safeguard heritage assets.

Only minor external alterations, involving the creation of new openings to install new windows or doors, blocking of an existing alley/undercroft area, which currently provides access from the front to the rear of the premises, and minor changes to the car park layout are now proposed, following the submission of amended plans which show the omission of an originally proposed rear extension. Internal reconfiguration works include relocation of the kitchen and WCs, repositioning of the bar and associated alterations to internal walls and doorways.

Negotiation with the Council's Urban Design and Conservation Officer has taken place

throughout the application process and comments made have been taken fully on board by the applicant. It is considered that the proposed alterations would harmonise with the character and appearance of the building and its surrounds such that they would be of no significant detriment to the historic integrity, visual amenities or setting of the listed building. The Council's Urban Design and Conservation Officer has raised no objections subject to conditions.

Residents' concerns regarding the specific impact of the development on the listed building have been taken on board and are addressed in this report and/or through the recommended conditions. Objections relating to matters such as parking, disabled access, noise, etc, are noted but the majority of these are not directly relevant to this application, which can assess the impacts of the proposals on the listed building only. Those matters are however fully addressed in the parallel application for planning permission.

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 LB2 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within six months of the works being completed.

REASON

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

3 LB5 Measured drawings

Photographic record of the bar areas within the earlier part of the building, which are to be altered, shall be prepared in situ before being removed and copies lodged with the Local Planning Authority.

REASON

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

4 LB8 Measures to protect the building

Prior to works commencing, details of measures to protect the stone floor and timber framing (walls and ceiling structure) in the front bar during the works from accidental damage shall be submitted to and approved in writing by the Local Planning Authority.

Such measures shall be implemented prior to any works commencing and retained in situ until works are completed.

REASON

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

5 LB9 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building, including the erection of a sample panel, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun.

All new works must match the existing in terms of materials, colour, finishes, etc.

REASON

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

6 LB10 Internal and External Finishes (Listed Buildings)

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

REASON

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

7 LB11 Further Details (Listed Buildings)

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

- i) details of any kitchen, WC or other flues and/or vents or other extraction systems;
- ii) detailed design and construction of the new windows and doors, to include details of materials and finish and cross-sections of the frames and glazing bars for the windows at an appropriate scale (ideally 1:1);
- iii) details of the cold store and associated covered structure/canopy at the rear of the building, as indicated on drawing no. 2993.12.OP2;
- iv) details of the bar and back bar design.

All new works must match the existing in terms of materials, colour, finishes, etc. and details should include information relating to make, product/type, colour and photographs/images.

REASON

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

8 LB12 Hidden Features

Any hidden historic features, including additional timber framing in the areas where existing historic fabric is to be removed, which are revealed during the course of works

shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and/or proper recording of these features, as required by the Council.

REASON

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

9 NONSC Pipework & guttering

All gutters, down pipes and external pipework shall be in painted case iron to match the existing.

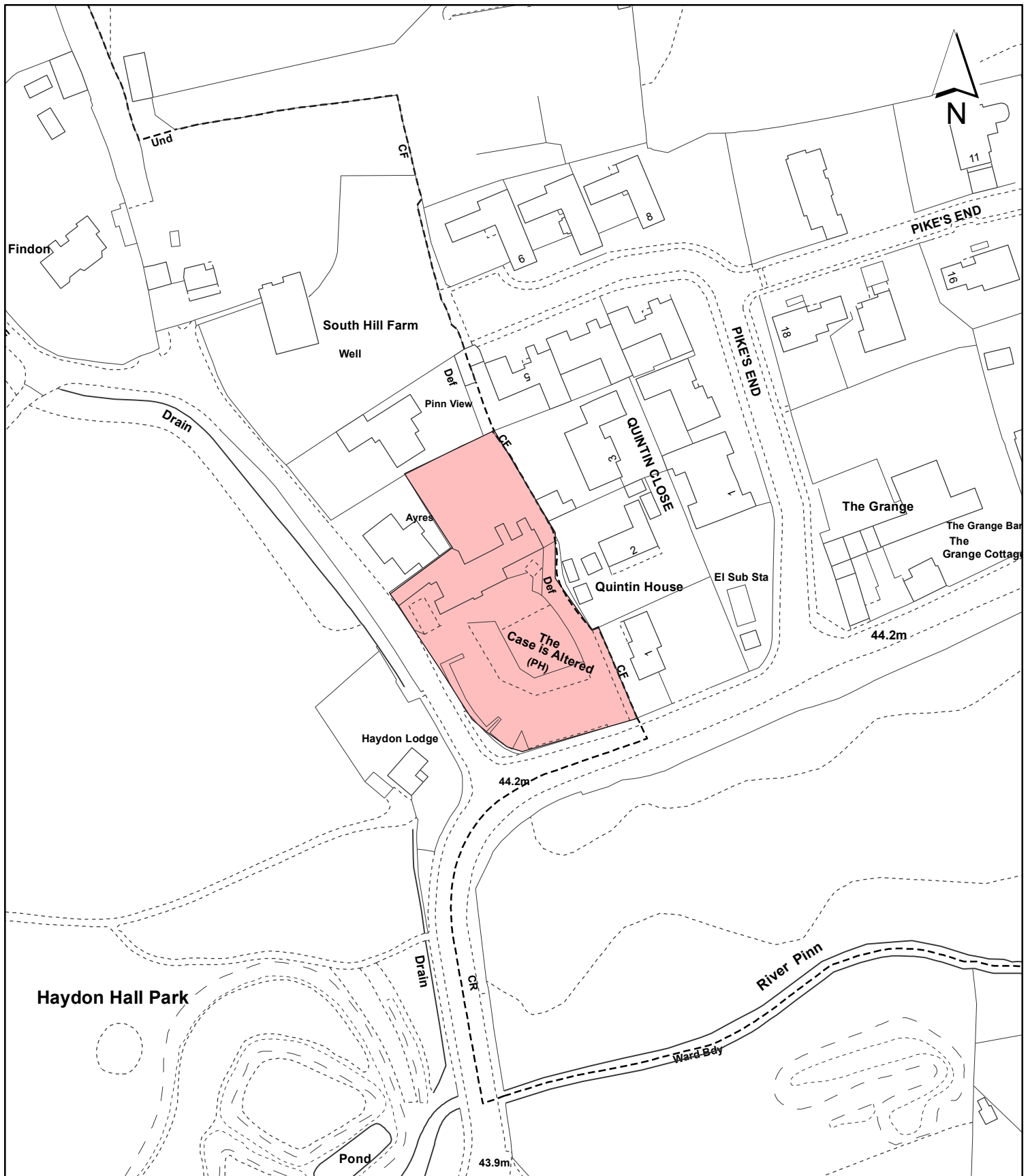
REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE4, BE8, BE9, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**The Case Is Altered
 Public House**

Planning Application Ref:

38037/APP/2016/2913

Scale:

1:1,250

Planning Committee:

North Page 53

Date:

February 2017

**LONDON BOROUGH
 OF HILLINGDON**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 219 SWAKELEYS ROAD ICKENHAM

Development: Two storey dwelling with habitable basement and roofspace to create 6 x 1-bed self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved).

LBH Ref Nos: 10215/APP/2016/1443

Drawing Nos: 2902-01 Rev A
2902-02 Rev A
2902-03 Rev C
Planning Statement
2902-04 Rev C
2902-05 Rev C
2902-06 Rev C
2902-09 Rev C
2902-SK1
Arboricultural Survey

Date Plans Received: 13/04/2016

Date(s) of Amendment(s):

Date Application Valid: 14/04/2016

1. **SUMMARY**

This is an outline planning application for the demolition of the existing 4-bed detached house occupying the site and for the erection of a new 2-storey building comprising six 1-bed flats. Approval is sought for access, appearance, layout and scale, with landscaping reserved.

The overall design, size, scale, massing, proportions and form of the proposed building are considered acceptable in the context of the site and the surrounding area. In terms of the impact of the proposed building on the surrounding occupants, the overall scale and siting of the building is such that it is not considered to have a detrimental impact on the amenities of the surrounding occupants. The scheme is also considered acceptable in terms of its impact on the surrounding highway network.

Overall, the application is considered to comply with the councils adopted policies and guidance and therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES1 **Outline Time Limit**

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 RES2 Outline Reserved Matters

Details of the landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins. The submitted details shall also include details of:

(i) Any phasing for the development.

The development shall be carried out in accordance with the approved details.

REASON

To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

3 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 2 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

4 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers C16 Rev A; C15 Rev A; C14 Rev A; C13 Rev B; C12 Rev A; C22 Rev A; C21 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

5 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing [specify]

REASON

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

6 RES6 Levels

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

REASON

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

7 RES7 Materials (Submission)

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

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

REASON

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

8 RES8 Tree Protection

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

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

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

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

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

REASON

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

9 RES9 Landscaping (car parking & refuse/cycle storage)

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

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

where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

10 RES13 Obscure Glazing

The windows in the side elevations of the building facing No.217 Swakeleys Road and the rear gardens of properties in Roker Park Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

11 RES15 Sustainable Water Management (changed from SUDS)

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

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable

water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

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

12 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

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

13 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (March 2015).

14 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

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

2 I53 Compulsory Informative (2)

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

**	Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
	Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
	Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
	Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
	Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE16	New development on the northern frontage of the A4 (Bath Road)
BE17	Design and layout of new development at Heathrow Airport
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H4	Mix of housing units
H3	Loss and replacement of residential accommodation
H6	Considerations influencing appropriate density in residential

	development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
OE5	Siting of noise-sensitive developments
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.6	(2016) Architecture

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. 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

With regard to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground water courses or a suitable sewer. In respect of surface water, it is recommended that the application should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where a developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

5

Legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is

required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website www.thameswater.co.uk

6 I1 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

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

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

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

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

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

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

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

8 I2 **Encroachment**

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

9 I3 **Building Regulations - Demolition and Building Works**

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

10 I47 **Damage to Verge**

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern side of Swakeleys Road. It is currently occupied by a 4-bed room detached house occupying a large plot. 217 Swakeleys Road lies along the north-eastern site boundary whilst 11 Roker Park Avenue is located along the south-eastern boundary. Nos 1, 3, 5 and 7 Roker Park Avenue are located along the south-western site boundary. The surrounding area is residential in character and appearance.

3.2 Proposed Scheme

Guideline / Requirement:

The proposal is for the demolition of the existing dwelling and the redevelopment of the site to provide six one-bed flats.

The proposed building would be two-storeys with roof accommodation with a single storey flat roofed section at the rear of the building and a single storey pitched roof section at the side.

One flat would be provided on the lower ground floor, three flats on the ground floor, and two duplex apartments on the first floor and within the roof space.

The front of the building would be set back from the front boundary to allow parking for six cars, using the existing vehicle crossover.

3.3 Relevant Planning History

10215/PRC/2015/87 219 Swakeleys Road Ickenham

Residential development of the site to provide seven one-bed flats involving demolition of the existing dwelling.

Decision: 28-10-2015 OBJ

Comment on Relevant Planning History

No Relevant Planning History.

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:

- ** Pt 1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area
Pt 1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards
Pt 1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing
Pt 1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations
Pt 1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.
- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- BE16 New development on the northern frontage of the A4 (Bath Road)
- BE17 Design and layout of new development at Heathrow Airport
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- H4 Mix of housing units
- H3 Loss and replacement of residential accommodation
- H6 Considerations influencing appropriate density in residential development.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
OE5	Siting of noise-sensitive developments
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 6.13	(2016) Parking
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.6	(2016) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 properties and the Ickenham Residents association were notified of the application and 8 objection letters were received in response, which made the following comments:

- i. Parking issues on Roker Avenue belonging to workers employed on Swakeleys Road developments
- ii. Lorries causing congestion
- iii. Damage to pavements
- iv. Loss of privacy
- v. Noise and Disturbance - applicable during the day when nearby resident is a night-worker
- vi. Ickenham Residents Association- Raised objection.
- vii. Exceeding 10% threshold
- viii. Over-development
- ix. Overbearing
- x. Excessive
- xi. flooding

A petition was received with 60 signatories, on the following grounds:

- i. Harm the character of the area and neighbouring amenity due to scale, bulk
- ii. Overbearing proximity down its side boundaries and depressing outlook
- iii. Loss of daylight and sunlight

- iv. Privacy and security issues
- v. Loss of trees and greenery
- vi. Potential surface run-off issues

Officer Comment:

These issues are dealt with in the main body of the report.

Internal Consultees

HIGHWAYS

Pre-application advice was given in 2015 and a transport statement was not requested.

Six car parking spaces ,including one disabled bay are provided for the six one bed-room flats and comply with standards. Eight cycle spaces in a covered location have been provided. Refuse bin store is located within 10 metres of the highway.

No objections are raised on highway grounds.

ENVIRONMENTAL PROTECTION UNIT

No objection.

Please attach the standard informative regarding control of environmental nuisance from construction work.

TREE AND LANDSCAPING OBSERVATIONS

There are several large, mature, protected trees on and adjacent to this site. Most of the trees appear to be far enough away from the proposals to be unaffected (directly); however, the trees could be indirectly affected by construction activities/storage of materials etc.

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

A Tree survey to categorise the trees on and off the site;

A Tree Protection Plan to show how the trees (to be retained) will be protected during the development;

An Arboricultural Method Statement to show any incursion into tree root protection areas (RPA,s) will be addressed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing family dwelling and the erection of a building containing 6 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012).

Therefore, the development is considered acceptable in principle.

Of relevance to the consideration of the principle of redevelopment of the site is paragraph 3.3 of the HDAS 'Residential Layouts', which states that:

"The redevelopment of large numbers of sites in close proximity to each other is unlikely to be acceptable, including large numbers of redevelopments on any one street. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing. On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road to be assessed."

Having regard to Swakeleys Road, the Council has assessed the number of houses that have been converted, over a 1km length (using the site as the mid point for analysis). The Council identified 7 properties (8 including the application site), where consent has been granted/implemented for the redevelopment of existing houses with replacement flatted development. There are 86 properties on Swakeleys Road within 500m each way of the application site. This proposal would result in just under 10% of the properties having been redeveloped. The proposal would therefore not exceed the 10% threshold sought by the policy. However it should be noted that any further redevelopments of houses along the stretch of Swakeleys Road would exceed the 10% threshold. Should permission be granted for the current application it is likely to be the last one to be considered acceptable in principle (unless there other material planning considerations which are of relevance).

7.02 Density of the proposed development

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

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

The site is not a listed building, nor does it fall within a Conservation Area of other special designation.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area.

Policy 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

The proposed scheme is relatively similar in style and appearance to other flatted developments along Swakeleys Road.

It is considered that the design of the proposed house reflects the materials, design features and building heights predominant in the locality whilst providing an element of architectural individuality. Further the proposed development would be set back at least 1.0m from the side boundaries in order to maintain key visual gaps between the properties. The lower ground floor area would not be visible from the front elevation and would be accessed internally or via the rear garden, nearest to the rear elevation, and would thus not affect the streetscene.

The elevational treatment would be in keeping with the surrounding properties., by virtue of its height, which would marginally exceed the current ridge height and would align with No. 217 Swakelys Road. The staggered front projections, and hipped roof would mimic details of surrounding properties whilst providing a degree of articulation.

Notwithstanding the above, it is considered that the proposed development by virtue of its design, layout, height, bulk and siting would harmonise with the surrounding area and would not be detrimental to the character and appearance the locality. The proposed development would therefore be in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2016) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed development would project beyond the rear building lines of the adjoining property at 217 Swakeleys Road, but would however not breach the the 45 degree line in relation to the nearest habitable rooms windows in the 2 storey rear extension currently under construction at that property.

The rear gardens of properties in Roker Park Avenue back on to the sites side boundary. The 2-storey flanks elevation of the proposed building facing toward the Roker Park Avenue Gardens occupies the same position as the existing properties 2-storey flank elevation. The proposal is therefore not considered to have any more significant impact on these properties than the existing situation.

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

There are no 1st floor windows on the side elevation apart from a bathroom window which would have obscured glazing. Secondary windows to habitable rooms are proposed on the flank elevations at ground floor , however these would be screened by fencing to the the side boundaries and thus would not afford any overlooking of adjoining properties.

Habitable rooms are mainly served by front and rear facing windows which have adequate separation distances of 21m to the nearest facing windows. Secondary windows on the side elevation will be obscurely glazed, and where necessary high level and or fixed shut. The velux windows at roof level will allow adequate daylight and sunlight into bedroom

areas and would be obscurely glazed in order to prevent any loss of privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Overall, it is considered that the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy; and would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 and Table 3.3 sets out the minimum space standards for residential units. One-bed units require 50sq.m of internal floor space. The proposed units range in size from 50.5 sqm upto 69 sqm so would all meet or exceed the standard set out in the London Plan. .

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires residential developments to provide or maintain sufficient external amenity space to protect the amenity of residents, and for the amenity space to be usable in terms of its shape and siting.

The Council's HDAS: Residential Layouts SPD states that one-bed units should be provided with 20sq.m; the proposed scheme would require 140 sq.m of external amenity space. The scheme would provide 245sq.m of external amenity space at the rear of the site and so would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Six car parking spaces ,including one disabled bay are provided for the six one bed-room flats and comply with standards. Eight cycle spaces in a covered location have been provided. The refuse bin store is located within 10 metres of the highway.

7.11 Urban design, access and security

A secure by design condition is proposed.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

A Tree Survey has been submitted. There are several large, mature, protected trees on and adjacent to this site. All those trees considered worth retaining are far enough away from the proposals to be directly affected. However, the trees could be indirectly affected by construction activities/storage of materials etc. A condition is proposed requiring the submission and approval of tree protection measures prior to the commencement of development.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This can be adequately achieved through the imposition of conditions on any consent granted.

7.16 Renewable energy / Sustainability

In March 2015 the Government removed the requirement for new dwellings, with the exception of 'legacy cases' to comply with the Code for Sustainable Homes. As such, the

proposed development is not required to achieve Code for Sustainable Homes Level 4, however any application should be supported by information demonstrating how it has sought to achieve sustainable design.

7.17 Flooding or Drainage Issues

The application site is not located within a Flood Zone. In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should be used in any development of this site which should seek to manage storm water as close to its source as possible.

7.18 Noise or Air Quality Issues

Policy 7.14 of the London Plan 2011 seeks to improve air quality in new developments to minimise public exposure to pollution, especially within Air Quality Management Areas.

7.19 Comments on Public Consultations

The comments made by the individual responses are noted and are considered within the main report, or are dealt with by way of recommended condition or are not material planning considerations.

7.20 Planning obligations

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant.

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.

10. CONCLUSION

Overall, the application is considered to comply with the councils adopted policies and guidance and therefore recommended for approval.

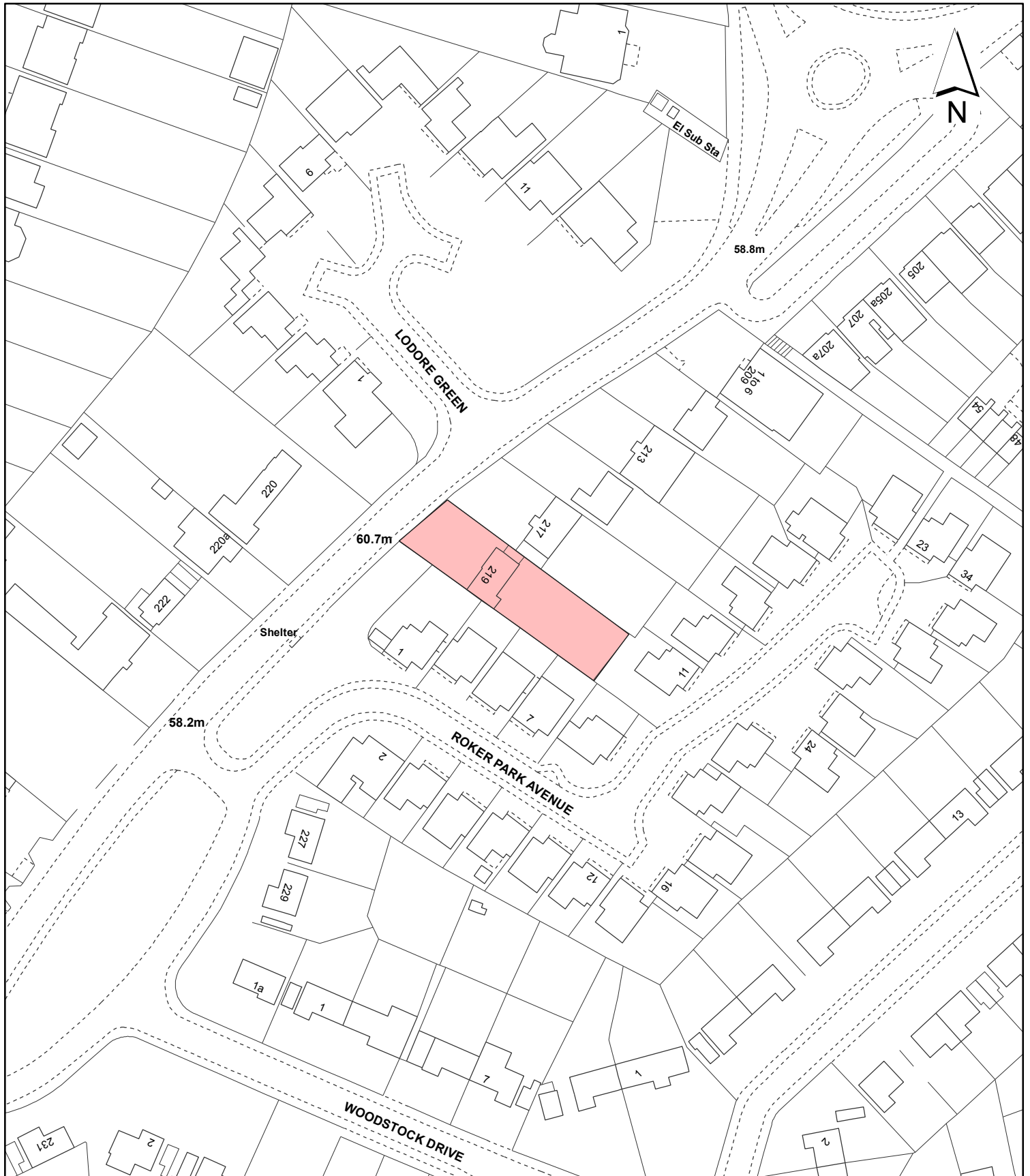
11. Reference Documents

The London Plan 2011
The Mayor's Housing Supplementary Planning Guidance (November 2012)
HDAS: Accessible Hillingdon
National Planning Policy Framework

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2015
The Mayor's London Housing Supplementary Planning Document
HDAS: Accessible Hillingdon
National Planning Policy Framework
SPD 'Planning Obligations' July 2014

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

219 Swakeleys Road

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

Planning Application Ref:
10215/APP/2016/1443

Scale:
1:1,250

Planning Committee:
North Page 72

Date:
February 2017



Report of the Head of Planning, Sport and Green Spaces

Address 1A GROVE ROAD NORTHWOOD

Development: Two storey, 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow.

LBH Ref Nos: 14379/APP/2016/3279

Drawing Nos: FLU.324.10 Rev F
FLU.324.01
FLU.324.02 Rev J
FLU.324.03 Rev H
FLU.324.04 Rev H
FLU.324.05. Rev H
FLU.324.06 Rev H
FLU.324.07 Rev J
FLU.324.08 Rev J
FLU.324.09 Rev J

Date Plans Received: 30/08/2016 **Date(s) of Amendment(s):** 31/08/2016

Date Application Valid: 30/08/2016

1. **SUMMARY**

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

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers.

It is therefore recommended for approval.

The Ward Member has requested the application be determined at committee and a petition against the proposal has been submitted.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **Time Limit**

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

REASON

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

2 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers FLU.324.02 Rev J; FLU.324.03 Rev H; FLU.324.04 Rev H; FLU.324.05 Rev H; FLU.324.06 Rev H; FLU.324.07 Rev J; FLU.324.08 Rev J and FLU.324.09 Rev J, 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 (2016).

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES9 Landscaping (car parking & refuse/cycle storage)

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting

3. Schedule for Implementation

4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13,

BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

5 RES13 Obscure Glazing

The windows facing 1 Grove Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES13 Obscure Glazing

The rooflights facing 24 Moor Park Road shall be glazed with permanently obscured glass and non-opening for so long as the development remains in existence.

REASON

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

7 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 1 Grove Road and 24 Moor Park Road.

REASON

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

8 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

9 NONSC Non Standard Condition

Prior to the occupation of the dwelling hereby approved, the existing drop kerb and crossover serving the existing bungalow shall be removed and the footway restored.

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I47 **Damage to Verge - For Council Roads:**

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

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

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

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

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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.

4 I5 **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;

build on the boundary with a neighbouring property;
in some circumstances, carry out ground works 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a detached bungalow situated on the Eastern side of Grove Road. The property benefits from gardens to the front and rear, which are gravelled with landscaped beds. The rear garden is enclosed by well established hedges. The plot although of a similar width to others in the street scene is not as deep and originally formed part of the rear garden of the corner plot to the South, no. 24 Moor Park Road. The principal elevation of the existing property faces South East.

The neighbouring property to the North East is 1 Grove Road, and the other neighbouring property to the rear is 26 Moor Park Road, which borders the rear boundary of the application site.

The street scene is predominantly residential in character and appearance and comprises two storey detached and semi detached dwellings sitting within comfortable plots. The architectural style of the area has a pleasant uniformity of render, brickwork and deep hipped roof forms.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 141.

3.2 Proposed Scheme

The application form identifies the proposal for the demolition of the existing bungalow and the erection of a two storey, 5-bed, detached dwelling with associated parking and amenity space.

However it is noted that the floor plans indicate additional rooms in the loft space, some of which would be capable of being occupied as additional bedrooms. The proposal is therefore considered as a 6 bed property.

3.3 Relevant Planning History

14379/PRC/2016/25 1a Grove Road Northwood

Demolition of existing dwelling and the erection of two detached two storey dwellings

Decision: 17-10-2016 OBJ

Comment on Relevant Planning History

14378/PRC/2016/25 - Demolition of existing dwelling and the erection of two detached two storey dwellings.

Objections were raised to the scheme submitted as it was considered to be over development of the site, which would create a visually cramped form of development that was out of keeping with the character of the area. In addition the submitted drawings indicated a development with inadequate residential amenity for a handful of habitable rooms that would lead to the addition of further dormer and other windows.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 7.4 (2016) Local character
- NPPF National Planning Policy Framework
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbours were consulted for a period of 21 days expiring on the 29 September 2016. A site notice was also erected on the lamp post opposite, expiring on 10 October 2016.

Revised plans were submitted and neighbours re-consulted on 4th January 2017. At the time of writing the officer report 2 neighbours had responded to re-affirm their previous comments and a further neighbour had verbally confirmed their unaltered position.

There were 4 responses to the consultation raising the following issues:

- The height is not in keeping with other properties in the area.
- Loss of privacy.
- Projects beyond the building line.
- Very close to the boundary.
- No existing footprint shown so not able to compare and assess the proposed changes.
- Possible damage and disruption from development and new foundations.
- The application advises 5 bedroom but the plans show 6, which is it.
- It would be more accurate to describe the proposed building is 2.5 storeys.
- The plans show a strip of land not in the applicants ownership.
- The Housing Land Supply cannot be material to this application as there is no change.
- Loss of outlook.
- Overbearing.
- Perception of increased overlooking and loss of privacy.
- Loss of light and overshadowing.
- Design out of keeping with the wider area.
- Plot subject to a restrictive covenant concerning its relationship with 24 Moor Park Road.
- Overdevelopment of the site resulting in a cramped form of development.
- Suggest the removal of the single storey element to move it further from the boundary.
- Impact on the trees within and adjacent to the site.
- Cramped form of development with restricted amenity space for the size of the proposed dwelling.
- Cumulative impact on amenity with other nearby developments.
- Covenant to ensure 6 trees planted along the boundary need to be protected and maintained.
- The revised changes appear little more than cosmetic reshaping and renaming of room spaces, which could be altered again during or after building work.
- The proposal can still offer upward of 8 bedrooms replacing a 3 bed bungalow.
- Impact of demand on local services.
- Prime candidate for sub division in the future

A petition against the proposal was also submitted.

Officer response: Issues relating to the Housing Land Supply are noted. Revised drawings were submitted to show the correct extent of the site. Restrictive Covenants are civil legal issues and do not form part of a material planning consideration. Any potential works on or adjacent to a boundary which may cause disruption or damage as a result of new foundations would need to be resolved between the neighbouring properties under a Party Wall Agreement. Issues such as the connection to and capacity of services is considered within Building Regulations. Any future development to

potentially subdivide the property would be assessed on its own merits within a separate application.

Northwood Residents Association - The proposed building due to excessive height and massing will cause loss of residential amenity contrary to Policy BE21; inadequate daylight and sunlight levels, contrary to Policy BE20; failure to harmonise with the street scene, contrary to Policy BE13 and inadequate amenity space to protect amenity of surrounding buildings.

Internal Consultees

Highways - Although parking spaces are not shown, there is one space in the garage and space outside the garage for the second car. The application form states a total of 4 car parking spaces which would be an over provision. The existing cross over is not shown on plans. A Condition is required that it is reinstated to a footway prior to occupation. Informative - Works to be carried out by the Council at the applicant's cost. The proposed cross over should be shown with splays and not kerbed with a radii, and dimensioned on plans.

Subject to the above alterations no objections would be raised on highway grounds.

Trees/Landscaping - The site is situated within the area covered by TPO 141.

There are no protected trees or other landscape features of merit at this address. The proposed footprint is similar to that of the bungalow. The layout includes an integral double garage and driveway. The proposed layout also retains a reasonable area of front garden and a wide, but relatively shallow, rear garden. The Design & Access Statement fails to refer to the landscape proposals or saved policy BE38. If the application is recommended for approval, landscape conditions should be imposed to ensure that the scheme contributes to the character and appearance of the area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in the residential accommodation will be sought, subject to other policies in the plan.

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 the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

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

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

impact on adjoining occupiers.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. 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. Furthermore Policy BE19 also seeks to ensure that new development will compliment or improve the character of the area. The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

This part of Northwood consists of primarily detached houses set within spacious plots. The dwellings characteristically are wide, spanning most of the width of the plots and have deep hipped roof forms. There are a number of variations in design within the street scene and these include features such as two storey front projections and single storey attached, part integrated garages to the side. The proposed dwelling takes reference from the prevailing height and deep roof forms and design characteristics of the area,

The plans indicate the proposed dwelling would be set back a minimum of 1 m from the side boundaries. The orientation of the building has been slightly altered to reflect the building line set by the adjacent properties along Grove Road. As a result the Northern side boundary moves in towards the house at the rear with the front of the building set back by 2.07 m and the rear 1 m. On the Southern boundary the two storey element is set back 3 m from the boundary and the single storey garage 1.3 m increasing to 2 m at the rear. It is noted that the front wall of the main dwelling follows the existing building line with the two storey front feature extending 1.5 m beyond this.

It is therefore considered that the proposed dwelling would be in keeping with the character and appearance of the street scene and the wider area and would comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Extensions.

7.08 Impact on neighbours

Policies BE20 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state that new buildings should not result in the loss of sunlight or loss of residential amenity. Policy BE20 states "buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded".

Policy BE22 states "planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity".

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

The proposed dwelling sits broadly on the footprint of the existing bungalow and would extend approximately 1.15 m beyond the rear of the adjacent property no.1 with the two storey elements set back from the boundary by 1.5 m, giving a total distance of separation of 2.19 m at the rear. To the front the proposed dwelling will project beyond the front of the adjacent property (where it is nearest to the site) by 1.85 m with a total distance of separation of 2.7 m. Although the proposal would result in an increase in height and depth of the building where it is adjacent to no.1, it is noted that there are no side windows in the flank wall of that property and the proposal would not compromise a 45 degree line of sight from the nearest first floor windows. It is noted that the proposal includes 2 side windows and 1 roof light facing this property, but as these serve bathrooms or are secondary windows these could be conditioned to be obscure glazed and fixed shut below 1.8 m.

To the South the rear elevation of no. 24 Moor Park Road faces towards the application site. The proposed dwelling will be significantly taller and deeper than the existing bungalow and therefore visually more intrusive but within planning there is no right to a view. However it is noted that the single storey element nearest to the property would be lower than the existing bungalow and that the degree of separation between the two storey element and the neighbouring property would be 20.39 m. Concern has been raised over the potential overshadowing and loss of light to this property, however it is noted that the proposed dwelling is situated North Northeast to no. 24 and given that orientation and the degree of separation it is not considered that it would have a significant impact. The proposed dwelling includes 2 rooflights facing the neighbouring property, however these would serve a store room and as a secondary window for a bedroom, so could be conditioned to be obscure glazed and fixed shut.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties. Concern has been raised over potential loss of privacy to 26 Moor Park Road, which is situated to the rear of the site. The proposed dwelling is situated approximately 28 m away from and at right angles to that dwelling. It is noted that this property benefits from an out door pool and patio area half way down their garden, where it can benefit from direct sunlight out of the shadow at the rear of the house. This is situated directly at the bottom of the garden approximately 13.2 m from the proposed rear elevation. Following concerns over the potential impact on the private amenity space, revised plans have been submitted to reconfigure the internal layout, with the rear windows directly overlooking this area serving non habitable rooms which can be conditioned to have obscure glazing and non opening below 1.8 m. Council guidance states that adequate distance should be maintained to any area from which overlooking may occur, and that regard should be had to the character of the area and the distances between buildings and as a guide the distance should not be less than 21 m. The existing secluded and private nature of the patio and pool area to the rear of number 26 Moor Park Road is considered material and in this context the need for the development to meet the minimum standards of separation is considered necessary. The only rear facing window serves bedroom 2 at the is on the northern end of the rear elevation and situates approximately 21.5 m from the patio area and would comply with the 45 degree principle.

Therefore on balance it is considered that the proposal would not result in a loss of privacy to the occupiers of no. 26 Moor Park Road. As such the proposal would comply with the principles of policies BE21 and BE24 of the UDP saved policies and HDAS Residential Layouts. As such it is not considered that the proposal is an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed floor space of approximately 420 sq m is in excess of the minimum requirements and therefore is considered acceptable.

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

The proposal provides approximately 253 sq m of usable private amenity space in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The proposed dwelling is served by an integral double garage with a further space to the front. The Highway Officer has raised no objection in principle to the proposal however they have advised the existing cross over is not shown and a condition is required to reinstate the footway prior to occupation. The proposed cross over should be shown with splays and not kerbed with a radii, and dimensioned on plans.

7.11 Urban design, access and security

A Secured by Design condition could be added to any approval to ensure the development complies with such principles should the application be acceptable in all other respects.

7.12 Disabled access

The Access Officer has not raised any concerns relating to Lifetime Home Standards and to achieving level access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Although the site is covered by TPO 141, there are no protected trees or other landscape features of merit at this address. The landscape officer has raised no objections to the proposal subject to the submission of an appropriate landscape scheme.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.:

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage, it would be liable for payments under the Community Infrastructure Levy.

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area. Policy BE24 states that the proposals should protect the privacy of the occupiers and their neighbours.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an unacceptable loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to

future occupiers.

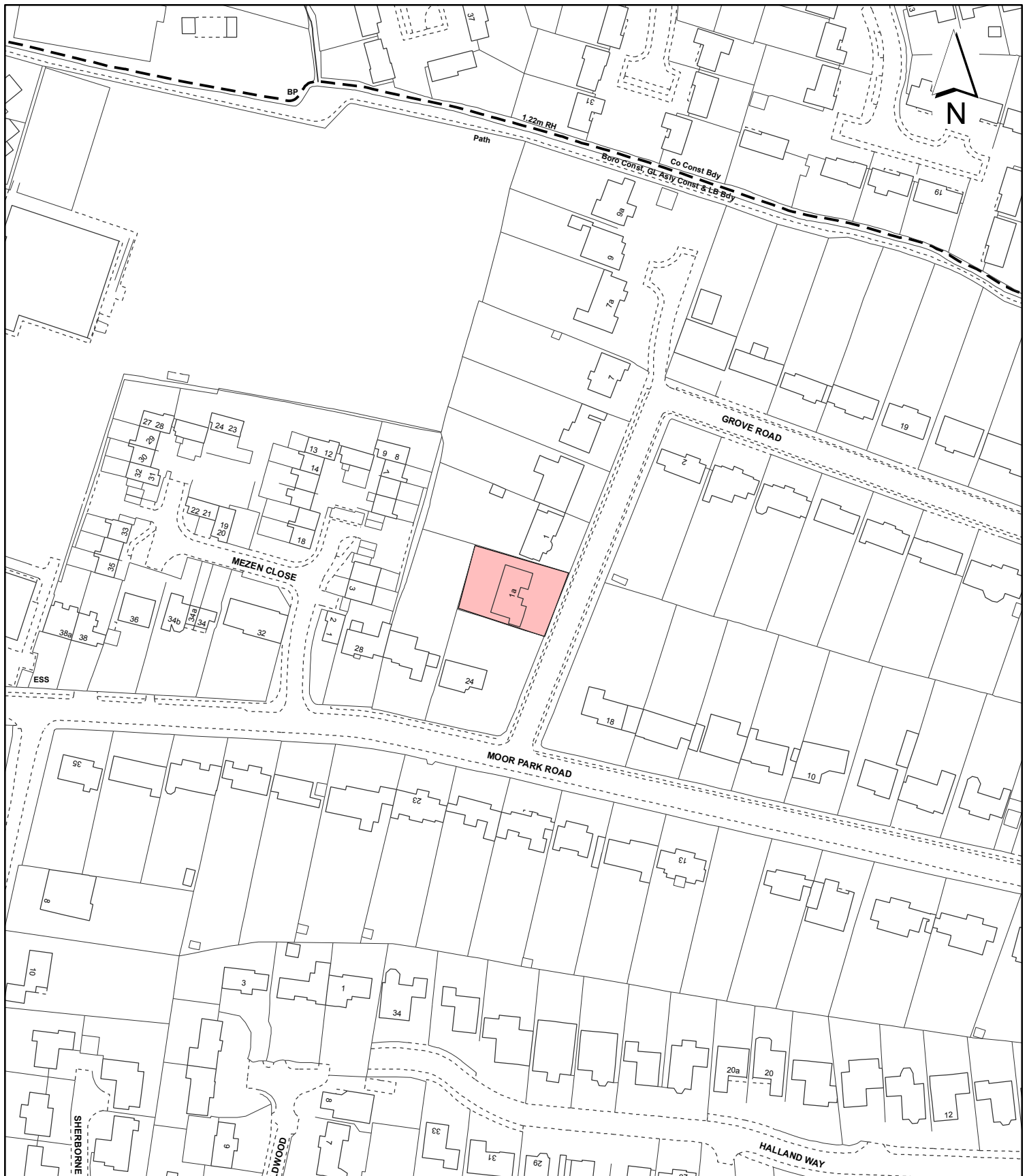
The proposal complies with with policies BE13, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**1a Grove Road
 Northwood**

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

Planning Application Ref:
14379/APP/2016/3279

Scale:
1:1,750

Planning Committee:
North Page 87

Date:
February 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 47-49 HIGH STREET RUISLIP

Development: First and second floor rear extension to create 4 x 2-bed and 1 x 1-bed self contained flats with associated cycle spaces.

LBH Ref Nos: 46454/APP/2016/427

Drawing Nos: Design and Access Statement
PA-01
PA-03 Rev A
PA-02 Rev A
PA-05
PA-06
PA-07 Rev A
PA-08
PA-09
PA-10
PA-04

Date Plans Received: 03/02/2016

Date(s) of Amendment(s):

Date Application Valid: 12/02/2016

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwellings. The proposal would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to policy H7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Councils adopted car parking standards.

2 NON2 Non Standard reason for refusal

The proposed one and two story extension, by reason of its design, scale, proximity to site boundaries would result in an overly dominant and obtrusive residential block in relation to the existing and adjoining property (no. 51 High Street, Ruislip) and as such would result in a visually intrusive development in the Ruislip Village Conservation Area and be detrimental to the architectural composition of the existing building harming the character and appearance of the wider area. The application is therefore contrary to policies BE13, BE15, BE19, BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to the site of a two/three storey building located on the Eastern side

of High Street, Ruislip. The ground floor is in use as a retail unit for the sale of bicycles, while the first and second floors comprise vacant office space. The retail and upper floor office uses have separate front entrances, and staircases to the rear serve as means of fire escape. The building is situated within the secondary shopping area of the Ruislip Town Centre. It is also situated within the Ruislip Village Conservation Area. High Street, Ruislip is a London Distributor Road.

The application building is bounded in the host parade by Cromwell and Jebson Houses, which comprise ground floor retail units with office and residential uses on the upper floors. To the South is Midcroft, which is a primarily residential street. There is a car sale/wash forecourt on the corner of the High Street and Midcroft, which had previous use as a petrol service station.

3.2 Proposed Scheme

This application seeks approval for a first and second floor extension to provide 4 x 2 bedroom and 1 x 1 bedroom self-contained flats on the first and second floors of the application building.

Associated cycle spaces.

3.3 Relevant Planning History

46454/91/1661 47-49 High Street Ruislip

Change of use from Retail (Class A1) to Financial and Professional Services (Class A2)

Decision: 10-01-1992 Approved

46454/APP/2008/2072 47 High Street Ruislip

Refurbishment to enclose existing covered store area to rear, involving a fairfaced brick wall with roller shutter door and renew roof covering

Decision: 06-10-2008 Approved

46454/APP/2008/3253 47-49 High Street Ruislip

Installation of new shop front

Decision: 23-01-2009 Approved

46454/APP/2015/1709 47-49 High Street Ruislip

Change of use from offices (Use Class B1) to provide 2 x 1 bed self-contained flats (Use Class C3) (Prior Approval)

Decision: 09-07-2015 Approved

Comment on Planning History

46454/APP/2015/1709 - Change of use from Offices (Use Class B1) to provide 2 x 1 bed, self contained flats. - Decision: Prior Approval.

46454/91/1661 - Change of use from Retail (Class A1) to Financial and Professional

Services (Class A2) - Decision: Approval. Decision Date: 10/01/1992.

46454/APP/2008/2072 - Refurbishment to enclose existing covered store area to rear, involving a fairfaced brick wall with roller shutter door and renew roof covering - Decision: Approval. Decision Date: 06/10/2008.

46454/APP/2008/3253 - Installation of new shop front - Decision: Approval. Decision Date: 23/01/2009.

Officer comment:

In 2015 Prior Approval (Application 46454/APP/2015/1709) was allowed for conversion from office use (B1) to residential. This consent has not been implemented and the property remains vacant.

The most recent application represents an increase of 3 residential units to 5 in total.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

BE4 New development within or on the fringes of conservation areas

H4 Mix of housing units

H5 Dwellings suitable for large families

H6 Considerations influencing appropriate density in residential development.

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.3 (2015) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.8 (2015) Housing Choice

- LPP 7.2 (2015) An inclusive environment
LPP 7.4 (2015) Local character
LPP 7.8 (2015) Heritage assets and archaeology

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th March 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

Internal Consultees

Highways

The proposals are to extend first and second floors of the existing building to create 4x2 bed and 1x1 bed flats and keep the ground floor retail intact.

High Street Ruislip is a classified road (A4180) and is subject to existing parking restrictions.

The proposals indicate that this is seen as a car free development but in a location where the PTAL value is 3. It is likely that car ownership will be high in the area so this site is not suitable for a car free development.

A car free development in this location will only exacerbate the existing parking stress which is unacceptable.

The proposal includes on site cycle parking which is accepted.

On the basis of no on-site car parking being provided I object to the application.

Conservation and Urban Design

This is a three storey property, one of two, designed to be read together in modest Arts & Craft style.

The buildings front Ruislip High Street and lie within the Ruislip Village Conservation Area. The back of the property is highly visible from the public domain, as there is a service road and a pedestrian pathway leading to Church Field Gardens to the rear. The building has been extended at ground floor, but the original form of the upper floors is still visible, with the elevations of this and the immediate adjoining building (no.51) being of a very similar design and massing. The adjoining buildings to the North and South, nos 45 and 53, are more modern with much larger footprints, their construction pre-dates the designation of this part of the Conservation Area.

The proposed addition would comprise 2 floors above ground, with a stepped form and a flat roof.

The addition would be considerably larger than the host building and as such not secondary to it. It appears that it would enlarge the host building to such an extent that it would be deeper and more bulky than no.45. The addition's stepped elevations and extensive flat roof would also be at odds with the original building, which has a traditional design and a pitched roof. There are also concerns with regards to the design of the elevations, which appear to comprise large areas of solid brickwork and the need to totally screen the small terraces created on the Southern elevation and some of the Eastern elevations. The latter would detract from the appearance of the elevations and impact on the outlook, and also potentially the overall quality, of some of the accommodation being provided within the new addition.

Given the overall size and bulk and design of the proposed addition, it is considered that it would dominate the original building and detract from its appearance, to the detriment of the character and

appearance of the wider conservation area.

Objection raised.

EPU

The main issue remains the garage at Midcroft which may have covered a wider area over 53 to 59 High Street in the past. The garage was not on the site and I am not aware that the incident in the past affected the property at 47 to 49 High Street. On this basis the Environmental Protection Unit would not have concerns regarding this internal conversion to residential.

It appears as though the back of the flats is all hard standing. However if there is the construction of a 'soft' garden then as confirmed before the soil in the garden should be tested. This is to protect future residents. If there is to be a soil garden the condition below can be used.

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

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

REASON

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

A Ward Councillor has given the following comments on the application: "I believe that this represents over development in a conservation area, and certainly doesn't enhance it in anyway. Nor is there any provision for parking, which would impact unacceptably on neighbouring street with already high levels of parking stress.

Access Officer - no comment.

Ruislip Village Conservation Panel - no response.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development is established.

46454/APP/2015/1709 - Change of use from Offices (Use Class B1) to provide 2 x 1 bed, self contained flats. - Decision: Prior Approval.

7.07 Impact on the character & appearance of the area

The Council wishes to ensure that the cumulative effects of development do not damage the character and amenity of established residential areas.

The proposal for 5 flats (4 x 2 bed) and 1 x 1 bed) an increase of three units on an existing planning approval.

It is considered that the proposals will adversely impact on the character and appearance of the Ruislip Village Conservation Area. The back of the property is highly visible from the public domain, as there is a service road and a pedestrian pathway leading to Church Field Gardens to the rear. The building has been extended at ground floor, but the original

form of the upper floors is still visible, with the elevations of this and the immediate adjoining building (no.51) being of a very similar design and massing. The adjoining buildings to the North and South, nos 45 and 53, are more modern with much larger footprints, their construction pre-dates the designation of this part of the Conservation Area

The proposed addition would comprise 2 floors above ground, with a stepped form and a flat roof.

The addition would be considerably larger than the host building and as such not secondary to it. It would enlarge the host building to such an extent that it would be deeper and more bulky than no.45. The addition's stepped elevations and extensive flat roof would also be at odds with the original building, which has a traditional design and a pitched roof. There are also concerns with regards to the design of the elevations, which appear to comprise large areas of solid brickwork and the need to totally screen the small terraces created on the Southern elevation and some of the Eastern elevations. The latter would detract from the appearance of the elevations and impact on the outlook, and also potentially the overall quality, of some of the accommodation being provided within the new addition.

Given the overall size and bulk and design of the proposed addition, it is considered that it would dominate the original building and detract from its appearance, to the detriment of the character and appearance of the wider conservation area

7.1 Impact on Neighbours

The scheme is opposed by both the immediate business users, the cycle shop and the Funeral Directors. The cycle business is concerned with construction methods and the practicality of building in a confined area. This will be a matter for building control. The Funeral Directors are also concerned with construction noise and the impact of the building construction on the proper use of the existing service road. Neither of which are planning considerations.

It is not considered that the proposed residential development will have a noise impact on either adjoining business use and will potentially be quieter during trading hours than a business use.

The management and regulation of the service road is a matter for traffic control and Ruislip Village is an area of controlled parking with regular monitoring by Parking Officers.

Shadow modelling provided by the applicant demonstrates that the proposals will have a limited impact on any further loss of daylight and amenity as currently experienced by adjoining properties.

There is no objection to the principle of the change of use to residential accommodation. Comments have been made in respect of the size and scale of the development and car parking, of which there is no proposed on-site provision. These issues are discussed later in this report.

7.2 Impact on Street Scene

The site is within the Ruislip Village Conservation Area (RVCA). Policy BE4 states: New development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; there will be a presumption in favour of retaining existing buildings which make a positive contribution to the character or appearance of a conservation area. Applications for planning permission should contain full details, including siting and design, or replacement

buildings. Applications for consent for demolition will depend upon the submission and approval of such details.

The proposed development is to the rear of the High Street on the eastern fringe of the Conservation Area. The Ruislip Conservation Area Appraisal (July 2010) notes that the areas to the rear of the High Street shops are of some concern, as these include ad hoc storage structures and informal parking servicing arrangements. The rear elevations often have large unattractive flues, vents, service and other additions such as satellite dishes, air conditioning units and escape stairs.

The proposed development will further detract from the rear elevation by nature of the size and bulk of the first floor extension. Furthermore the design does not respect the special architectural features or the visual qualities of the existing building.

7.3 Traffic Impact/Pedestrian Safety

The applicant anticipates that residents will not be dependent upon car ownership. In a block of 5 dwelling this is considered to be an unreasonable assumption. The ground floor area to the rear of the bike store is an active service yard receiving regular deliveries. There is a potential conflict between flat owners and the existing use as a service road.

7.4 Carparking & Layout

Car Parking Standards

The residential standard for flats and houses without individual curtilages with communal parking in garages or open car park areas is 1.5 spaces per dwelling.

The precise level of provision may be dependent on household and housing type and location. Provision above the maximum level will only be considered in exceptional circumstances and where the development is related to measures to improve public transport or manage the supply of on-street parking. Contributions towards the creation/extension of CPZ,s, traffic reduction initiatives and or public transport may be sought in some locations where the assumed demand is greater than the level of parking being provided.

The application provides only for cycle storage. If the parking standard was applied in full the development would require 7.5 car parking spaces.

In an effort to reduce traffic generation and reliance upon car travel the car parking standard can be reduced, particularly in locations which are accessible to those within walking, cycling or arriving distance of public transport.

The site is within walking distance of Ruislip High Street, a distributor route, which has good public transport links to other parts of the borough and London Underground and main line railway stations. Ruislip Bus Station is a 3 minute walk which gives connection to Northwood, Northwood Hills, Pinner and Uxbridge whilst Ruislip underground station is 10 minutes walk for access to the Metropolitan and Piccadilly lines. The property is also close to numerous shopping stores, banks, cafes & restaurants, providing good local facilities for the residents.

In this situation the applicant does not consider the provision of dedicated parking a requirement of development.

In preparing The London Plan a review of residential parking standards was undertaken. The review considered the scope for greater flexibility in different parts of London. This

application site is located in a Public Transport Access Level (PTAL) 3 area. The LBH has recently approved applications for car space free development in PTAL 4 areas but exception to the borough car parking policy is not considered to be appropriate in this PTAL 3 area.

Objections have been raised to the lack of dedicated parking and whilst the site is in an area of moderately good public transport provision it is not considered that an exception to parking space requirements can be made.

Highways supports this stance " On the basis of no on-site car parking being provided I object to the application".

In view of the above comments it is recommended that the application is refused on being unable to provide car parking to meet the standard identified in the Hillingdon Local Plan and therefore contrary to Policy H7, clause ii.

(ii) CAR PARKING TO THE STANDARDS ADOPTED BY THE LOCAL PLANNING AUTHORITY CAN BE PROVIDED WITHIN THE CURTILAGE OF THE SITE AND CAN BE ACCOMMODATED WITHOUT SIGNIFICANT DETRIMENT TO THE STREET SCENE;

H7 THE LOCAL PLANNING AUTHORITY WILL REGARD THE CONVERSION OF RESIDENTIAL PROPERTIES INTO MORE UNITS AS ACCEPTABLE IN PRINCIPLE PROVIDED THIS CAN BE ACHIEVED WITHOUT CAUSING DEMONSTRABLE HARM TO THE RESIDENTIAL AMENITIES OR CHARACTER OF THE AREA OR THE AMENITY OF ADJOINING OCCUPIERS AND THE FOLLOWING CRITERIA ARE MET:-

(i) IT CAN BE DEMONSTRATED THAT ADEQUATE SOUND INSULATION IS PROVIDED

(ii) CAR PARKING TO THE STANDARDS ADOPTED BY THE LOCAL PLANNING AUTHORITY CAN BE PROVIDED WITHIN THE CURTILAGE OF THE SITE AND CAN BE ACCOMMODATED WITHOUT SIGNIFICANT DETRIMENT TO THE STREET SCENE;

(iii) ALL UNITS ARE SELF CONTAINED WITH EXCLUSIVE USE OF SANITARY AND KITCHEN FACILITIES AND WITH INDIVIDUAL ENTRANCES, AND INTERNAL STAIRCASES ARE PROVIDED TO SERVE UNITS ABOVE GROUND FLOOR LEVEL; AND

(iv) ADEQUATE AMENITY SPACE IS PROVIDED FOR THE BENEFIT OF RESIDENTS OF THE PROPOSED DEVELOPMENT..

7.5 Urban Design/Access & Security

A main consideration is the bulk and scale of the proposed development. Objections to its scale and size have been raised by Cllr Copthorne, a local resident and the Borough Conservation and Design Officer.

The concerns raised are with the size of the extension and its impact on the adjoining property, used as a funeral parlour.

The addition would be considerably larger than the host building and as such not secondary to it. It appears that it would enlarge the host building to such an extent that it would be deeper and more bulky than no.45. The addition's stepped elevations and extensive flat roof would also be at odds with the original building, which has a traditional design and a pitched roof. There are also concerns with regards to the design of the elevations, which appear to comprise large areas of solid brickwork and the need to totally screen the small terraces created on the southern elevation and some of the eastern elevations. The latter would detract from the appearance of the elevations and impact on the outlook, and also potentially the overall quality, of some of the accommodation being

provided within the new addition.

Given the overall size and bulk and design of the proposed addition, it is considered that it would dominate the original building and detract from its appearance, to the detriment of the character and appearance of the wider conservation area.

As noted the application building is bounded in the host parade by Cromwell and Jepsen Houses, which comprise ground floor retail units with office and residential uses on the upper floors. Both Cromwell and Jepsen House were granted consent under a different planning regime. However, they now part of the rear street scene and a point of reference for future design. The proposed development is very similar in design to these two previously allowed developments.

The proposed development aligns well with Cromwell and Jepsen House enhancing the rear elevation of these two properties and the host building. The impact on the funeral business and upper storey is no less than what already exists.

The council aims to enhance conservation areas through its own initiatives and by encouragement and advice to owners who may wish to alter or improve their properties. The following are noted as being particularly important:

- extensions or alterations should not be out of scale with the original house, and should respect the property's original design;
- side extensions should normally be set back from the original building line;
- the original plan of the house should be respected, and there should be a relationship with the original form of the house;
- materials and detailing should match the existing property (eg. existing features, window shapes and sizes, brickwork and eaves details);
- boundary treatment should be in keeping with the street scene;

The proposed development is in accordance with this design guidance, creating high quality flats that meet the required habitable room standards as set out in Housing Standards Minor Alterations to the London Plan (March 2016). The accommodation to be provided is as follows:

- First Floor Flat 1 62.5 sq m (2 bedroom)
- First Floor Flat 2 65.6 sq m ((2 bedroom)
- First Floor Flat 3 61.0 sq m((2 bedroom)

- Second Floor Flat 4 66.5 sq m (2 bedroom)
- Second Floor Flat 5 55.35 sq m (1 bedroom)

The mix of accommodation is in accordance with Policy H4, which seeks to encourage the development of 1 and 2 bedroom units in town centre locations.

The ground floor retail unit remains unaffected by the development.

There is no impact on any trees from the development.

Private amenity space will be provided in the rear yard comprising 53 sq m. To the rear of the development, some 20 0m across the service area, is an attractive local park that provides amenity for those living in flats in the area.

Despite meeting the above requirement of the design guidance the development is out of scale with the existing dwelling and shows no respect for the original design. It does not by virtue of its scale, bulk and design complement or improve the amenity or character of the area and is therefore contrary to Policy BE19, BE22 and BE which states:

BE19 THE LOCAL PLANNING AUTHORITY WILL SEEK TO ENSURE THAT NEW DEVELOPMENT WITHIN RESIDENTIAL AREAS COMPLEMENTS OR IMPROVES THE AMENITY AND CHARACTER OF THE AREA.

BE21 PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW BUILDINGS OR EXTENSIONS WHICH BY REASON OF THEIR SITING, BULK AND PROXIMITY, WOULD RESULT IN A SIGNIFICANT LOSS OF RESIDENTIAL AMENITY.

7.6 Other Issues

In accordance with the council waste management strategy waste bins for the proposed storage of waste and recyclable materials will be provided in the rear court yard of the site. Each property to be provided with appropriate waste and recycling containers.

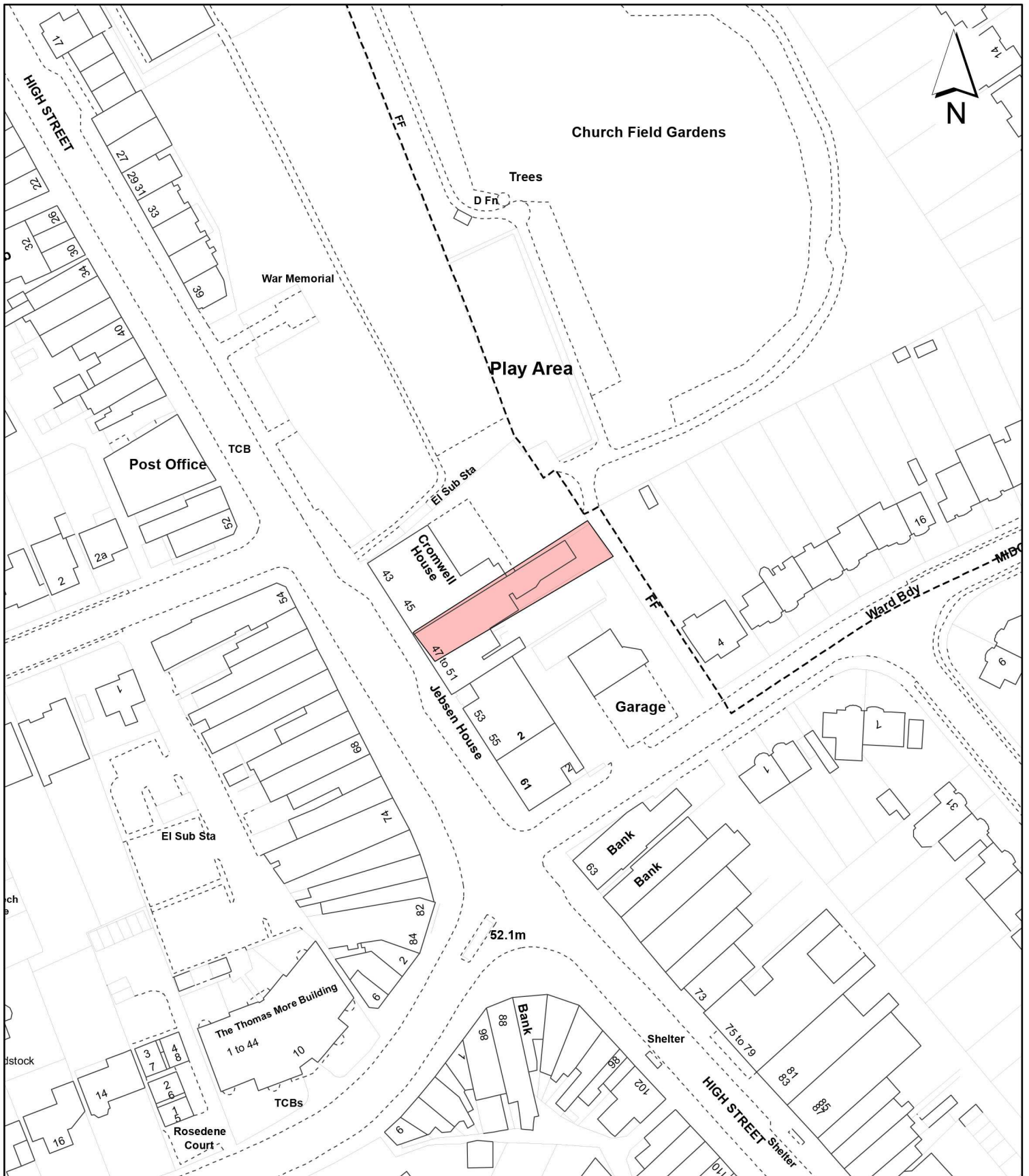
The development proposes a cycle store (37 sq m).

08.0 Reference Documents

The London Plan (2015).
Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Mayor of London's Housing Supplementary Planning Guidance (November 2012)
Housing Standards Minor Alterations to The London Plan (March 2016)
Parking Standards Minor Alterations to The London Plan (March 2016)
Supplementary Planning Document HDAS: Residential Layouts (July 2006)
Supplementary Planning Document HDAS: Residential Extensions (December 2008)
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)
The Ruislip Conservation Area Appraisal (July 2010)

Contact Officer: Sharon Bayton

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**47-49 High Street
 Ruislip**

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

Planning Application Ref:

46454/APP/2016/427

Scale:

1:1,250

Planning Committee:

North Page 99

Date:

February 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 6 FLOWERS AVENUE EASTCOTE

Development: Single storey rear extension

LBH Ref Nos: 72269/APP/2016/4278

Drawing Nos: 78 L001 Rev. P2
78 L 110 Rev. P2
78 L 111 Rev. P2
78 L 112 Rev. P2
78 L 113 Rev. P2
78 L 010 Rev. P2
78 L 011 Rev. P2
78 L 012 Rev. P2
78 L 013 Rev. P2

Date Plans Received: 24/11/2016

Date(s) of Amendment(s):

Date Application Valid: 24/11/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a three storey, mid terrace, town house located to the South of Flowers Avenue. The brick and tile dwelling is set back from the road by over 8 metres by an area of hardstanding and soft landscaping which provides space to park at least 2 cars safely within the curtilage of the site. To the rear of the dwelling is a garden area which acts as private amenity space.

The application property is attached to Nos.4 and 6 Flowers Avenue to the West and East respectively. To the rear of the site is open space.

The street scene is residential in character and appearance and the application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a single storey rear extension. The extension would project from the rear elevation by 2.995 metres and would span across the full width of the original dwelling house. It would taper inwards following the boundary lines. It would be characterised by a mono pitched roof with a maximum height of 3.392 metres with parapet sides with a maximum height of 3.6 metres. The proposal would create an extended family room.

1.3 Relevant Planning History

72269/APP/2016/3719 6 Flowers Avenue Eastcote

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

Decision Date: 25-10-2016 **Refused** **Appeal:**

Comment on Planning History

The extension was previously refused under a Lawful Development Certificate reference 72269/APP/2016/3719 dated 17/10/2016. The extension did not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as Condition 4 of the original planning permission for the development of the dwelling (Ref: 10189/APP/2007/2463) removed permitted development rights for extensions to the property.

The application property forms part of the RAF Eastcote development which was approved by application 10189/APP/2007/2463 dated 31/03/2008. Following this approval, applications to allow for the provision of glazed conservatories on some of the plots were approved, including 10189/APP/2010/736 and 10189/APP/2010/737 dated 22/06/2010, which allowed for the existing conservatory at no.4 Flowers Avenue to be constructed.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Two neighbouring dwellings and the Residents Association were notified of the proposed development on 29/11/2016. A site notice was also displayed which expired on 29/12/2016.

No responses were received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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.
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the impact of the proposal on the character of the existing property and surrounding area, upon residential amenity and private amenity space. As the proposal would not involve an increase in the number of bedrooms, parking provision does not need to be considered in this instance.

Section 3 of the Hillingdon Design and Accessibility Statement (HDAS) - Residential Extensions states that single storey rear extensions to mid terrace houses on plots less than 5 metres wide should not exceed 3.3 metres in depth and 3.4 metres in height if a pitched roof is proposed.

The proposed extension would have a maximum depth of 2.995 metres and would have a pitched roof with a maximum height of 3.392 metres. The side parapet walls would have a maximum height of 3.6 metres which would exceed HDAS recommendations. The proposal would be partially visible from the open space to the rear. However, it would be built to match the existing extension at No.4 and as such, it is considered that the extension would ensure it would harmonise with the architectural composition of the existing dwelling and visual amenities of surrounding area. Therefore, the application would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would be built up to both the shared boundary lines with Nos.4 and 8 Flowers Avenue. The proposal would not exceed the height or depth of the existing rear extension at No.4 Flowers Avenue and as such would not impact on this neighbouring property. Although the height would exceed HDAS guidelines by 0.2 metres, No.8 Flowers Avenue is 0.5 metres higher than the application property. Therefore it is considered that the extension would have an acceptable level of impact to residential amenity in terms of loss of light, loss of outlook or sense of dominance to Nos.4 and 8 Flowers Avenue. Therefore, the proposed extension would comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

No additional windows will be installed as part of the proposal. As such, it is considered that the proposed works would not cause significant loss of privacy to any neighbouring dwelling. Therefore the development would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the development still maintain an adequate outlook and source of natural light. Therefore it would comply with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2015).

Following development approximately 33 square metres of private garden space would be provided for the 3-bed dwelling. Therefore, this would not meet the recommended 60 square metres of private amenity space required for this size dwelling. However, a

precedent has been set in the area following the approval of applications 10189/APP/2010/736 and 10189/APP/2010/737 allowing for the same size rear conservatories at other properties within the development. Within these applications it was argued that the remaining gardens would still be approximately 9 metres deep which is considered to be a reasonable space for outdoor family activities and the dwellings are in close proximity to public open spaces. As such, the proposals in these applications were considered sufficient to meet the needs of the occupiers. Following development the remaining garden of the application property would be 9 metres and it backs onto open space. As such, it is considered that sufficient private amenity space would be retained to meet the needs to the current and future occupiers of the property. Therefore, the proposal complies with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Residential Extensions.

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans 78 L 110; 78 L 111; 78 L 112; 78 L 113.

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 (2016).

3 HO4 Materials

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

REASON

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

INFORMATIVES

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

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

- 2 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 (2016). 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 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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.
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the

adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

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

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

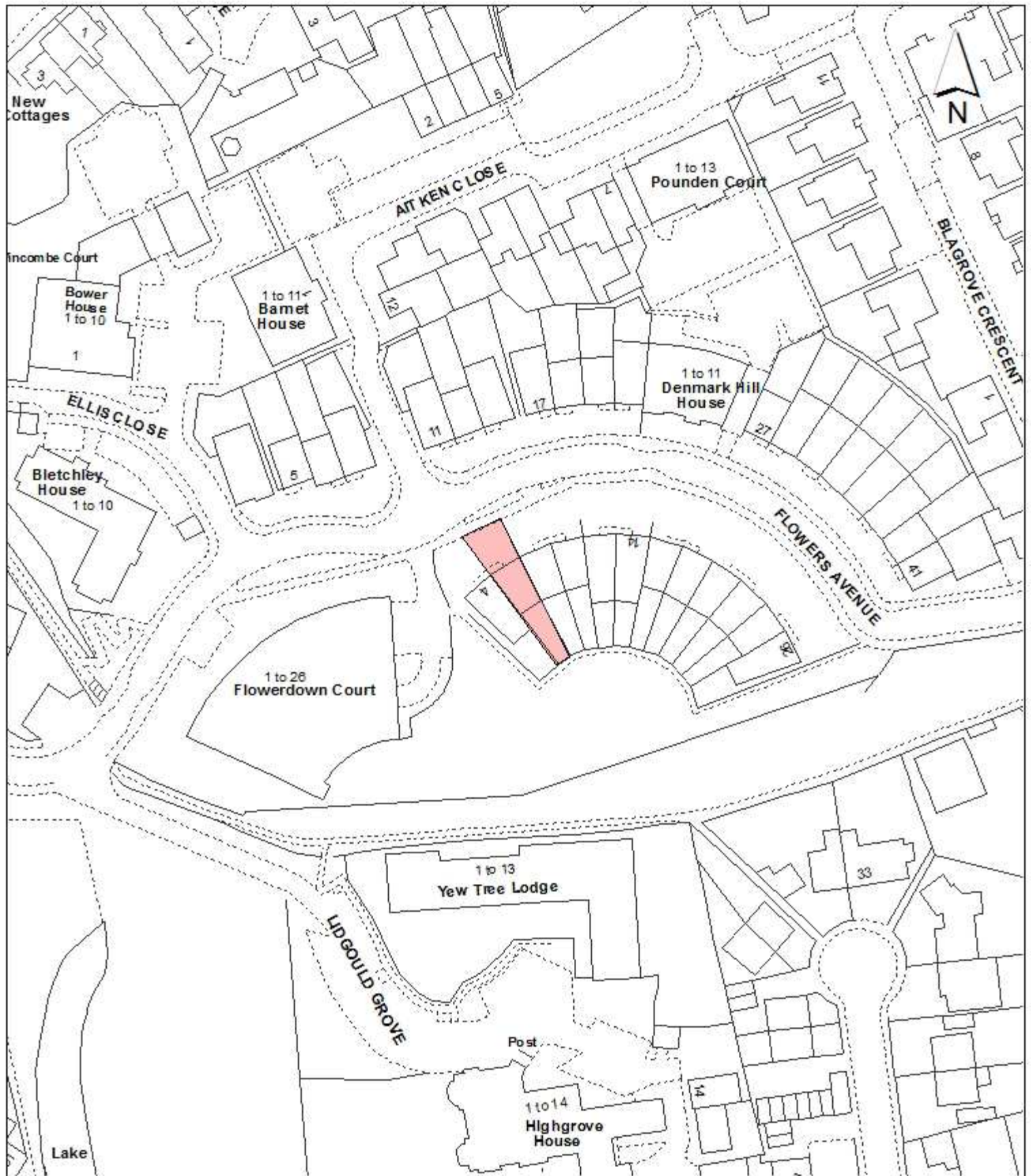
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230



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 Site boundary

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Site Address:

6 Flowers Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

72269/APP/2016/4278

Scale:

1:1,000

Planning Committee:

North Page 109

Date:

February 2017



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.)

LBH Ref Nos: 18414/APP/2016/3792

Drawing Nos: 020 P1
010 P1
000 P1
Noise Assessment
113 P1
112 P1
111 P1
103 P1
102 P1
101 P1
100 P1
110 P1
Supporting Statement

Date Plans Received: 12/10/2016 **Date(s) of Amendment(s):**
Date Application Valid: 12/10/2016

DEFERRED ON 11th January 2017 FOR FURTHER INFORMATION .

This application was deferred from 11th January Committee in order for the applicant to address concerns raised by the applicant on the potential highways impact of the application.

A revised Draft Travel Plan has been submitted by the applicant's transport consultant. The Council's Highways Engineer has made the following assessment:

The Travel Plan is an on-going document that will be revised as further information comes forward.

The site already has planning permission for a nursery to operate 30 children and this latest application is for a maximum of 60 children. There would be no further need for additional staff at the site. The previous application had conditions (9 and 10) that restricts the on-site parking area to be used for staff parking. Considering the increase in children numbers and the associated pick up and drop offs, 5 of the 9 car parking spaces on site are recommended to be allocated for picking up and dropping off children, which would reduce on-street parking in Rickmansworth Road and Green Lane, both of which are classified roads. The nursery should have a system for staff to transport children to/from the car park, which would help in a quicker turnover of parking spaces. The nursery should seek to employ staff locally and ensure that most of the staff do not travel by means of private car which would be within the nursery's gift to do. Disabled members of staff would be given priority in the allocation of on-site staff car parking.

There is a small area of un-restricted parking outside the site's Rickmansworth Road pedestrian gate and that gate would be used for under 2 year olds and their siblings only. The Travel Plan also indicates that nursery staff would be available at both of the gates to accept children of all ages at these busy times in order to reduce vehicle waiting times. The busiest times for drop off is just after 0800 and just after 0900 using the data collected from the existing nursery 325m from the new site. This level of demand would mean that no more than 2 cars would be using the Rickmansworth Road gate if a policy to restrict the Rickmansworth Road entrance and exit to 2 year olds and under is implemented. The nursery can enforce this arrangement using the signed parental agreement that every parent has to complete. The nursery will set up a monitoring process to ensure these measures are being adhered to.

Another area of un-restricted parking has been identified in Copse Wood Way close to the junction with Rickmansworth Road that is a short walk from the site and could be used for parents as they can then use the traffic signals as an aid to crossing Rickmansworth Road. Parking is also available in Myrtleside Close, Green Lane and Rickmansworth Road.

The revised draft Travel Plan includes data on the nursery staff. They range in age from 20 to 60 years old with 72% travelling to and from work by non-car modes of transport. The final Travel Plan include further survey work and objectives , targets and measures to further reduce car use by both staff and parents when the new site is operational.

The applicant has appointed a Travel Plan Coordinator and has attempted to minimise the road safety impacts of the development.

An additional s106 clause is suggested requiring the management of drop offs and pick ups on Rickmansworth Road for parents with children who are under 2 and their siblings.

The Council's Highways Engineers consider that with the additional measures proposed, the increase in pupil numbers will not result in any significantly greater impact on highway safety or the free flow of traffic than would be the case if the existing permission is implemented.

1. SUMMARY

This application seeks to vary condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping)

The main determining issues are considered to be the impact on highways and traffic and parking and impact on neighbours amenities.

As a result of discussions with officers, the applicant submitted a Technical Note by Transport Planning Consultants from the agent which addresses initial highways safety concerns which were the dropping off of children on the Rickmansworth Road frontage whereby traffic would conflict with parents getting in and out of cars and possibly taking children out of car seats and the impact of parked vehicles on the performance of the existing traffic signals. It is considered that the most appropriate manner to control traffic and movement is through conditions and a Section 106 Legal Agreement

With regard to neighbours amenities the application does not seek to vary Condition 4 of the planning permission which restricts opening hours to 08.00 to 18.00 Monday to Friday and at no time on Saturday and Sunday. Additionally Condition 5 of the planning

permission restricts use of the garden to between 09.00 and 18.00 and no more than 12 children at any one time. This will be unchanged by the variation. Condition 7 requires submission of a noise management plan. This remains a requirement and the applicant has confirmed an intention to submit this plan. As such, no adverse amenity issues are raised.

It is recommended that planning permission be granted subject to prior completion of a Section 106 agreement to require a transport/traffic management plan.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

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

A) That the Council enter into a Section 106 Agreement or other appropriate legislation to ensure:

(1) Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

(2) A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety issues at this location

(3) The nursery to provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking spaces.

(4) Management of drop offs and pick ups on Rickmansworth Road for parents with babies and toddlers only (under 2's and their siblings).

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed use. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7

and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.'

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

F) That if the application is approved, the following conditions be attached: (set out elsewhere in the report)

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 020 P1;102 P1;103 P1;110 P1;111 P1;112 P1;113 P1, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 NONSC Non Standard Condition

The premises shall be used as a Children's Nursery and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure the appropriate use of the building in this location in accordance with the NPPF and Policy OL1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 NONSC Non Standard Condition

The use of the property for Class D1 day nursery shall only take place between the hours of 08.00 and 18.00 on Monday to Friday only and at no time on Saturday and Sunday.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

The garden shall not be used in connection with use as a day nursery (Class D1) before the hours of 09.00 and after 18.00, Monday to Friday and at no time on Saturday or Sunday and not more than 12 children shall use the garden at any one time and at no time will they be left unsupervised.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

The Class D1 nursery use hereby approved shall be limited to a maximum enrolment/attendance of 60 children at all times.

REASON

To ensure that the development does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies OE1, AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site and affecting the nearby residential properties Tudor Lodge and 1-59 Myrtle Side Close has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation of all available physical mitigations, administrative measures, and noise limits with the most applicable being collated in a Noise Management Plan that specifies the responsible person for its implementation and monitoring. Prior to the first use of the building for the D1 use hereby approved, the approved Noise Management Plan scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 NONSC Non Standard Condition

Prior to the commencement of development a traffic management scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation measures to ensure the safety of children, access (vehicular and pedestrian) and the parking provision for the nursery, including details of the measures to enforce staggered drop off and pick up times to ensure the avoidance of queuing or the necessity to pick up or drop off in the road. Upon the first use of the building for the D1 use hereby approved, the approved scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the development does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the car parking spaces as shown on plan reference number 20 Rev P1 have been laid clearly marked out for use by staff in association with the D1 use hereby approved. Details of the allocation of all parking spaces within the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of the use. A minimum of five of the parking spaces shall be reserved at all times for use by parents for the picking up and dropping off of children

enrolled in the nursery hereby approved.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016)

10 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for at least 3 cycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (2016).

11 NONSC Non Standard Condition

No part of the development hereby permitted shall be commenced until details of a covered storage for children's buggies have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To encourage parents to adopt sustainable modes of transport in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of the London Plan (2016).

12 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and London Plan (2016) Policies 3.1, 3.8 and 7.2

13 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for staff and visitors to the nursery have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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

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

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

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. The Council's supports pre-application discussions. In this case negotiation was necessary to deal with issues relating impact on neighbours amenities

3. CONSIDERATIONS

3.1 Site and Locality

The property is a large detached white-rendered two-storey dwelling on a generous corner plot at the junction of Green Lane and Rickmansworth Road. Vehicle and pedestrian access is via Green Lane, although there is also a pedestrian access via Rickmansworth Road. The site benefits from extensive natural screening along the boundaries. The site is adjoined by Tudor Lodge, a large detached dwelling which fronts Green Lane and Myrtle Court which is a flatted development to the south which fronts Rickmansworth Road.

The site is within the developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

3.2 Proposed Scheme

The application seeks planning permission for a variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrolment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping)

3.3 Relevant Planning History

18414/APP/2005/223 Tudor Lodge And Cornerways Green Lane Northwood Middx

RESIDENTIAL DEVELOPMENT IN A PART TWO/ PART THREE STOREY BUILDING TO PROVIDE 21 RESIDENTIAL UNITS WITH ASSOCIATED CAR PARKING AND ACCESS (INVOLVING DEMOLITION OF EXISTING HOUSES)(OUTLINE APPLICATION)

Decision: 16-08-2005 Not Determined **Appeal:** 16-08-2005 Dismissed

18414/APP/2016/2486 Cornerways Green Lane Green Lane Northwood

Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institution for use as a children's day nursery with associated parking and landscaping.

Decision: 04-10-2016 Approved

18414/C/77/1567 Cornerways Green Lane Green Lane Northwood

Householder dev. (small extension,garage etc) (P)

Decision: 03-01-1978 Approved

18414/D/78/0519 Cornerways Green Lane Green Lane Northwood

Householder dev. (small extension,garage etc) (P)

Decision: 15-05-1978 Approved

18414/E/79/1722 Cornerways Green Lane Green Lane Northwood

Householder dev. (small extension,garage etc) (P)

Decision: 16-11-1979 Approved

18414/F/81/0510 Cornerways Green Lane Green Lane Northwood

Householder development - residential extension(P)

Decision: 28-04-1981 Approved

58600/PRE/2003/49 Land At Tudor Lodge And Cornerways Green Lane Northwood

TP PRE-CORRES: REDEVELOPMENT OF 24 APARTMENTS

Decision:

64246/APP/2008/775 Santa Rosa, Tudor Lodge & Cornerways Green Lane Northwood

ERECTION OF A NEW BUILDING COMPRISING 14 SELF-CONTAINED FLATS WITH SURFA
PARKING (INVOLVING DEMOLITION OF THE 3 EXISTING DWELLINGS).

Decision: 25-06-2008 Refused

9925/B/85/0836 Cornerways, No.95 Swakeleys Road Ickenham

Householder development - residential extension(P)

Decision: 27-06-1985 Approved

Comment on Relevant Planning History

Planning permission was recently granted for change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping. The intention was to have a maximum of 30 children on site at any one time which will include babies and toddlers up to the age of 5.

Condition 06 restricted the enrolment number to 30.

4. Planning Policies and Standards

The dwelling is on the local list. Saved Policy BE12 states that, inter-alia, locally listed buildings should preferably remain in their historic use. Where planning permission is required an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

Saved Policy H2 states that the local planning authority will not normally grant planning permission for a change from residential use of any building or part of a building that is suitable with or without adaptation for residential uses. The applicant is currently based close by at No. 15 Green Lane. (Wetherby House Montessori). In response to the issue of loss of residential use, the applicant has confirmed that this property will be returned to residential use. As stated above, no material changes are proposed to the structure of the property and the ability to return to residential use remains.

The Hillingdon Families Information Service commented in respect of the application for change of use and confirmed that in terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the borough is high.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 24/11/2016 and a site notice was displayed on 27/11/2016.

Five objections and two conformations of support were received by the end of the consultation period.

Objections:

- (1) A number of the writers do not accept the applicants contention that the number applied for originally was a mistake.
- (2) The increase will materially intensify traffic at the Green Lane / Rickmansworth junction which is already very congested.
- (3) Doubling the numbers will double the parking on Rickmansworth Road.
- (4) There is insufficient time due to phasing of the traffic lights to allow for safe pedestrian crossing.
- (5) The high hedges on the edge of the site obstruct driver's views exiting from Green Lane.
- (6) Although the number of children is increasing there is no increase in the size of the property, this may follow, resulting in over-development.
- (7) It would appear that there are too few staff for the number of children, it has been pointed out that the existing nursery appears to employ more staff.
- (8) The current site has 4 classrooms, the proposal has 3 which seems illogical.
- (9) There is no guarantee that the existing nursery will close.
- (10) Use of a Section 73 application is inappropriate as this is clearly a material intensification, the objector refers to 'non-material amendments' and suggests that this would not meet the criteria.

Officers comments:- The applicant's motivations or intentions are not a material consideration in determination of a planning application. (1).

Issues of traffic, highway and pedestrian safety are dealt with elsewhere in the report (2;3;4;5).

Any increase in the size of the property would require planning permission where all planning issues including potential over-development can be assessed. (6).

Staff ratio is a management rather than planning matter. The number of staff is relevant since it has implications for parking and traffic and is considered below. However, in response to the apparent reduction in the number of staff, the applicant has commented that the use will operate with 13 staff which is in compliance with OFSTED requirements (7).

The applicant has also responded to the issue of reduction in the number of classes and has indicated correctly that this is a management rather than a planning matter (8)

The issue of whether the existing site will cease was only one factor in determination of the previous application and the principle of change of use is established by the extant permission. Further research indicates that the development of which this site is a part has commenced (9).

The objector appears to confuse the general use of Section 73 to vary conditions with its use to consider potential 'non-material amendments' which are subject of a different form of application.

Whilst it is right and proper to consider the materiality of any changes as a result of the application, it is not inappropriate to use Section 73 in the current manner. (10)

Support

- (1) The proposal represents a community benefit and will assist working people by providing additional child care places.
- (2) The proposal replaces an existing nursery closeby.

All other matters are considered elsewhere within the report.

Internal Consultees

Highways and Transportation Officer: We have now received a Technical Note by Transport Planning Consultants via the agent which addresses the issues discussed in our previous meeting and my earlier comments regarding the expansion of the existing nursery permission.

The information provided can be summarised as follows:

The current application is to vary condition 6 to allow the maximum enrolment/attendance of 60 children.

The proposal will allow the applicant to move their existing children's day nursery from Wetherby House (325 metres away to the East) and operate from the site at the corner of Green Lane and Rickmansworth Road adjacent to the existing traffic signals. This proposal will result in a geographical shift of trips.

The main highways safety concern was the dropping off of children on the Rickmansworth Road frontage and close to a traffic signal controlled junction, whereby traffic would conflict with parents getting in and out of cars and possibly taking children out of car seats. There was also the issue of the impact of parked vehicles on the performance of the existing traffic signals.

The proposal is for a maximum of 60 babies and toddlers under 5 years of age with as many as 13 staff (9 full time and 4 part-time) at the site. Only 4 of the current staff drive and yet there are 9 car parking spaces on site.

The drop off times for children varies from 0800 to 1100 with approximately 10% walking.

At the existing Weatherby House site there are 56 children enrolled and from a plot of the existing home addresses show the site is slightly west of the centroid and under 2's making up approximately 25% of enrolments.

At the proposed site there is on-street car parking available in Green Lane which is only a short walk from the site's vehicular entrance in Green Lane.

A condition should be attached to provide children buggy storage area, which would help encourage parents/carers walking to/from the nursery.

A condition should be attached to provide cycle parking, which would help reduce reliance on car use for staff in particular.

In order to mitigate against the possible impact I suggest the following measures are instigated via a S106 agreement:

Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety issues at this location

The nursery should provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking spaces.

The operators of the nursery have an existing agreement with each parent and this could be extended to ensure only children under 2 (currently 15 children) will be dropped off at the Rickmansworth Road pedestrian gate. The remaining parents who drive will be asked to drop off within the site or park in the bays on Green lane or in the nearby Myrtle side Close.

This legal agreement regarding their child's attendance at the nursery and a revised version of the document has been provided that requests parents to adhere to a drop off regime. This will not be part of the S106 agreement but is seen as another action that will help to improve safety and reduce traffic impact at the site

Officer Comment:

These measures will be secured as part of the Travel Plan.

Trees and Landscape: No objections.

Conservation Officer: - No comments.

Hillingdon Families Information Service: The Service confirmed in relation to the previous application that, in terms of the supply and demand for childcare in this area, there are 6 Ofsted registered day nurseries already operating within a mile of this site. However demand for childcare in this part of the Borough is high.

Environmental Protection Unit - The acoustic report is based on around 25 children in the outdoor area, not the number of children specified by the applicant in their variation. Therefore a further noise report is requested to deal with the increase in child numbers and details of the noise barrier are sought. Officers comments - The application increases the overall number of children but does not seek to amend the conditions which control the number of children in the garden at any one time, hours of use of the garden or overall opening hours for the nursery.

Access Officer - No comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the use of Cornerways for a day nursery was established by the planning permission for which this application seeks to vary the condition. That permission is extant.

This scheme proposes a change of use of an existing two-storey dwelling to provide a children's nursery in an area identified in need for additional nursery school provision.

In this case the proposal is a replacement nursery school for one further along Green Lane. It is noted and accepted that there is a wide range of non-residential institutions that fall within use Class D1 which may not be acceptable or appropriate in this location within a residential area. However, in this case, the use can be conditioned to restrict any subsequent change within Class D1 and further conditions can deal with the specifics of the application in terms of matters such as the intensity of the development, use of the garden and the hours of operation.

The proposed would lead to the loss of a residential dwelling contrary to Policy H2 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012). Whilst this policy seeks to retain residential accommodation in the Borough, in this instance the significant need for nursery places identified by the Council's Families Information Service is considered to carry more weight.

7.02 Density of the proposed development

Not applicable.

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

The proposal does not raise any archaeological issues and is not within a Conservation Area or an Area of Special Character.

7.04 Airport safeguarding

Not relevant.

7.05 Impact on the green belt

Not relevant.

7.07 Impact on the character & appearance of the area

There are no external changes to the building. The changes to the car park and to the garden are within the body of the site, which is well-screened from public view. It is recommended that the proposed cycle store, to the edge of the site be covered and a condition is proposed. It is considered that this will be low key and would not have an external impact due to the strong screening along the boundaries with Green Lane and Rickmansworth Road.

7.08 Impact on neighbours

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012) seek to ensure the amenities of adjoining occupiers are protected in new developments. Policy OE1 advises that planning will not normally be approved for uses which are likely to become detrimental to the amenity of surrounding properties because of noise.

There are no changes to the building meaning that no issues of overlooking or loss of privacy will arise. However, there is potential for noise as a result of the proposed increase in the number of children on site. This issue has been discussed with the Environmental Protection Unit.

Condition 4 of the planning permission restricts opening hours to 08.00 to 18.00 Monday to Friday and at no time on Saturday and Sunday. Condition 5 of the planning permission restricts use of the garden to between 09.00 and 18.00 and no more than 12 children at any one time. Condition 7 requires submission of a noise management plan. None of these conditions will change as a result of the current application to vary condition 6. As such, no adverse amenity issues are raised.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

See Transport comments above which recommend a Section 106 legal agreement to secure a travel plan and conditions.

7.11 Urban design, access and security

This is a change of use only. There are no changes to the building itself and only minimal changes to the car park layout. A pond in the rear garden of the property is to be in-filled for safety reasons.

7.12 Disabled access

Policy 7.2 of the London Plan (2016) requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design. The Council's Supplementary Planning Document (SPD) 'Accessible Hillingdon' (May 2013) provides detailed design guidance on accessibility issues.

Parking for people with disabilities is provided and a condition is recommended to deal with issues of access the building itself.

7.13 Provision of affordable & special needs housing

Not relevant.

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer has confirmed no objections

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The site has an extensive rear garden. The applicant has suggested that access to this be limited to after 9:00 am and that the number of children using it at any one time is also limited. The Council's Environmental Protection Unit has raised no objections subject to suitable controls. Conditions are recommended to control matters including noise. No air quality issues are raised.

The proposal does not seek to amend Conditions 4, 5 or 7 of the permission which control hours, use of the garden and require submission of a noise management plan.

7.19 Comments on Public Consultations

The planning issues raised following public consultation have been addressed within the report.

7.20 Planning Obligations

In order to mitigate against possible highways and traffic impact it is recommended that the following measures are secured via a S106 agreement:

(1) Five of the parking bays within the site are allocated for parents pick up and drop off/visitors. This will allow child drop off to take place within the site. Details of parking allocation shall be submitted to and approved by the Council.

(2) A Travel Plan will operate at the site for at least 5 years whereby a Travel Plan Co-ordinator will have targets and measures to adhere to. The main targets are to achieve a higher level of sustainable modes of transport for both parents and staff. If greater levels of walking were achieved for both staff and parents there would be less concern over safety

issues at this location

(3) The nursery should provide a Unilateral Undertaking that it (the nursery) will have an agreement with staff not to park on-street and that disabled staff will be given priority on the allocation of staff parking spaces.

7.21 Expediency of enforcement action

Not relevant.

7.22 Other Issues

None raised.

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

No comments received.

10. CONCLUSION

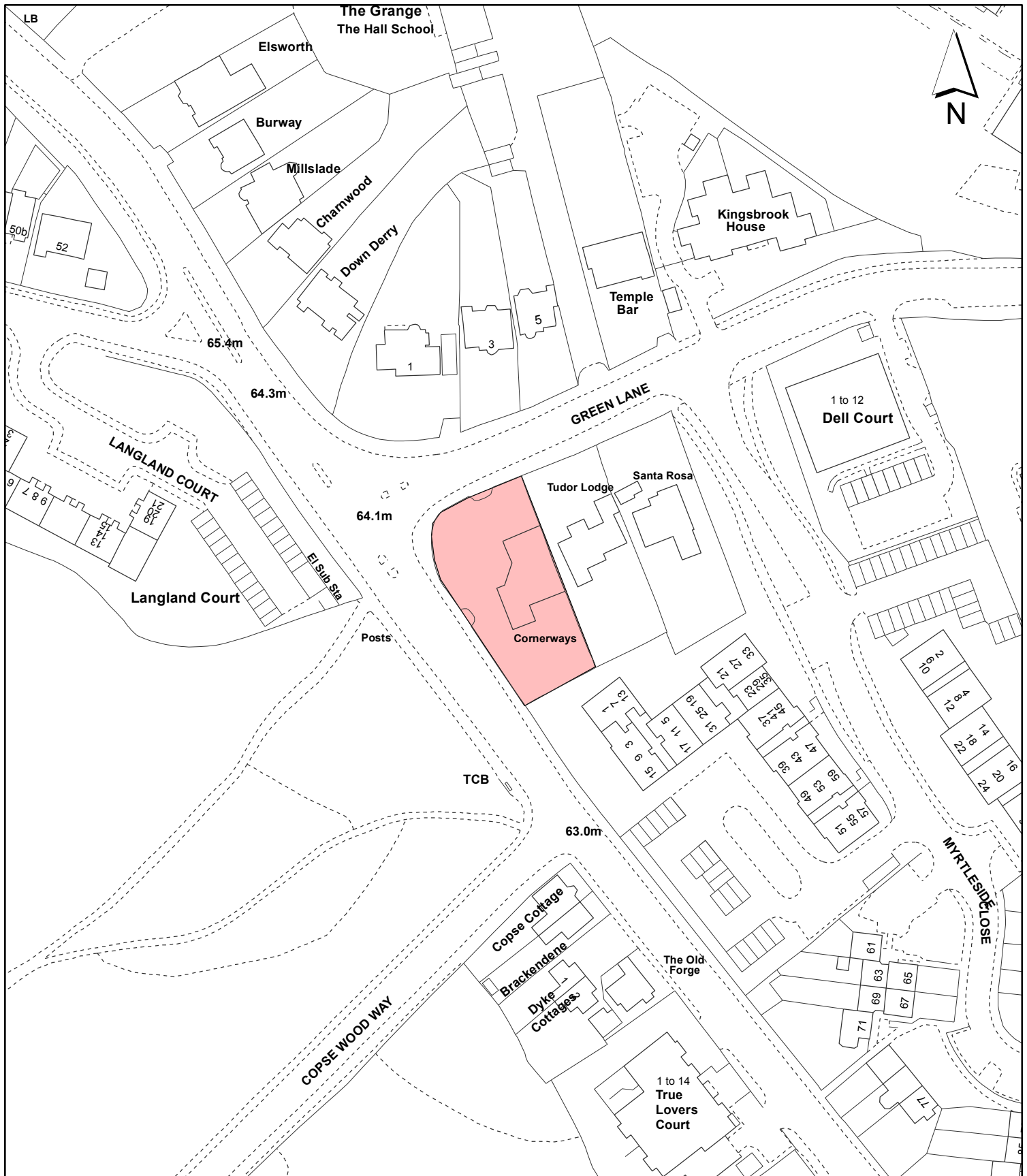
It is recommended that planning permission be granted subject to prior completion of a Section 106 agreement.

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 (2016)
Minor Alterations to the London Plan - Parking Standards (March 2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Cornerways
 Northwood**

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

Planning Application Ref:
18414/APP/2016/3792

Scale:
1:1,250

Planning Committee:
North Page 128

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 91 JOEL STREET NORTHWOOD

Development: Change of use from retail (Use Class A1) to restaurant/pub/hot food takeaway (Use Class A3/A4/A5), involving installation of bin and cycle stores

LBH Ref Nos: 45536/APP/2016/3092

Drawing Nos: Location Plan
C12739-03
Photo Montage
C12739-04A

Date Plans Received: 12/08/2016 **Date(s) of Amendment(s):** 18/08/2016
Date Application Valid: 24/08/2016 24/08/2016

1. **SUMMARY**

The application seeks change of use from Use Class A1 (Shops) to Use Classes A3/A4/A5 (Restaurants/Pubs/Hot Food Takeaway), involving installation of bin and cycle stores.

The site is situated in a terraced shopping parade (The Broadway) on the Eastern side of Joel Street at the junction with Tolcarne Drive. It is located within the Secondary Shopping Area of the Northwood Hills Town Centre (as identified in the Hillingdon Local Plan: Part One - Strategic Policies, November 2012).

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

A shopping survey was published in October 2016 which demonstrated that the share of Class A1 frontages within the Secondary Shopping Area is currently 37.9%. (44.2% of total units) In secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use. The Class A1 frontage in the secondary area is therefore already considerably well below the required threshold. However, the site shares a planning history with No. 89 Joel Street where it was originally a single double-fronted unit.

The planning permission granted in 2011 which split the site into Class A1 in the application unit and Classes A3, A4 and A5 use in No. 89 does not appear to have been implemented, although the units have subsequently been split with No. 89 remaining as a retail unit. That site is now under separate control meaning that planning permission or prior approval would be needed for most changes of use. The application site was also marketed for a period of six months as a Class A1 retail unit which resulted in no interest or offers for use for this purpose. The site is at the end of the parade. The immediately adjoining unit is retail. The proposal will not result in separation of Class A1 uses. On balance, and taking into account recent history including retention of part of the original combined unit for Class A1 uses, it is considered that the proposal would comply with the

criteria listed in Policies S6 and S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

This application does not seek consent for the display of any related advertisements or signage, which would have to be considered under any separate future application.

Accordingly, the application is recommended for approval

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number C12739-04A

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 (2016).

3 N11 Control of plant/machinery noise

No plant and/ or machinery including all extract ventilation systems and odour control equipment shall be used on the premises until a scheme for the control of noise and fumes emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

4 HLC1 Restaurants/Cafes/Snack Bars

The premises shall only be used for the preparation and sale of food and any associated clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

5 MCD10 Refuse Facilities

No development shall take place until details including location on the premises of facilities to be provided for the covered, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

6 N13 Sound insulation of commercial/entertainment premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

7 NONSC Non Standard Condition

Development shall not commence until details of access to building entrances and w.c. facilities (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012)

8 NONSC Non Standard Condition

No development shall take place until details of the height, position, design and materials of a chimney or other means of extraction vent and any air conditioning equipment have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

9 NONSC Non Standard Condition

No chimney or extraction vent and any air conditioning equipment shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

10 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of the surrounding area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
S12	Service uses in Secondary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S9	Change of use of shops in Local Centres
BE24	Requires new development to ensure adequate levels of privacy to

OE1	neighbours. 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

4 I3 Building Regulations - Demolition and Building Works

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

5 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

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

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

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

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

6 I25 Consent for the Display of Adverts and Illuminated Signs

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

7

In dealing with the application the Council has implemented the requirement in the Nation:

Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions. No pre-application discussions took place. Post submission discussions took place in order to clarify aspects of the proposals

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the Eastern side of Joel Street, Northwood and comprises an end of terrace ground floor property in a three storey terraced building. The host building is sited within a terraced shopping parade addressed as 'The Broadway'. The site has frontages onto both Joel Street and Tolcarne Drive and there is a service area to the rear. There is an electric roller shutter blind on both frontages. The shop is currently vacant and was formerly a car audio shop. Until recently the unit was combined with No. 89 Joel Street where it was used for car sales.

The Broadway has ground floor commercial uses and office/residential uses on the upper floors. The upper floors in the host terrace are accessed from the rear via external staircases. The Broadway lies within the Secondary Shopping Area of the Northwood Hills Town Centre as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

The adjoining unit to the North is a cycle shop. On the immediate opposite side of Tolcarne Drive is a petrol filling station. There are 'Pay and Display' parking bays directly in front of the application property and terrace. Further to the South is the Northwood Hills Underground Station.

3.2 Proposed Scheme

The proposal involves change of use from Use Class A1 (Shops) to mixed Use Classes A3/A4/A5 (Restaurants/Pubs/Hot Food Takeaway), involving installation of bin and cycle stores. The bin and cycle stores are proposed to be located to the rear. No other external changes are proposed.

3.3 Relevant Planning History

45536/APP/2010/2946 89/91 Joel Street Northwood

Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office.)

Decision: 19-05-2011 Approved

45536/APP/2011/3058 89 Joel Street Northwood

Change of use from Use Class A1 (Shops) to a disability vehicles shop (Sui Generis)

Decision: 13-03-2012 Approved

Comment on Relevant Planning History

The relevant planning history relates to the combined unit, Nos 89 and 91 Joel Street. Application reference no. 45536/APP/2010/2946 granted permission for the unit subdivided

the premises into two units with No. 91 being retained as Class A1 and mixed A3, A4 and A5 use in the other unit, No. 89. Condition 03 of the permission stated granted on 02/05/2011 stated:-

"The proposal involves the sub-division of 89/91 Joel Street and from the sub-division only the resulting unit known as 89 Joel Street shall be used within Use Classes A3/A4/A5 (cafe/restaurant, drinking establishment, or takeaway), with the unit known as 91 remaining in A1 (retail) use, as shown on the plans hereby approved and for no other purpose without further consent from the Local Planning Authority.

REASON

To conform to the terms of the application and to ensure the use is appropriate to the retail function and assists in maintaining the retail vitality and viability in accordance with Policy S12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."

Application reference no. 45536/APP/2011/3058 resulted in permission being granted for a proposed change of use of No. 89 Joel Street from use Class A1 (Shops) to a disability vehicles shop (Sui Generis).. This does not appear to have been implemented as the unit is currently in use as a cycle shop.

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:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
S12	Service uses in Secondary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S9	Change of use of shops in Local Centres
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 26/08/2016 and a site notice was displayed 08/09/2016.

By the end of the consultation period no objections or comments had been received.

Internal Consultees

Highways Officer: There are no highway objections to these proposals.

Environmental Protection Unit (EPU) Officer: No objection subject to conditions relating to control of noise and smell emissions and appropriate informatives.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in order to reduce traffic congestion, conserve energy and reduce the environmental effects of carbon-based fuel combustion, it is important to minimise the use of cars for shopping trips. It is therefore important that people can buy day to day necessities at shops within walking distance of their homes and workplaces. The Council has defined a six level hierarchy of shopping areas. It uses this to maintain a distribution of locally accessible shops with small, mainly walking distance catchment areas. Northwood Hills (Joel Street) is defined as a Minor Town Centre. These serve a population within, broadly, a 3 kilometre radius.

Policy S6 specifies that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

Policy S12 of the Local Plan specifies that in Secondary Shopping Areas, applications will be granted where i) the remaining retail facilities are adequate to accord with the character and function of the shopping centre and ii) the proposed use will not result in a separation of Class A1 uses or a concentration of non retail uses, which might harm the viability or vitality of the centre.

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

Policy S12 states that in secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use.

An up to date town centre survey was published on 21st October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area is currently 37.9%. (44.2% of total units) . The unit is currently vacant. However, the submission material does suggest that this is a long term vacancy and the applicant has submitted supporting evidence relating to marketing. In addition, the site was until recently a combined unit with No. 89 Joel Street This remains in retail use. Therefore, the proposal would comply with the criteria listed in Policies S6 and S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

7.02 Density of the proposed development

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

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

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

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

With the exception of identifying the location of bin stores and cycle parking no external changes are proposed.

7.08 Impact on neighbours

No details of measures to control noise and smell emissions have been submitted. In the event that planning permission were to be granted, it would be appropriate to consider conditions to control hours of operation, noise and smells emissions in the interests of residential occupiers above. Subject to conditions, the proposal is considered to have no material impact on the residential amenity of the adjoining upper floor neighbouring occupants and other neighbouring occupants, in compliance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not make provision for car parking for either staff or visitors. Even though the immediate locality of the site has a relatively low Public Transport Accessibility Level (PTAL) score of 2, the site is close to public transport facilities including the Northwood Hills Underground Station to the south, which is within walking distance.

The Highways Officer has expressed no objection to the proposal,

7.11 Urban design, access and security

This is a highly accessible location and there are no issues relating to security, given that the existing access to the front/street elevation would be retained and provide a high degree of surveillance.

7.12 Disabled access

The application does not incorporate any external changes. In the event of a proposal for a new shopfront, issues related to disabled access would need to be considered.

7.13 Provision of affordable & special needs housing

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

7.14 Trees, Landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

In terms of waste generation and storage, the scale and nature of the proposed use are such that any waste generated would not be significantly more than that related to a Use Class A1 retail use, which is the existing lawful use on the site.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

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

7.19 Comments on Public Consultations

No responses were received from the notified external consultees.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses.

A shopping survey was published on 21st October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area is currently 37.9%. (44.2% of total units) In secondary areas in which shopping and service uses are more mixed, Class A1 shops should still be the majority use. Planning history demonstrates that the unit has, until recently, been combined with No. 89 Joel Street. The unit is now split and No. 89 is in retail use. As such, taken as a whole, no loss of Class A1 retail will result. Change of use of No. 89 would, in most cases, require planning permission. The applicant has supplied marketing evidence which has failed to secure a Class A1 occupiers. On balance, it is considered that the proposed change of use is acceptable.

The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

This application does not seek consent for the display of any related advertisements or signage, which would have to be considered under any separate future application.

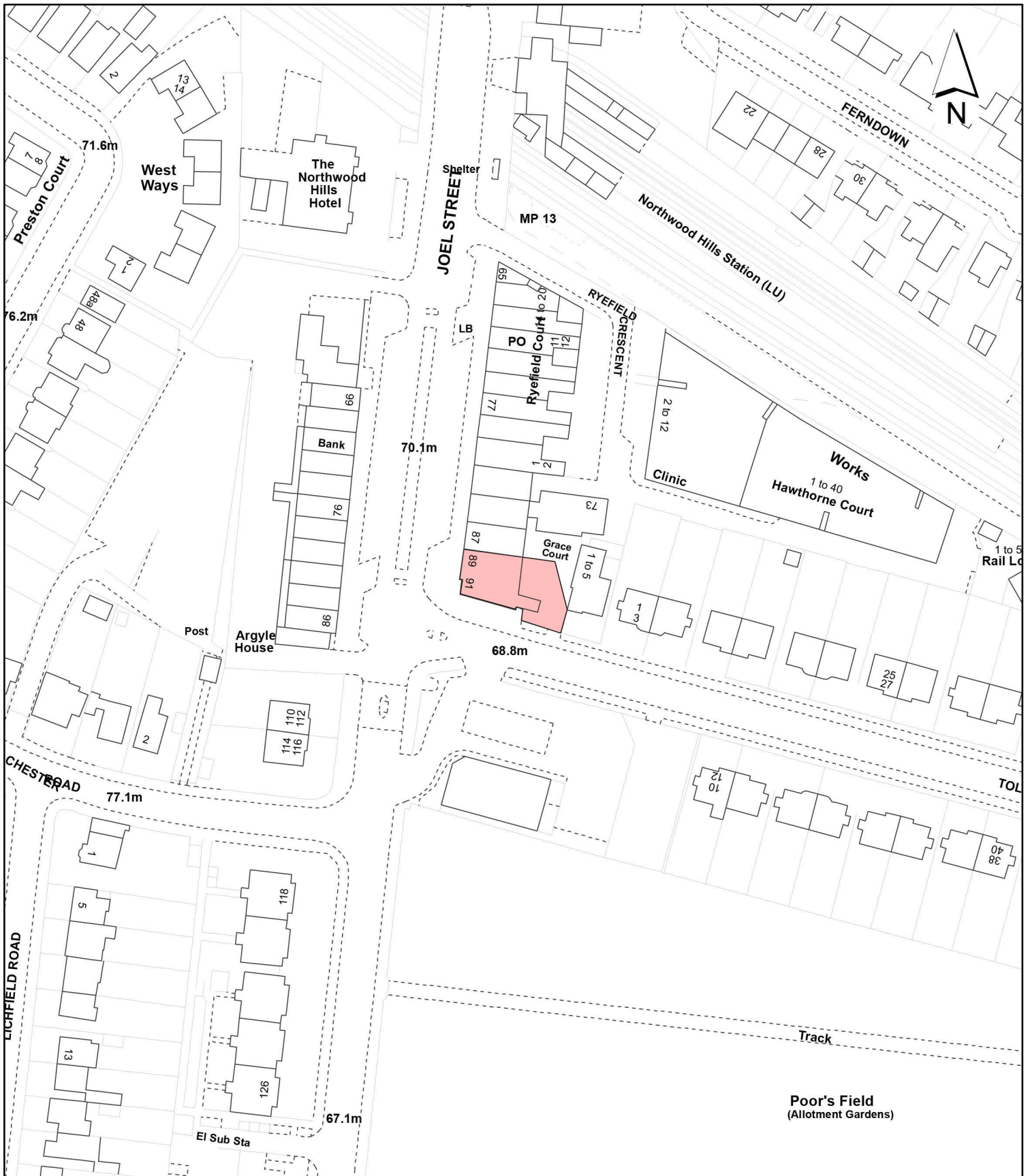
Accordingly, the application is recommended for approval.

11. Reference Documents

National Planning Policy Framework
The London Plan (2016)
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Design and Accessibility Statement (HDAS) Shopfronts (July 2006)
Northwood Hills Retail Survey October 2016

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**91 Joel Street
 Northwood**

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

Planning Application Ref:

45536/APP/2016/3092

Scale:

1:1,250

Planning Committee:

North Page 141

Date:

February 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 5 MAYCROFT PINNER

Development: Extension to roof over existing single storey rear extension and extension to existing dormer to create additional habitable roof space (amended description.)

LBH Ref Nos: 67893/APP/2016/2836

Drawing Nos: Design and Access Statement
L59-1b
L59-2b
L59-3b
L59-4b
L59-5b
L59-6b
L59-7b
L59-8b (existing)
L59-9b
L59-10b
L59-11b
L59-12b 3-Ds
L59-13b 3-Ds
L59-14b 3-Ds

Date Plans Received: 22/07/2016

Date(s) of Amendment(s):

Date Application Valid: 22/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

This application is being referred to the Planning Committee due to a call-in request from a Ward Councillor

The application relates to a detached chalet style family dwelling situated on the Eastern side of Maycroft. It has an existing gable roof which faces the street and a side dormer window on the South Western side. There is an existing flat roofed single-storey rear extension of 4 metres deep. It adjoins No. 4 Maycroft which is a similar design dwelling and No. 6 Maycroft which is a smaller detached single-storey dwelling. Nos. 1-5 Maycroft are all of similar design giving a symmetry to this part of the street.

Maycroft is an established residential road in an area characterised by bungalows and houses. There are no special planning designations or restrictions relating to the property.

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

1.2 Proposed Scheme

The proposal involves an extension to the roof over existing single storey rear extension and extension to an existing dormer window to create additional habitable roof space. The rear extension will be 4 metres deep and will continue the roof pitch of the existing dwelling.

The existing side dormer, which is currently approximately 6 metres wide and faces towards the side of No. 6 Maycroft, will be extended to a total width of 8.8 metres. An additional obscure glazed window will be added which serves a bathroom. There will be new rear facing first floor windows. This is an amended scheme which, following negotiation, has involved removal of the proposed new dormer window facing towards No. 4 Maycroft and the set back of the extended side dormer by 1 metre from the back elevation of the extended dwelling.

1.3 Relevant Planning History

60328/APP/2005/465 65 Maycroft Pinner

ERECTION OF SINGLE STOREY REAR EXTENSION, AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING RAISED AND EXTENDED ROOF AND INCORPORATING SIDE DORMERS

Decision Date: 14-04-2005 Approved **Appeal:**

67893/APP/2011/1562 5 Maycroft Pinner

Single storey rear extension with 1 x rooflight (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 25-08-2011 Approved **Appeal:**

Comment on Planning History

A Certificate of Lawful Proposed Development was issued in 2011 for a single storey rear extension with 1 x rooflight (Reference No.67893/APP/2011/1562). The extension, which is 4 metres deep, has been constructed.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Neighbours were notified on 27/07/2016 and a site notice was displayed, also on 27/07/2016.

As a result of the statutory consultation two objections were received from neighbour nos 4 and 6 Maycroft and one objection was received from the Northwood Hills Residents Association (NHRA).

These raised the following issues:-

No. 4 - The rear extension will overlook the rear garden.

- Overshadowing of garden.

- Loss of light to garden.

- The side extension will result in loss of light to a landing (served by side dormer), hall and cloakroom.

- If the side windows were open there is potential for noise disturbance.

- Loss of view as a result of extension .
- Possible introduction of a soil pipe (not shown on drawings)
- Questions accuracy of artists impressions which do not agree with drawings (smaller extension in artists impression)
- Concern about security due to proximity of windows.
- Development is out of keeping with dwelling and area.

No. 6 - Loss of light to bathroom and kitchen.

- View from kitchen window.
- Development is out of keeping with dwelling and area.

NHRA - Over-development and out of keeping with area.

- Adverse impact on both neighbours, particularly on 'natural' light.
- Sufficiency of car parking. The development includes a study which could serve as an additional bedroom.

Officers notes:- With the exception of the NHRA these comments were made prior to removal of the proposed new side dormer window and set-back of the extended side dormer window by 1 metre. The NHRA has reconfirmed its objections. The matters set out are generally dealt with elsewhere in the report. The 'artists impressions' referred to are actually 3-D projections. Since none of the 3-Ds are verified ie. with angles and 'camera' positions accurately confirmed by reference to datum, it is advised that reliance is not placed on these in making the recommendation.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling and provision of adequate off-street parking.

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, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development that fails to harmonise with the existing street scene or fails to safeguard the design of existing and adjoining sites.

Policies BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate daylight and sunlight can penetrate between buildings and the amenities of existing houses are safeguarded.

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

The proposed first floor extension must be assessed against the adopted Council guidance set out in Chapter 6 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Paragraph 6.2 states that two-storey rear or first floor rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. Any extensions should not extend beyond the 45-degree line of sight taken from the nearest of the first floor windows of any room of the neighbouring property. Paragraph 6.3 states that full width extensions at first floor will only be considered on detached properties subject to meeting the 45-degree line of sight criteria. The proposal meets the 45-degree line of sight criteria measured against both adjoining properties and therefore accords with the guidelines.

The proposed new first floor side facing window in the extended dormer is shown as obscure glazed and it is considered that this can be conditioned to prevent these windows being replaced by clear windows. Generally the surrounding rear gardens are overlooked from neighbouring first floor windows. This level of overlooking is to be expected in an urban environment and, as windows tend to look towards the rear-most part of gardens rather than the most intensively used part, is normally regarded as acceptable. In this case there are already first floor rear facing windows and it is considered that the replacement of these four metres further back will not result in a material loss of privacy.

Given the position of the proposed development and degree of separation to the neighbouring properties it is not considered that there will be a significant increase in overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 6.4 requires an extension to appear subordinate to the original house. For

detached houses a depth of 4 metres should not be exceeded. The proposal involves a 4 metre deep first floor rear extension which accords with the guidelines. Paragraph 6.6 states that the height should not exceed the height of the existing building. It is desirable that an extension to a pitched roof house with a pitched roof should also have a pitched roof. The proposal continues the line of the existing roof and has a pitched roof. The proposal therefore accords with the guidelines.

The HDAS: Residential Extensions states at Paragraph 7.4:

"Rear roof slopes which are only visible from surrounding gardens do impact on residential areas since these affect the character and appearance of a residential area. It is just as important for such roof extensions to relate well to the proportions, roof forms and massing of the existing house and its neighbours as elsewhere."

It goes on to state in Paragraph 7.5:

"It is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission."

Paragraph 7.7 states that a dormer window must be constructed in the centre of the roof. On larger detached houses set-ins should be at least 1 metre. The current dormer window, proposed to be extended, is set-in approximately 2.4 metres from the front elevation and approximately 2 metres from the highest point of the dwelling. There is no set-in to the eaves as the dormer continues down and forms an uninterrupted part of the side wall. The proposed extension continues this design since the alternative of seeking a 1 metre set in would result in a somewhat discordant conjunction between the existing and proposed elements. By negotiation the dormer window was set back by 1 metre from the rear wall. As such, it is considered that this element of the development results in an acceptable design solution and a subordinate extension.

By removing the second dormer window to the North, it is considered that this has reduced any adverse impact on the street scene, the proposed extensions having a very low visual impact when viewed from the street and the general result would now reflect the character of the row of similar properties, Nos 1-5 Maycroft.

Overall, it is considered that the development will not have an adverse impact on the residential amenity of the neighbouring dwellings. Furthermore, it is considered that the proposal respects the character and appearance of the original house and is subordinate to the original dwelling and would not be detrimental to the visual amenity of the street scene and the wider area. Therefore the proposal complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Paragraph 5.13 of the SPD HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The proposal would increase the size of

the dwelling from a 3 bed to 4 bed property requiring 60 sq m of private amenity space. The dwelling benefits from a rear garden of over 100 sq m so sufficient garden space would be retained.

Judged against parking standards, there is no impact on the existing parking provision as a result of these proposals.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LB51, 1b;3b;5b;7b;9b,11b

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 (2016).

3 HO4 Materials

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

REASON

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

4 HO6 Obscure Glazing

The windows facing 6 Maycroft shall be glazed with permanently obscured glass and non-opening for so long as the development remains in existence.

REASON

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

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed

in the walls or roof slopes of the development hereby approved facing Nos 4 and 6 Maycroft

REASON

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

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
 - 2 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
 - 3 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- 4 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no

damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

- 5** 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.

- 6** On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to

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

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

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

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

Sundays Bank and Public Holidays.

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

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

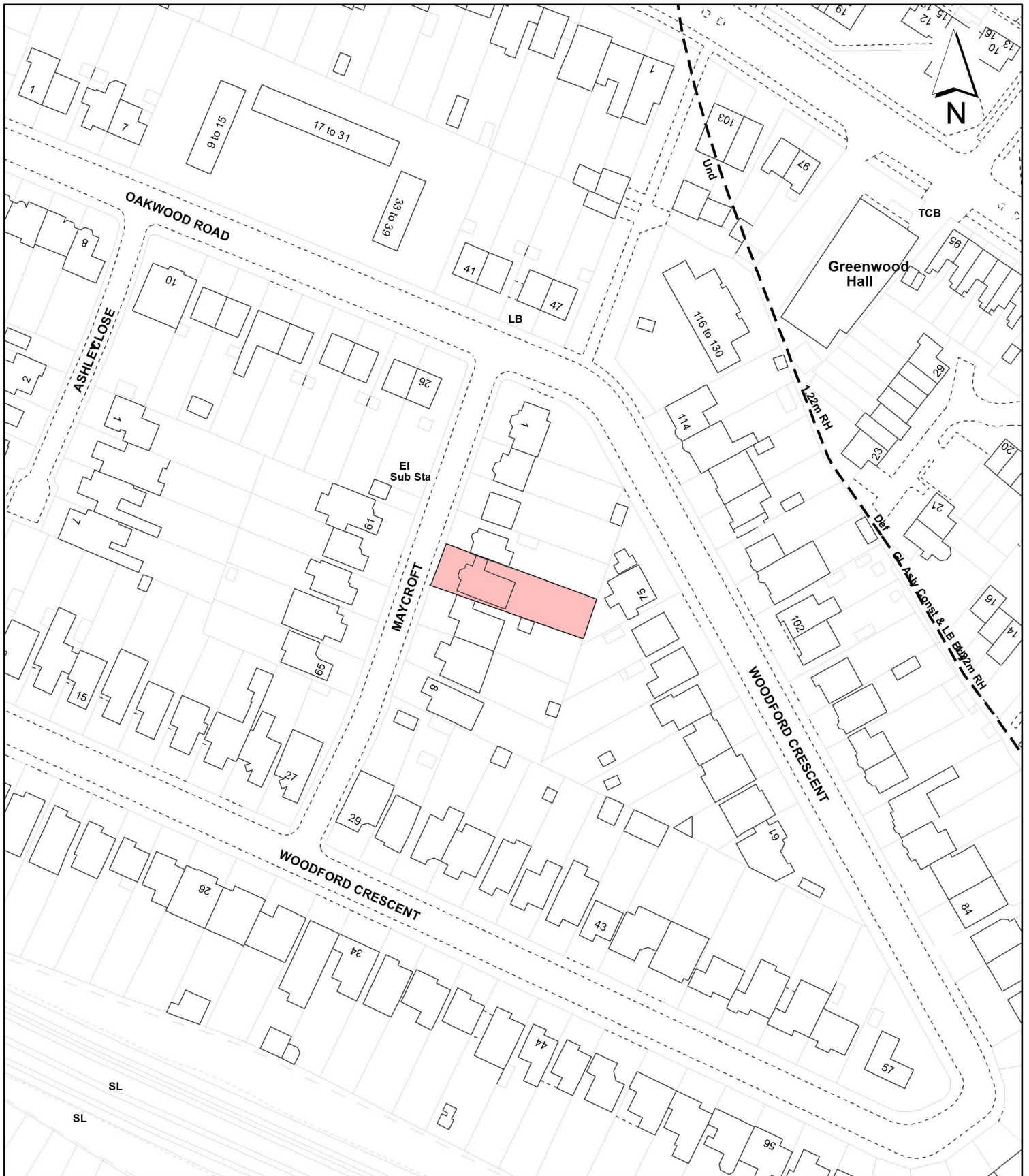
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

5 Maycroft

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

Planning Application Ref:
67893/APP/2016/2836

Scale:
1:1,250

Planning Committee:
North Page 154

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON BOROUGH FOOTBALL CLUB, BREAKSPEAR ROAD RUISLIF
Development: Installation of 3 x temporary changing room cabins.
LBH Ref Nos: 17942/APP/2016/3158
Drawing Nos: 002 Rev A
001

Date Plans Received: 18/08/2016 **Date(s) of Amendment(s):**
Date Application Valid: 12/09/2016

1. **SUMMARY**

The proposal is to remove the existing changing room building and replace it with 3 x temporary changing room cabins. The presence of asbestos has necessitated the need to demolish the existing structure. A 2-year temporary permission is proposed.

The proposals are considered to integrate with the vicinity and would not have a detrimental visual impact on the character and appearance of the existing building or the Green Belt setting. It is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 T4 **Temporary Building - Removal and Reinstatement**

The buildings hereby permitted shall be removed and the land restored to its former condition on or before 7th February 2019.

REASON

The building, by reason of design and materials is not considered suitable for permanent retention in compliance with Policy OE1 of the Hillingdon Local Plan Saved Policies (2012).

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 001 and 002 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R7	Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 5.3	(2016) Sustainable design and construction
LPP 7.16	(2016) Green Belt
LPP 7.4	(2016) Local character

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), 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 I47 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site forms part of the Hillingdon Football Club site on the northeastern side of Breakspear Road.

3.2 Proposed Scheme

The proposal is to remove the existing changing room building and replace it with 3 x temporary changing room cabins. The presence of asbestos has necessitated the need to demolish the existing structure. The applicant states that cabins are proposed to be temporary until the remainder of planning permission ref: 17942/APP/2003/646 (the element relating to the extensions of the clubhouse) is built out, although no timeline for this has been provided.

3.3 Relevant Planning History

17942/APP/2003/646 Hillingdon Borough Football Club, Breakspear Road Ruislip
EXTENSION TO CLUBHOUSE, ERECTION OF A NEW TOILET BLOCK, LAYING OUT OF TW
ARTIFICIAL PLAYING FIELDS AND FIVE TURF PLAYING FIELDS, LANDSCAPING AND
ASSOCIATED CAR PARKING AND VEHICULAR ACCESS

Decision: 05-09-2005 Approved

17942/R/94/0984 Hillingdon Borough Football Club, Breakspear Road Ruislip
Retention of portable building for changing rooms

Decision: 23-06-1998 ALT

17942/S/95/1234 Hillingdon Borough Football Club, Breakspear Road Ruislip
Erection of extensions to the existing clubhouse and existing grandstands, one new grandstand
turnstiles and toilet block. Creation of three new playing fields (including one artificial pitch with
floodlighting) and additional parking and landscaping. Widening of road outside football club to
provide a right hand turn lane and creation of an in and out access (involving demolition of
outbuildings)

Decision: 27-01-1999 Approved **Appeal:** 27-01-1999 Allowed

Comment on Relevant Planning History

17942/APP/2003/646 - Extension to clubhouse, erection of a new toilet block, laying out of

two artificial playing fields and five turf playing fields, landscaping and associated car parking and vehicular access. Approved 05/09/05.

- This application has been implemented in that all the weather pitch has been built with associated flood prevention works agreed with the Environment Agency, the approval of the landscape management plan and compliance with conditions 5, 6, 15 and 21 has been implemented.

17942/S/95/1234 - Erection of extensions to the existing clubhouse and existing grandstands, one new grandstand, turnstiles and toilet block. Creation of three new playing fields (including one artificial pitch with floodlighting) and additional parking and landscaping. Widening of road outside football club to provide a right hand turn lane and creation of an in and out access (involving demolition of outbuildings). Approved 37/01/1999.

17942/R/94/0984 - Retention of portable building for changing rooms. Approved 23/06/1998.

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.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- R7 Provision of facilities which support arts, cultural and entertainment activities
- R17 Use of planning obligations to supplement the provision of recreation, leisure and

- community facilities
- LPP 5.3 (2016) Sustainable design and construction
- LPP 7.16 (2016) Green Belt
- LPP 7.4 (2016) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 2 neighbouring occupiers and the Ruislip Residents Association were consulted. The following comments have been received. One letter of comment has been received stating:

We would not be against this application in principle as it is for the benefit of players and officials at the football club, although a location further from our property would be better as we already have noise issues with the club and the proposed location is as close to our garden as it is possible to get. However we do not know what the word temporary means in regard to planning, if it means for instance any hard standing or foundation put down for the temporary cabins could be used at some point in the future to erect a permanent structure without any further planning application, and in particular if that structure was not football related, e.g. an extension to the main building, then we would be against this application.

Officer comment: The above comments are addressed in the main body of the report.

Internal Consultees

No internal comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to erection of 3 portable lightweight structures on area of land which is currently surfaced in hard standing. This area is already in use as a Club and car park. The proposal would comprise three temporary changing room cabins. The existing standalone building which currently houses the club's changing facilities is to be demolished. Eventually the changing facilities will be relocated to the extended club house building approved as part of the permission for the wider refurbishment of the club's facilities in 2003. The club are looking for investors to help fund this remaining part of their refurbishment. Until then the temporary replacement changing facilities are required as asbestos has been found in the existing changing room building..

Overall, it is considered that the proposal would not have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable to this type of development.

7.04 Airport safeguarding

Not applicable to this type of development.

7.05 Impact on the green belt

Hillingdon Local Plan policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

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

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt. Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The proposal would increase the size of the building area by 66.1sqm and with the demolition of the existing building to be removed, the increase would be 29.2sq.m. Given the limited scale of development; the single storey nature of the extension; its siting set in from the boundary of the site with the highway; and the existence of a number of trees on and around the site which would retract views of the extension, it is considered that the proposal would not result in a disproportionate change to the bulk and character of the building nor would it significantly increase the built up appearance of the site. It would therefore have an acceptable impact upon the visual amenity of the locality and the Green Belt. As such, it would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts. In particular Policy BE13 requires that the layout and appearance of developments harmonise with the existing street scene

and other features of the area.

The proposed extension, by reason of its height and size, and position adjacent to the Club House, would not impact on the character and appearance of the existing building. The site is situated at the end of a car park. Therefore, the proposed extension would be set away from the highway, would be below the height of the main building and would appear subordinate to the main Club.

Taking into consideration the positioning and the overall height and depth of the proposal, it would appear compatible with the existing building and the surrounding area. It would therefore not have a detrimental impact upon the visual amenity of the locality, in particular the Green Belt area. As such, it would be in compliance to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Not applicable to this type of development.

7.09 Living conditions for future occupiers

Not applicable to this site.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The extension would be positioned on a hardstanding area adjacent to the existing building and the car parking area. Given the limited size and position of the cabins any encroachment into the car parking area would be very small and therefore the existing parking arrangement would not be materially affected by the proposal.

7.11 Urban design, access and security

The existing arrangements for access and security would remain in place.

7.12 Disabled access

The existing arrangements for access would remain in place.

7.13 Provision of affordable & special needs housing

Not applicable to this site.

7.14 Trees, Landscaping and Ecology

There are no trees that would be affected by the proposed temporary changing room cabins.

7.15 Sustainable waste management

Not applicable to this site.

7.16 Renewable energy / Sustainability

Not applicable to this site.

7.17 Flooding or Drainage Issues

Not applicable to this site.

7.18 Noise or Air Quality Issues

Not applicable to this site.

7.19 Comments on Public Consultations

Comments raised are addressed in the main body of the report.

7.20 Planning Obligations

Not applicable to this site.

7.21 Expediency of enforcement action

Not applicable to this site.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

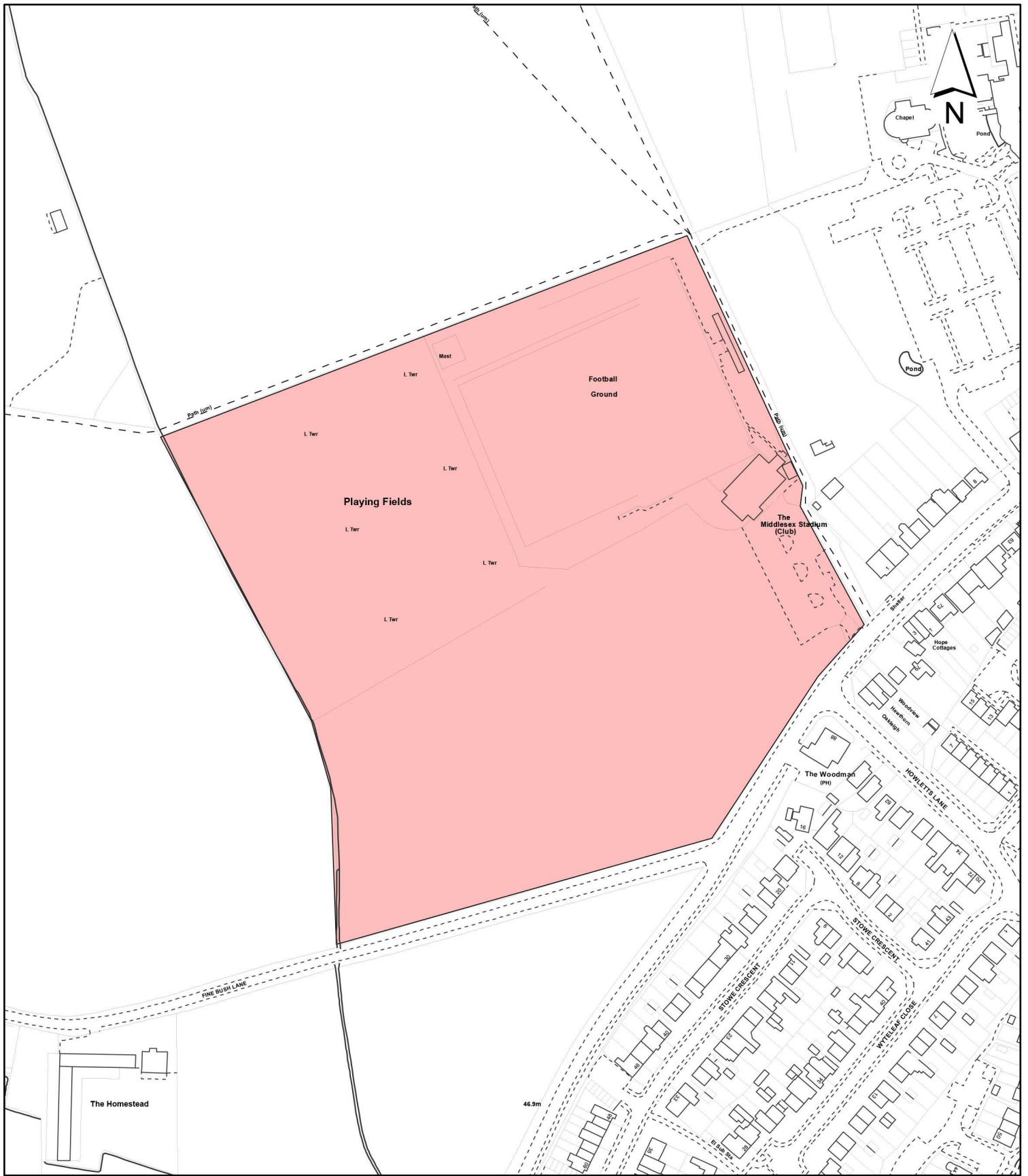
The proposed changing room cabins due to their overall size, scale and positioning would integrate with the existing Club house and the surrounding area. It would therefore not detract from the openness, character and appearance of the Green Belt and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies.

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 (2016)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Hillingdon Borough FC
 Breakspear Road**

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

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

Planning Application Ref:

17942/APP/2016/3158

Scale:

1:2,500

Planning Committee:

North Page 164

Date:

February 2017



HILLINGDON
 LONDON

By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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Plans for North Applications Planning Committee

Wednesday 1st February
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Report of the Head of Planning, Sport and Green Spaces

Address THE CASE IS ALTERED PH HIGH ROAD EASTCOTE

Development: Minor alterations to existing elevations and minor reconfiguration of car park (Amended Plans received which include omission of previously proposed single-storey extension).

LBH Ref Nos: 38037/APP/2016/2912

Date Plans Received: 27/07/2016

Date(s) of Amendment(s): 27/07/2016

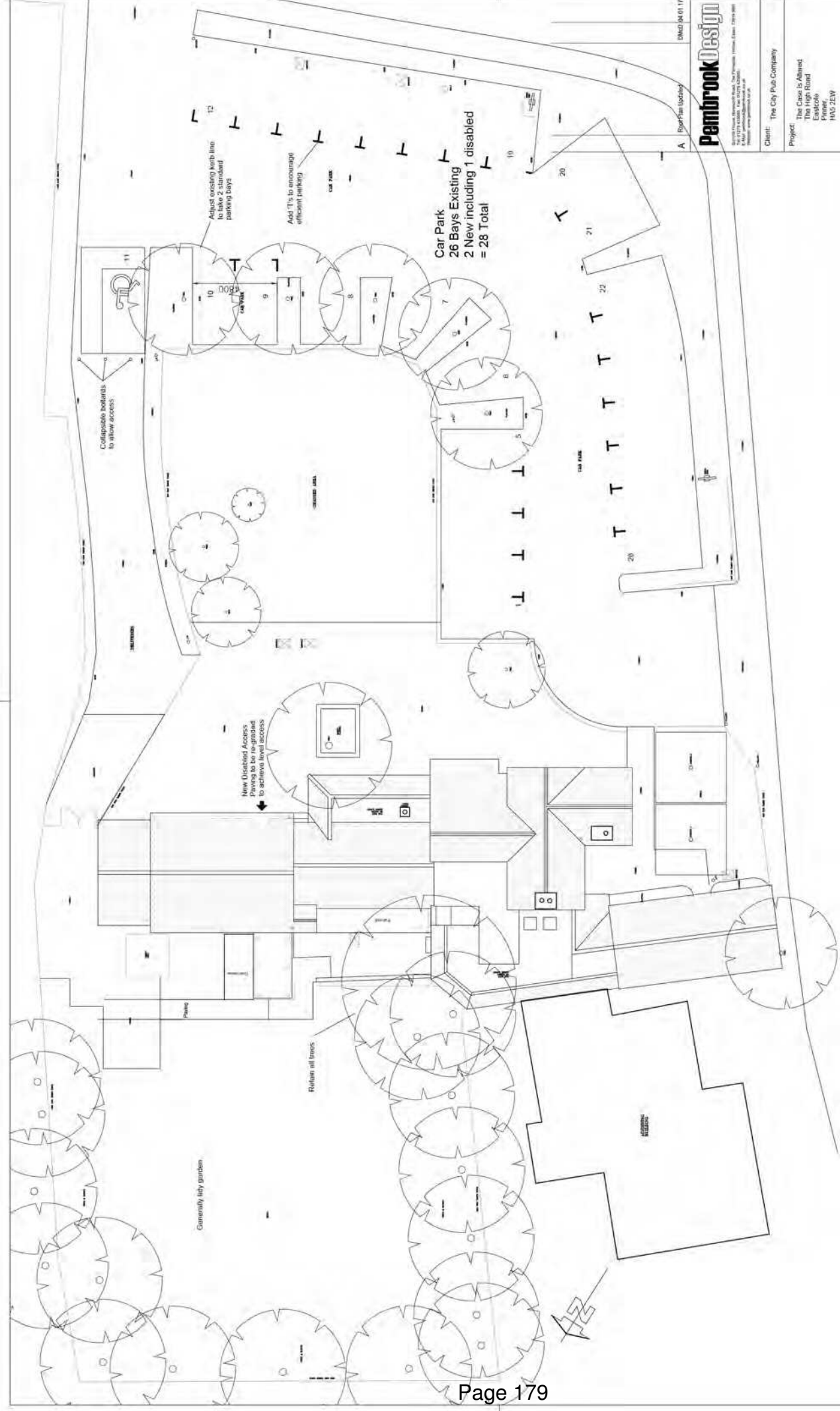
Date Application Valid: 29/07/2016



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 Getmapping plc. 2016. Plotted Scale - 1:1250



The Case is Altered
 High Road,
 Eastcote,
 Pinner.



Car Park
 26 Bays Existing
 2 New including 1 disabled
 = 28 Total

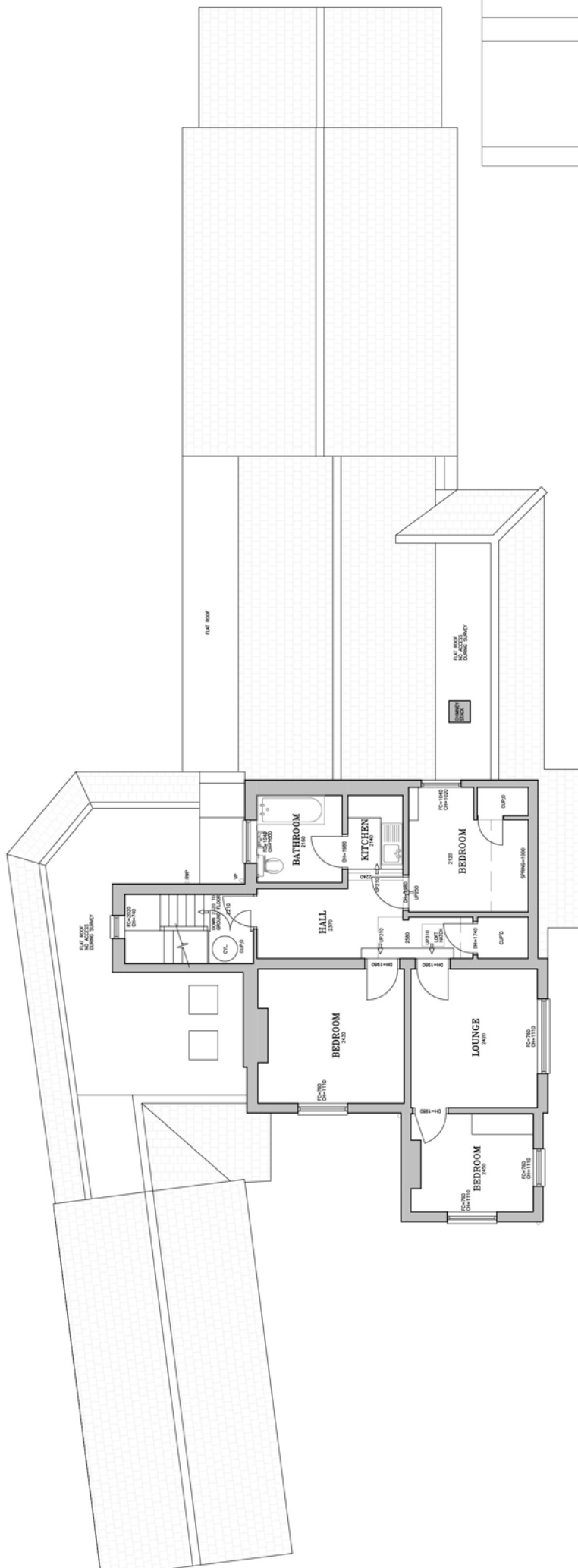
DMC/001/17
 Design Update

Pembrook Design
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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Project: The Chase is Aband, The High Road, Epsom, Surrey, HA5 2EW
Drawing Title: Proposed Site Plan
Drawing No: 2093.13.OP2
Scale: 1:100@A1
Date: 07.12.16
Drawn By:
Revised: A

OPTION 2



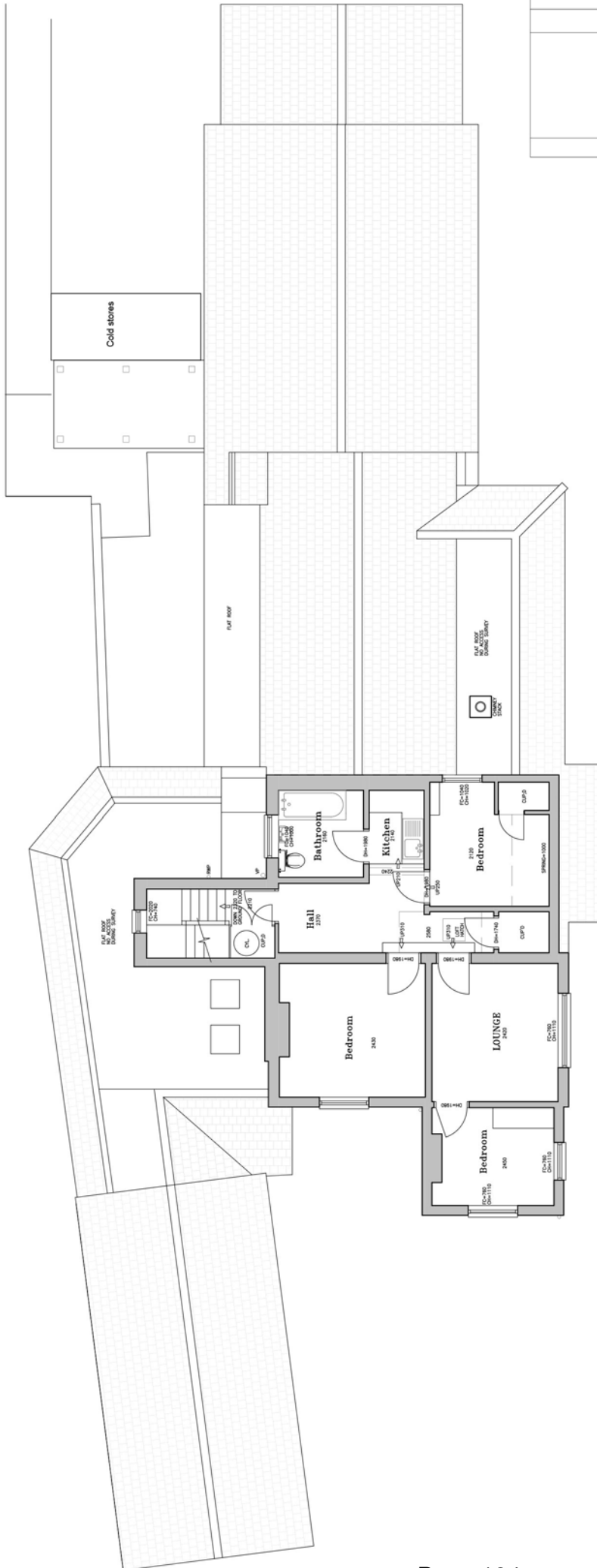


Pembrook Design
 The City Pub Company
 100, The High Road, Epsom, Surrey, Middlesex, Surrey, UK
 Tel: 01753 630000 Fax: 01753 630001
 Email: info@pembrookdesign.co.uk
 Website: www.pembrookdesign.co.uk

Client:	The City Pub Company
Project:	The Case Is Altered The High Road Epsom HAS/ZEW
Drawing Title:	Existing First Floor
Drawing No.:	2993.02
Scale:	1:50
Date:	08.02.16
Drawn By:	
Revised:	



SCALE BAR



First Floor As Existing

B	Metals have detailed	DMCD 13.01.17
A	Roof to new kitchen door added	DMCD 04.01.17

PembrookDesign
 100, The Waterfront, The High Road, Emscote, Hants, RG5 2EJ
 Tel: 01235 400000 Fax: 01235 400001
 Email: info@pembrookdesign.co.uk
 Website: www.pembrookdesign.co.uk

Client: The City Pub Company
Project: The Chase Is Altered
 The High Road
 Emscote
 Hants RG5 2EJ

Drawing Title: Proposed First Floor

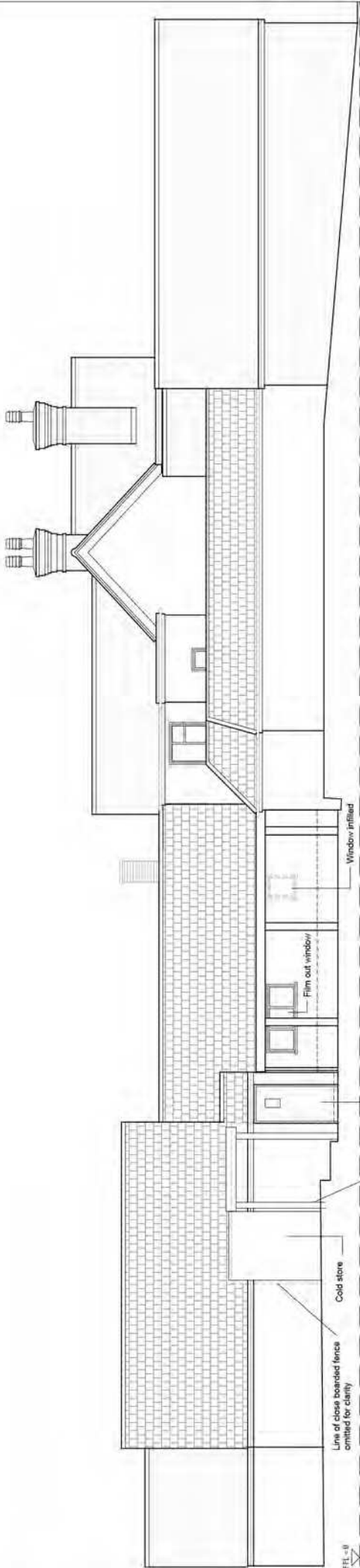
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Drawn By: DMCD
Revision: B

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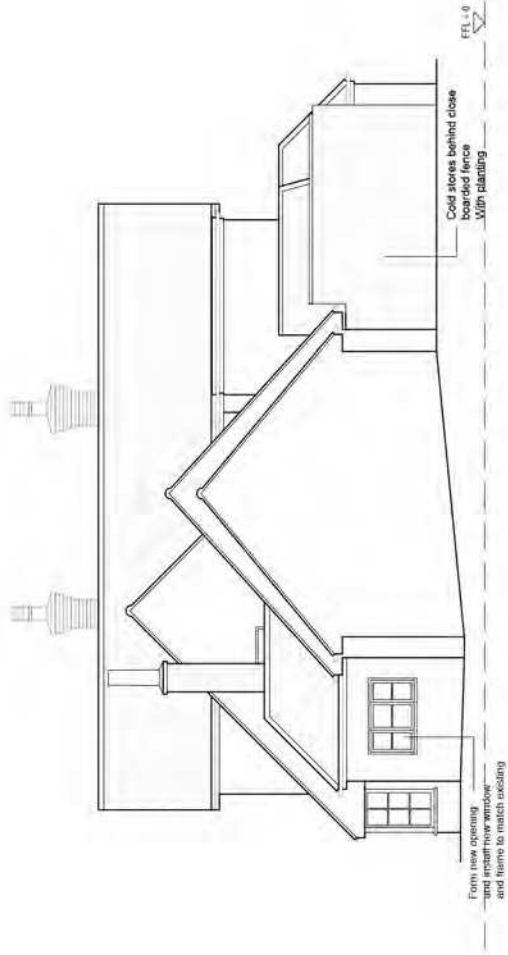
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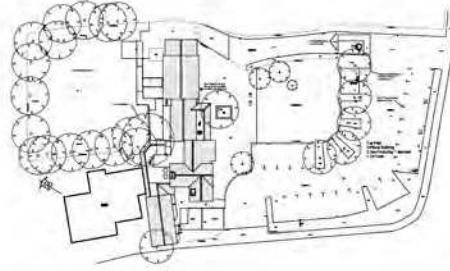
SCALE BAR



North Elevation

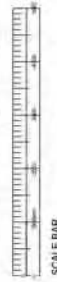


East elevation



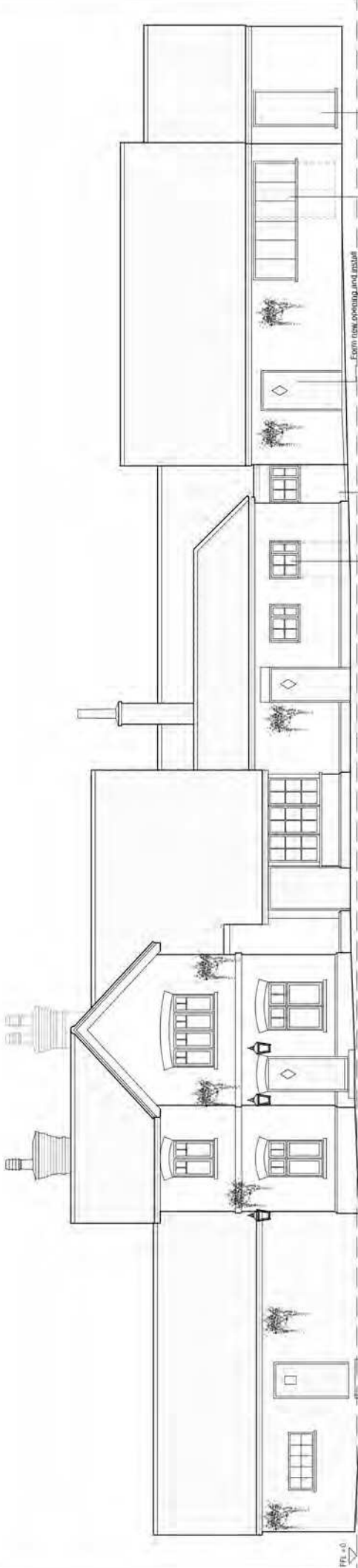
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OPTION 2



SCALE BAR

B	Model Rev added	EMD 13/01/17
A	North Elevation kitchen door reworked	EMD 04/01/17
Pembrook Design		
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South

Note generally tidy & remove any redundant existing cabling from all elevations

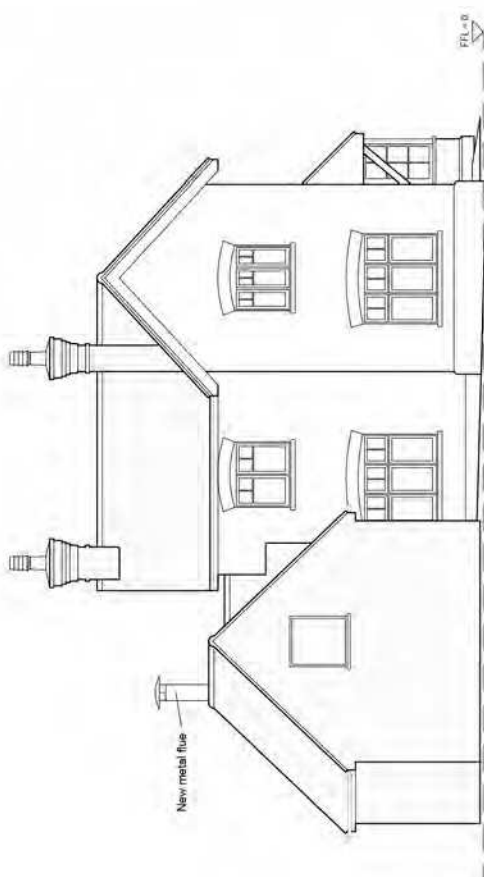
Remove existing door and install new door and frame to match existing make good masonry at low level

Fill opening and install new window to match existing

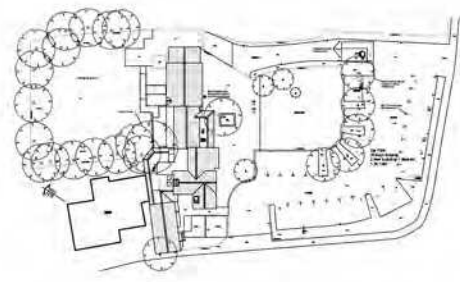
Form new opening and install new frame ledged & braced door. Paving to be re-grabbed to achieve level access

Form new opening and install new lockable timber frame ledged & braced bi-fold doors within new frame above counter level. Paint in dark colour TBC

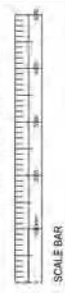
FFL = 0



West elevation



Site Plan 1:500



OPTION 2

Pembrook Design
 201/1273A WILSON ST, WILSON, VIC 3179
 PH: 03 9594 1000
 WWW.PEMBROOKDESIGN.COM.AU

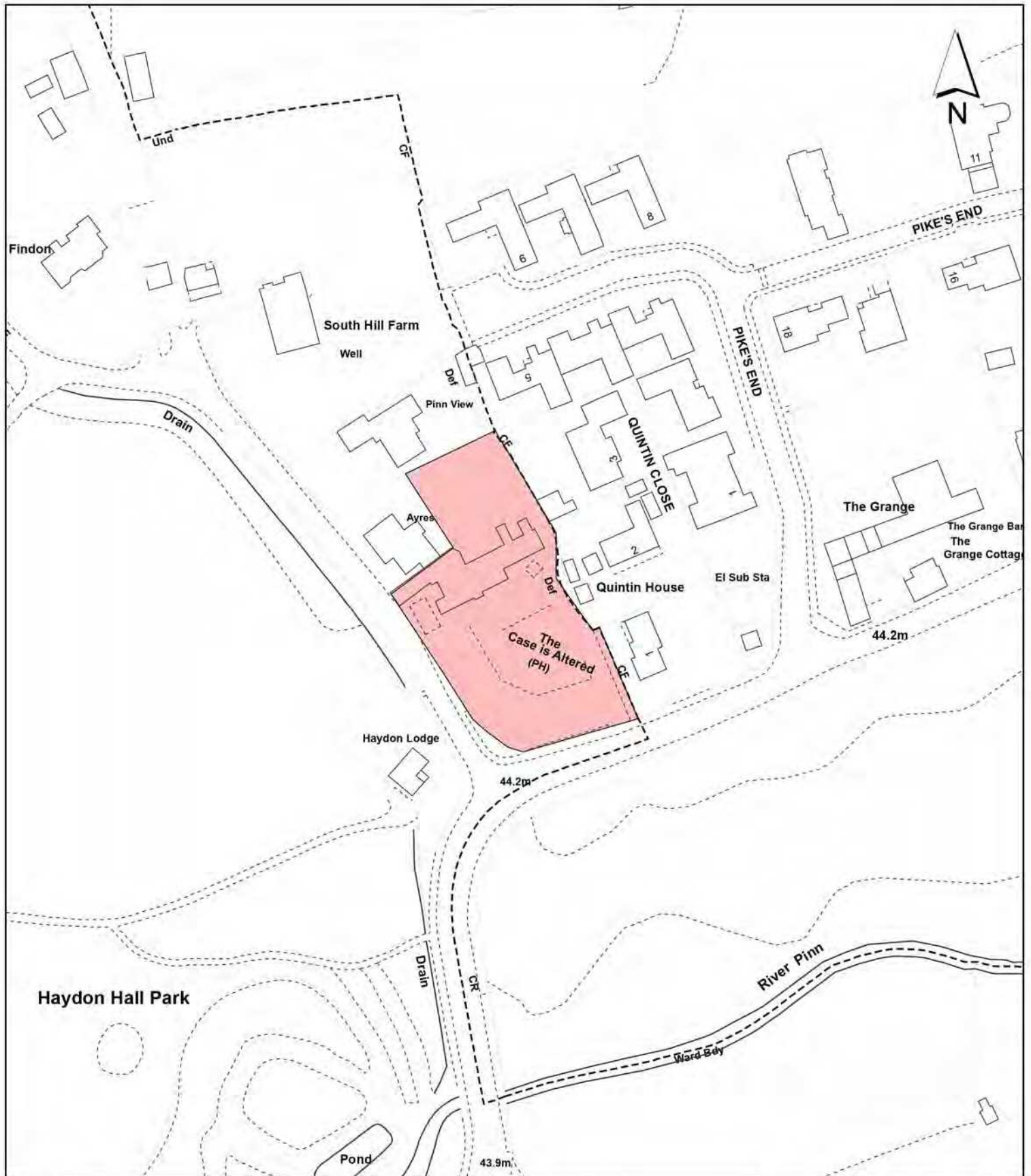
Client: The City Pub Company

Project: The Chase is Altered
 The High Road
 Cascade
 HWS 2EW

Drawing Title: Proposed South & West Elevations

Drawing No: 2093.20.OP2
 Scale: 1:500/A1
 Date: 07/02/16
 Drawn By: DMCD
 Revised:

Checked by: [Name] (Professional Engineer) and [Name] (Professional Architect)
 All dimensions in metric unless otherwise specified.



Notes:

 Site boundary

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Site Address:

**The Case Is Altered
 Public House**

Planning Application Ref:

38037/APP/2016/2912

Scale:

1:1,250

Planning Committee:

North Page 188

Date:

February 2017

**LONDON BOROUGH
 OF HILLINGDON**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address THE CASE IS ALTERED PH HIGH ROAD EASTCOTE

Development: External alterations, internal reconfiguration and associated works (Application for Listed Building Consent) (Amended Plans received which include omission of previously proposed single-storey extension).

LBH Ref Nos: 38037/APP/2016/2913

Date Plans Received: 27/07/2016 **Date(s) of Amendment(s):** 27/07/2016

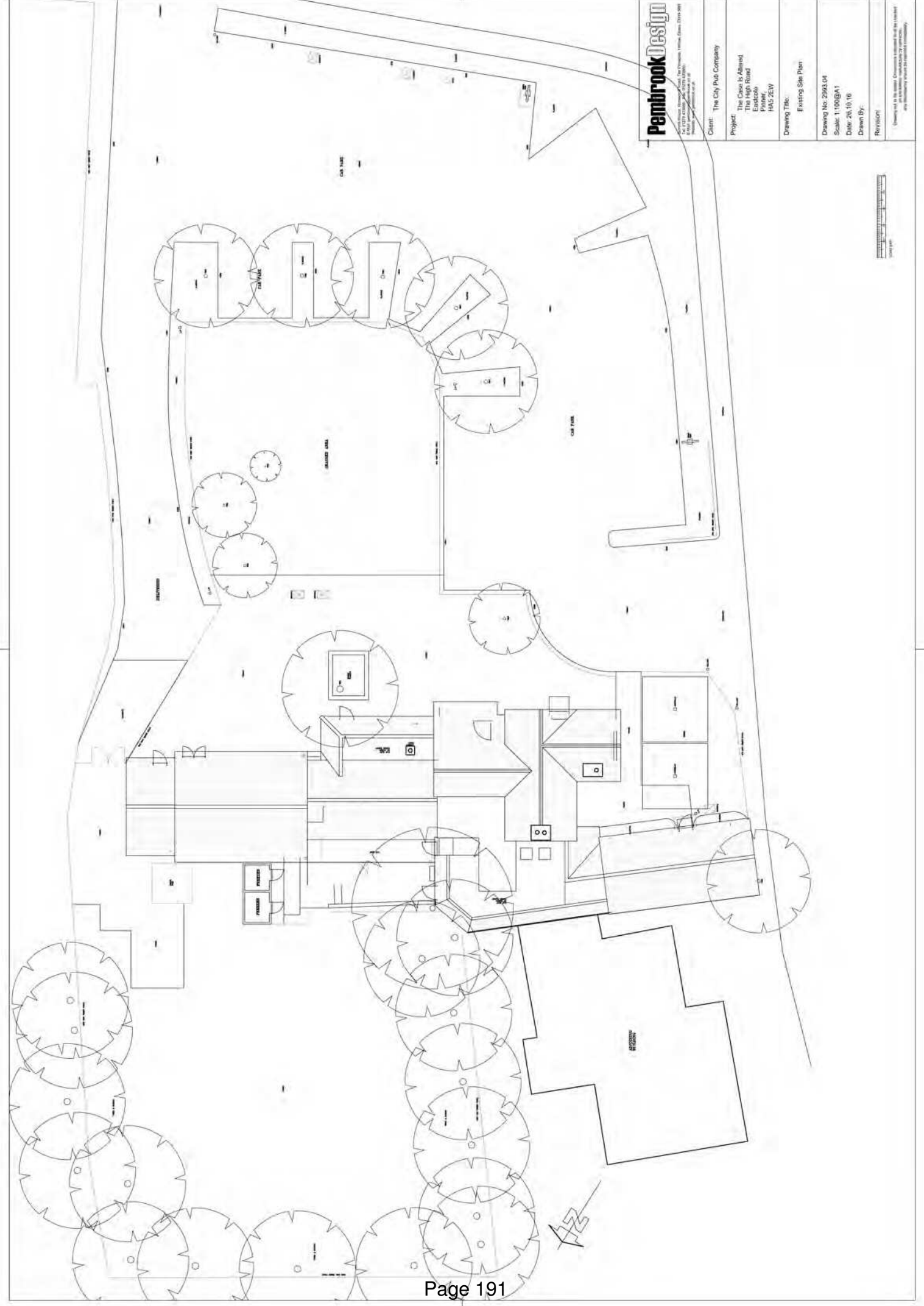
Date Application Valid: 27/07/2016



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 Getmapping plc. 2016. Plotted Scale - 1:1250



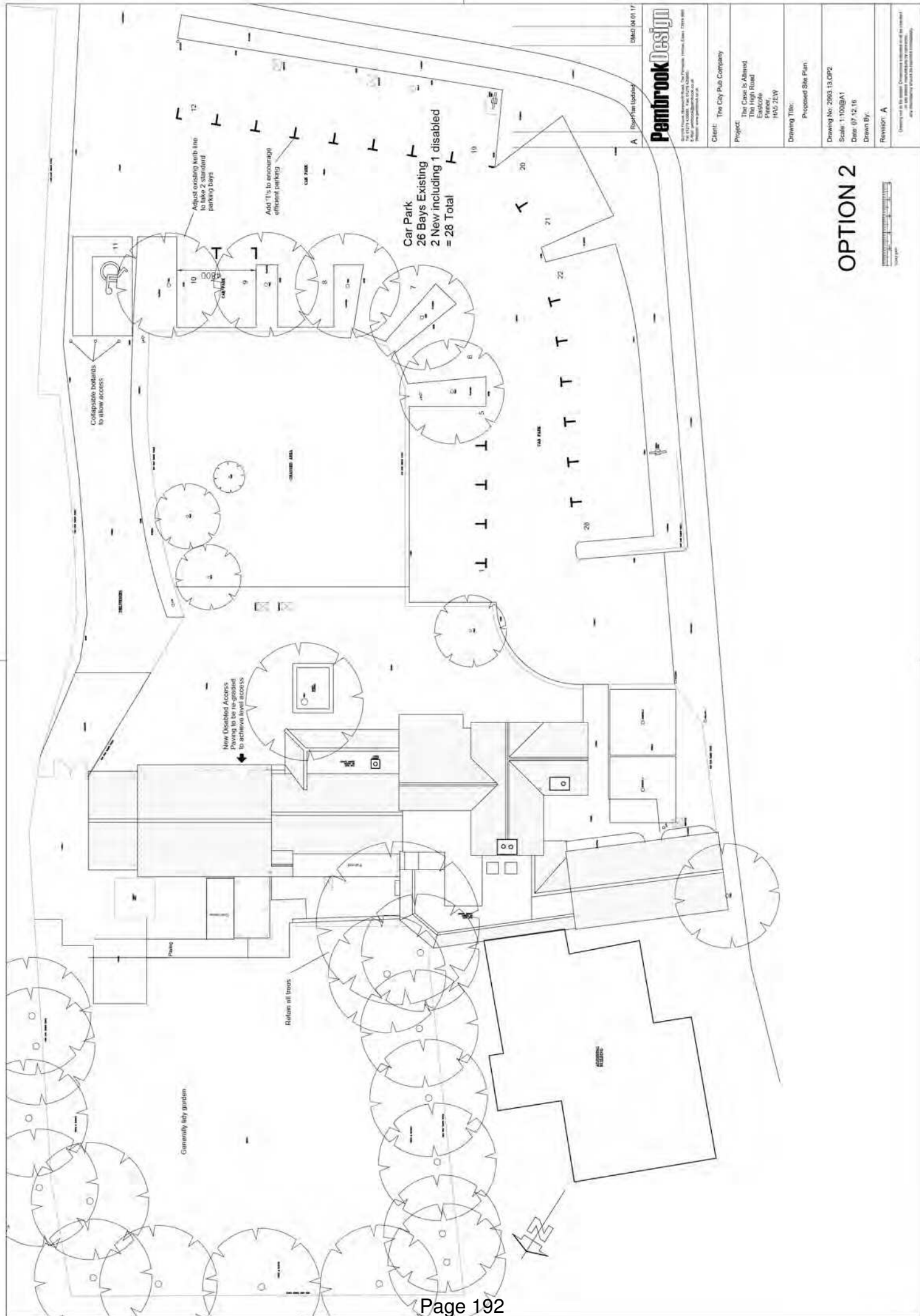
The Case is Altered
 High Road,
 Eastcote,
 Pinner.



Pembrook Design
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

Client: The City Pub Company
Project: The Chase is Aband
 The High Road
 Cascade
 HAS/ZEY
Drawing Title: Existing Site Plan
Drawing No: 2993.04
Scale: 1:100@A1
Date: 26/10/16
Drawn By:
Revised:





Car Park
 26 Bays Existing
 2 New including 1 disabled
 = 28 Total

DMC/001/17
 Design Update
Pembrook Design
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OPTION 2



Drawing No: 2093.13.OP2
 Scale: 1:100@A1
 Date: 07.12.16
 Drawn By:
 Revison: A

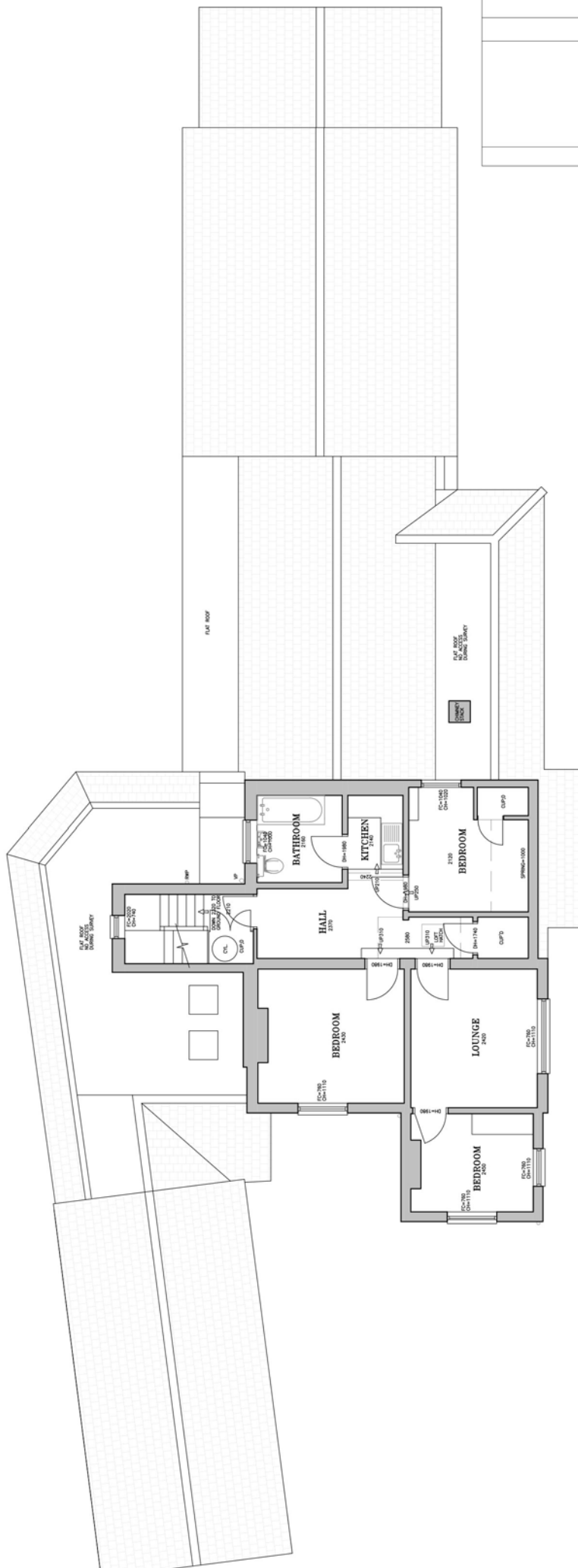
Client: The City Pub Company
 Project: The Chase is Aband
 The High Road
 Epsom
 Surrey
 HA5 2EW
 Drawing Title:
 Proposed Site Plan



Pembrook Design
 1000 Highway 102, Suite 100
 The City Pub Company, 1000 Highway 102, Suite 100
 1000 Highway 102, Suite 100, The City Pub Company, 1000 Highway 102, Suite 100

Client:	The City Pub Company
Project:	The Case Is Altered The High Road Eaticote HAS ZEV
Drawing Title:	Existing Ground Floor
Drawing No:	2993.01
Scale:	1:50
Date:	01.02.16
Drawn By:	
Revised:	





Pembrook Design
 The City Pub Company
 The High Road
 Epsom
 Surrey
 Middlesex
 TW20 9BQ
 Tel: 01753 633333 Fax: 01753 633334
 Email: info@pembrookdesign.co.uk
 Website: www.pembrookdesign.co.uk

Client: The City Pub Company

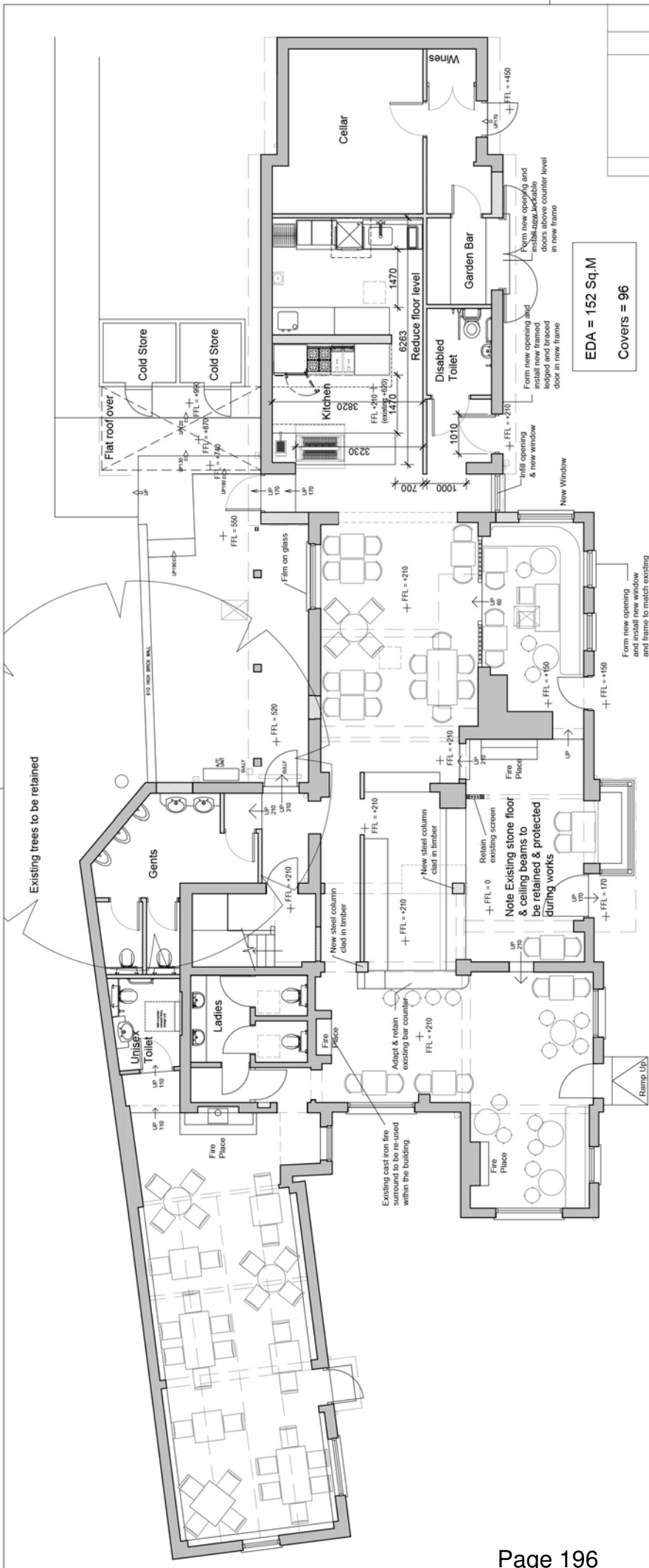
Project: The Chase Is Altered
 The High Road
 Epsom
 Surrey
 TW20 9BQ

Drawing Title: Existing First Floor

Drawing No.: 2993.02
Scale: 1:50
Date: 08.02.16
Drawn By:
Revised:

Drawing not to be used. Dimensions indicated must be checked against the original drawings for any discrepancy should be reported immediately.





EDA = 152 Sq.M
Covers = 96

OPTION 2



B	Wood burner & Flue removed	DMGD 13.01.17
A	Door from kitchen relocated to garden bar area. Existing Unisex toilet amended.	DMGD 04.01.17

Pembrook Design
 100 The Arcade, 100 The Arcade, Newmarket, Essex, CM11 3PP
 Tel: 01729 420000 Fax: 01729 420001
 Email: info@pembrookdesign.co.uk Website: www.pembrookdesign.co.uk

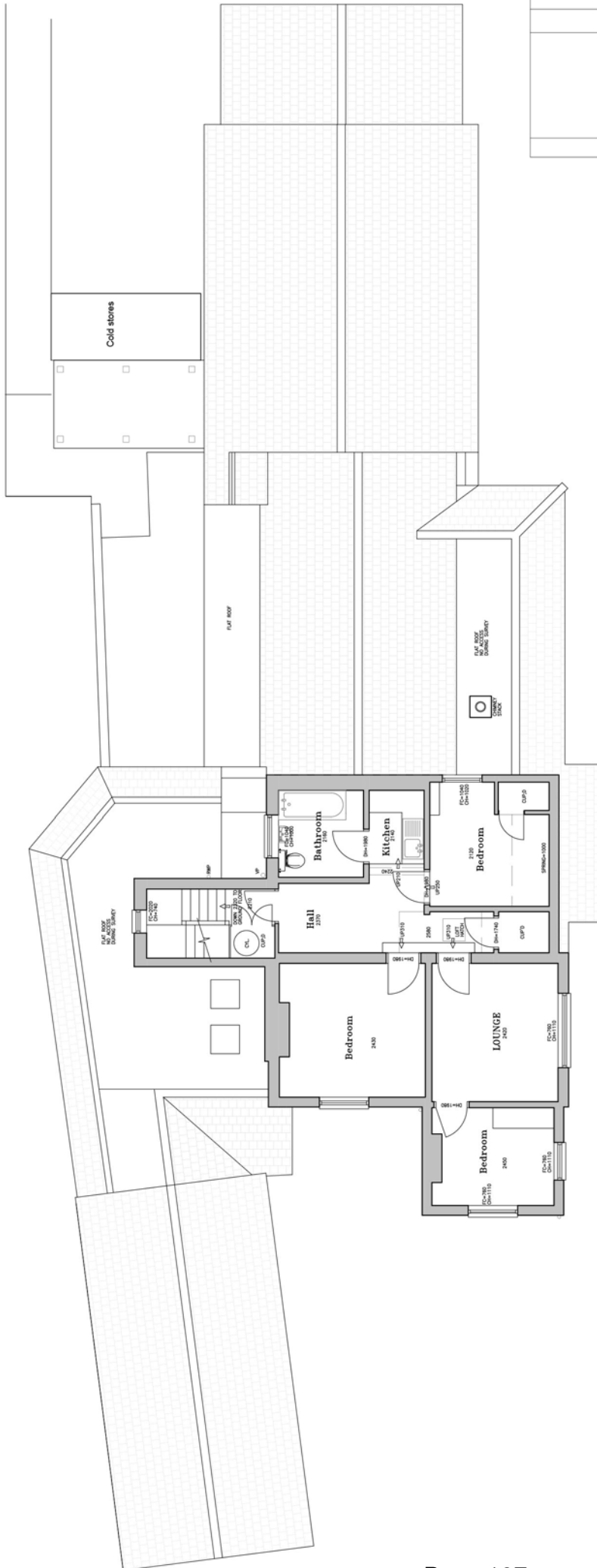
Client: The City Pub Company

Project: The Chase Is Altered
 The High Road
 Emscote
 HAS ZEW

Drawing Title: Proposed Ground Floor

Drawing No: 2993.10.OP2
 Scale: 1:50
 Date: 07.12.16
 Drawn By: DMGD
 Revision: B

Drawing not to be used. Dimensions indicated must be checked against the latest drawing. Any discrepancy should be reported immediately.



First Floor As Existing

B	Metals have detailed	DMCD 13.01.17
A	Roof to new kitchen door added	DMCD 04.01.17

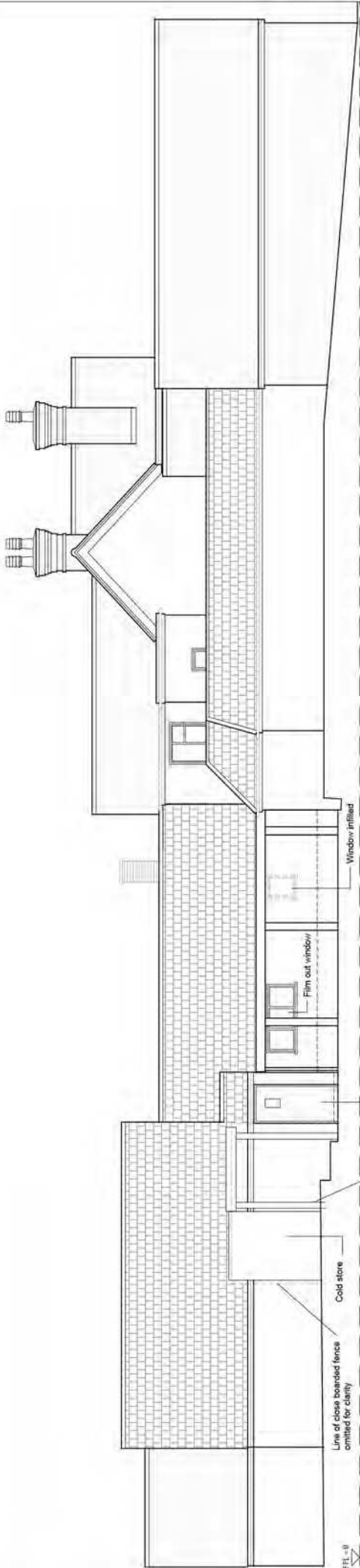
PembrookDesign
 100, The Waterfront, The High Road, Emscote, Hants, RG5 2EY
 Tel: 01235 400000 Fax: 01235 400000
 Email: info@pembrookdesign.co.uk
 Website: www.pembrookdesign.co.uk

Client:	The City Pub Company
Project:	The Chase Is Altered The High Road Emscote Hants RG5 2EY
Drawing Title:	Proposed First Floor
Drawing No:	2993.11.OP2
Scale:	1:50
Date:	07.12.16
Drawn By:	DMCD
Revision:	B



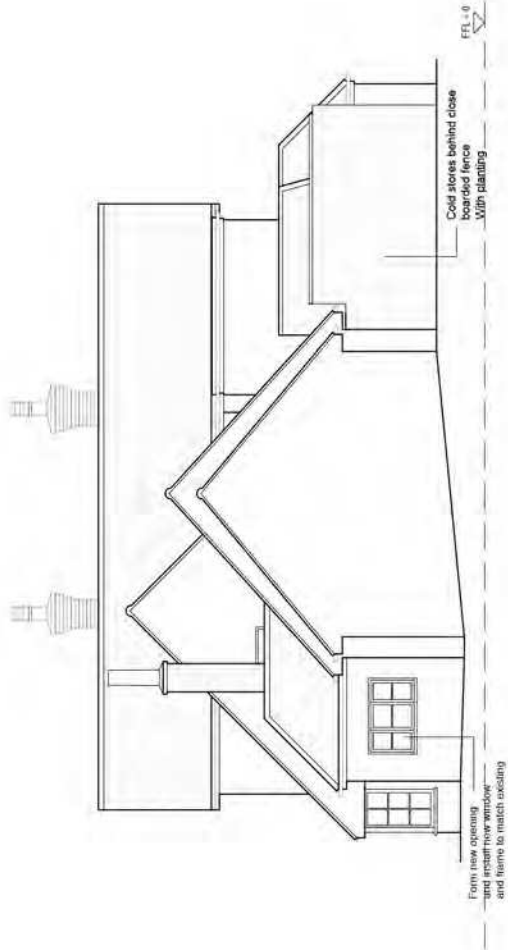
SCALE BAR

OPTION 2

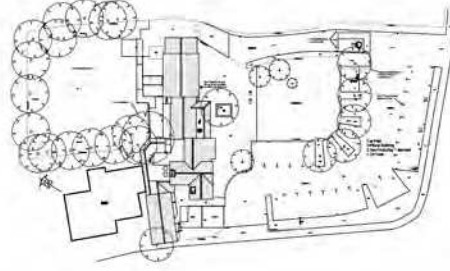


North Elevation

FFL = 0

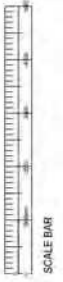


East elevation

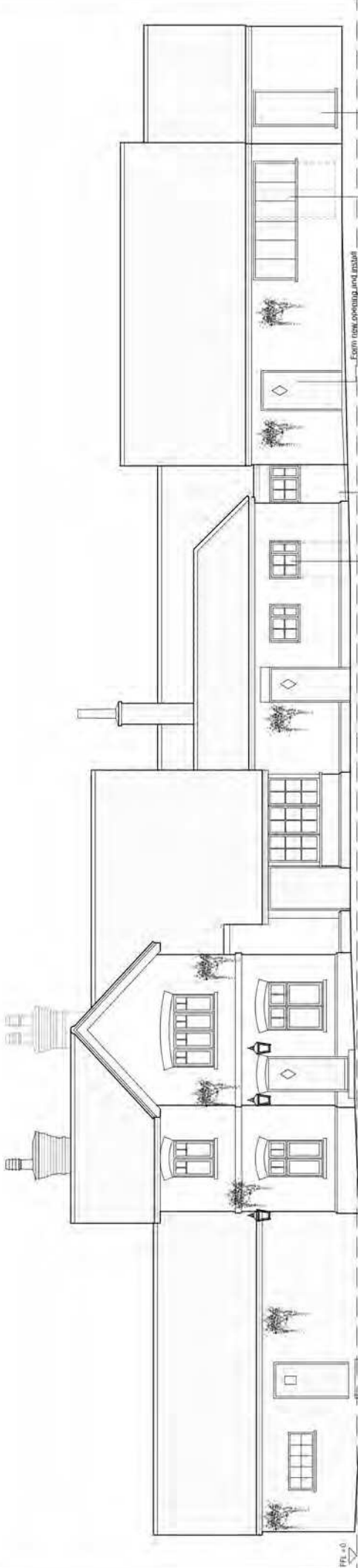


Site Plan 1:500

OPTION 2

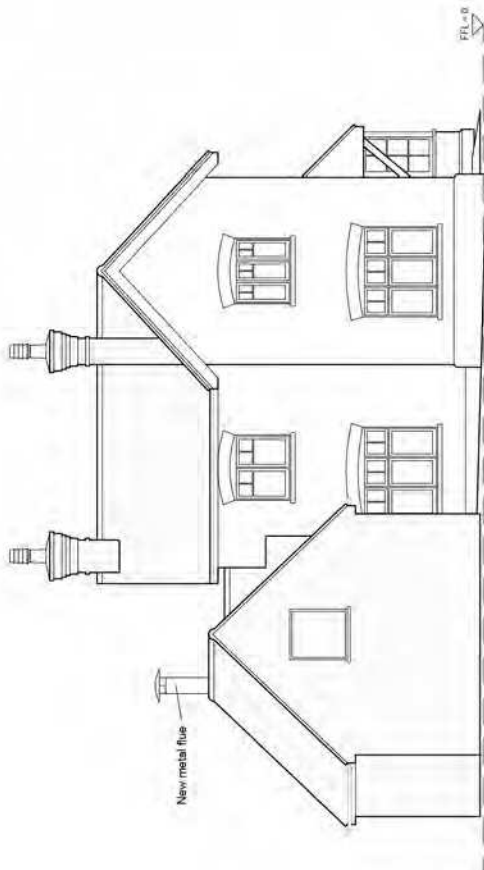


B	Model Rev added	EMD 13/01/17
A	North Elevation kitchen door reworked	EMD 04/01/17
Pembrook Design		
<small>101, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 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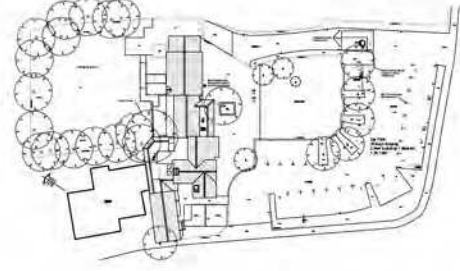
South

FFL = 0



West elevation

FFL = 0



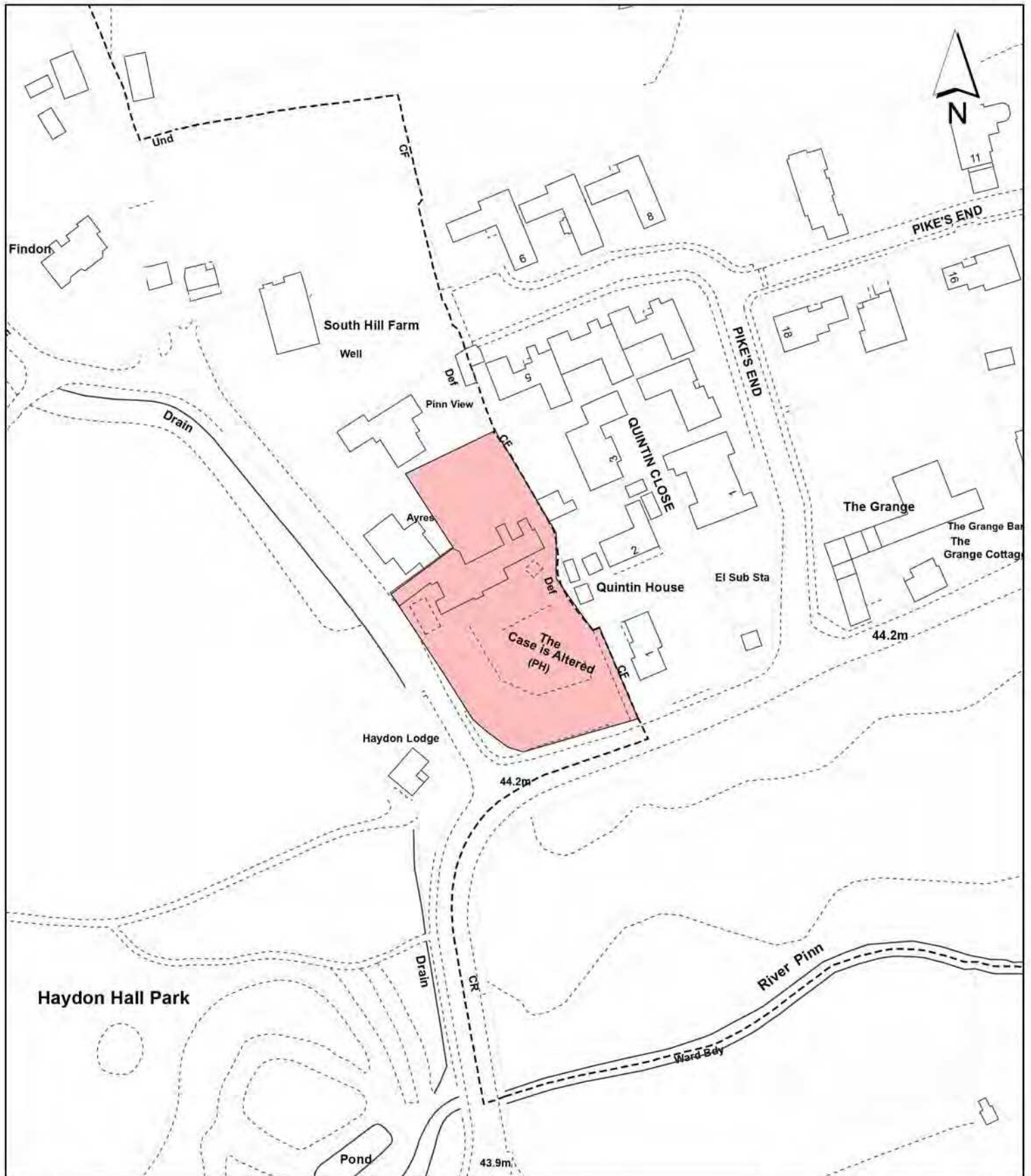
Site Plan 1:500

SCALE BAR

OPTION 2

Pembrook Design

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Notes:

 Site boundary

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Site Address:

**The Case Is Altered
 Public House**

Planning Application Ref:
38037/APP/2016/2913

Scale:
1:1,250

Planning Committee:
North Page 201

Date:
February 2017

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 219 SWAKELEYS ROAD ICKENHAM

Development: Two storey dwelling with habitable basement and roofspace to create 6 x 1-bed self-contained flats with associated parking, bin store and amenity space (Outline Planning Application with Some Matters Reserved).

LBH Ref Nos: 10215/APP/2016/1443

Date Plans Received: 13/04/2016

Date(s) of Amendment(s):

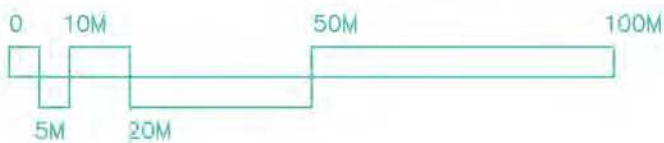
Date Application Valid: 14/04/2016



Location plan Scale 1:1250

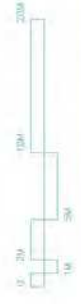
219 SWAKELEYS ROAD
ICKENHAM

DWG No 2902-SK1



1. The client accepts that this drawing is preliminary.
2. All dimensions to be checked in situ.
3. The client is responsible for the accuracy of the data provided.
4. The client is responsible for the accuracy of the data provided.
5. The client is responsible for the accuracy of the data provided.
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19. The client is responsible for the accuracy of the data provided.
20. The client is responsible for the accuracy of the data provided.

The client is accepting the responsibility for the accuracy of the data provided.



REV.	DATE	DESCRIPTION
A	15/05/14	Original issued to client

JOB
219 Swakleys Road,
Ickenham

TITLE
Proposed
Block plan

DRG. No. 2902-02 **REV. A**

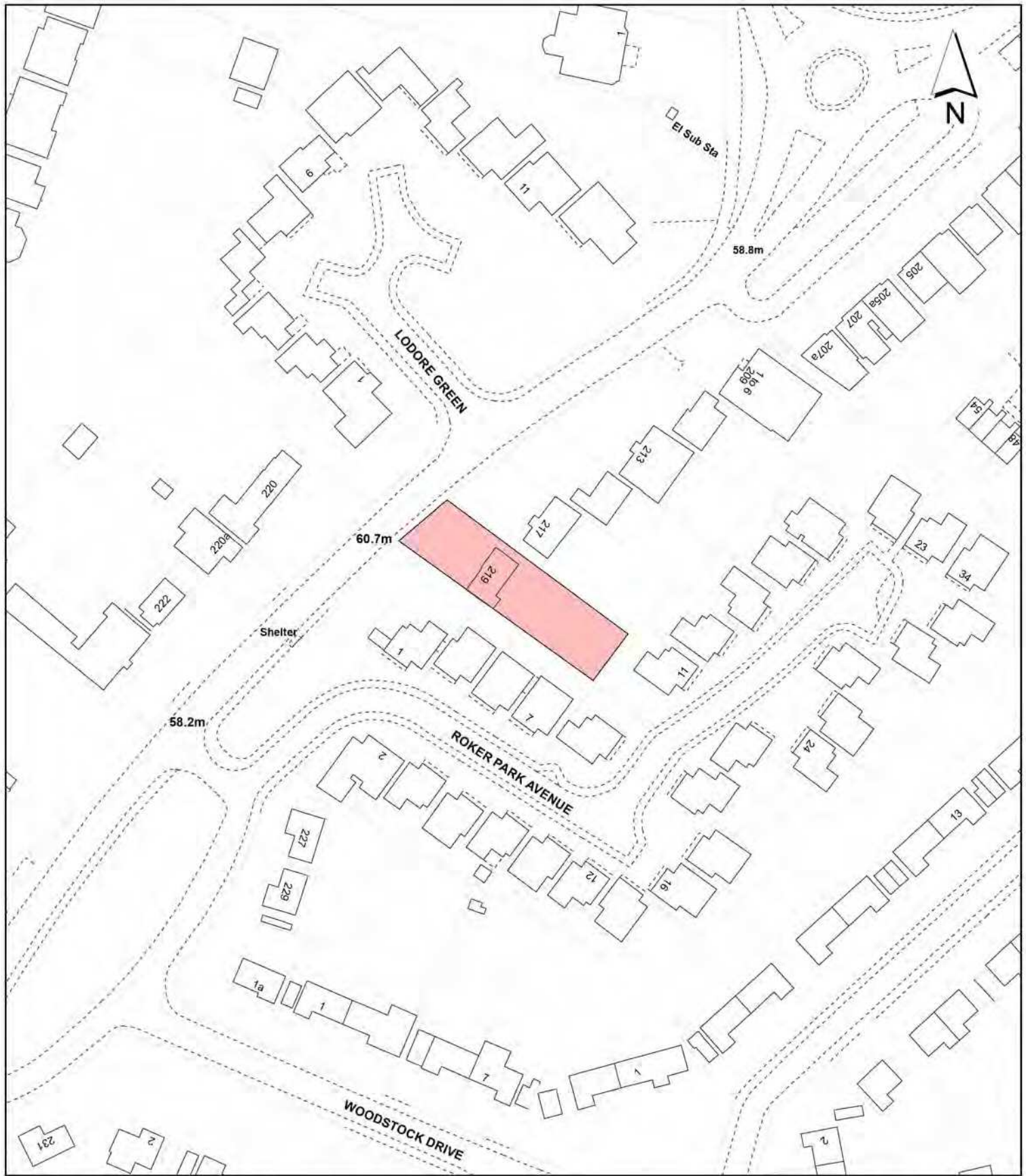
SCALE 1:200

DATE	BY	CHKD.
15/05/14	JJD	JJD
15/05/14	JJD	JJD
15/05/14	JJD	JJD

TOWERS ASSOCIATES
 Harfield Hill, Harfield, Ickenham, Bromley, Kent
 TN11 8JH
 TEL: 01895 814664
 FAX: 01895 812822



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Site Address:

219 Swakeleys Road

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

Planning Application Ref:
10215/APP/2016/1443

Scale:
1:1,250

Planning Committee:
North Page 211

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1A GROVE ROAD NORTHWOOD

Development: Two storey, 5-bed detached dwelling with habitable roofspace, associated parking and amenity space, involving demolition of existing bungalow.

LBH Ref Nos: 14379/APP/2016/3279

Date Plans Received: 30/08/2016

Date(s) of Amendment(s): 31/08/2016

Date Application Valid: 30/08/2016

A - Recently Submitted
Application at 11 Sandy Lodge
Way

Rev	Date	Description



FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARK ROAD, STAINES
MIDDLESEX, TW 9 7EP
TEL: 01753 634400
E: SALES@FLUENTADDS.CO.UK
WEB: FLUENTADDS.CO.UK

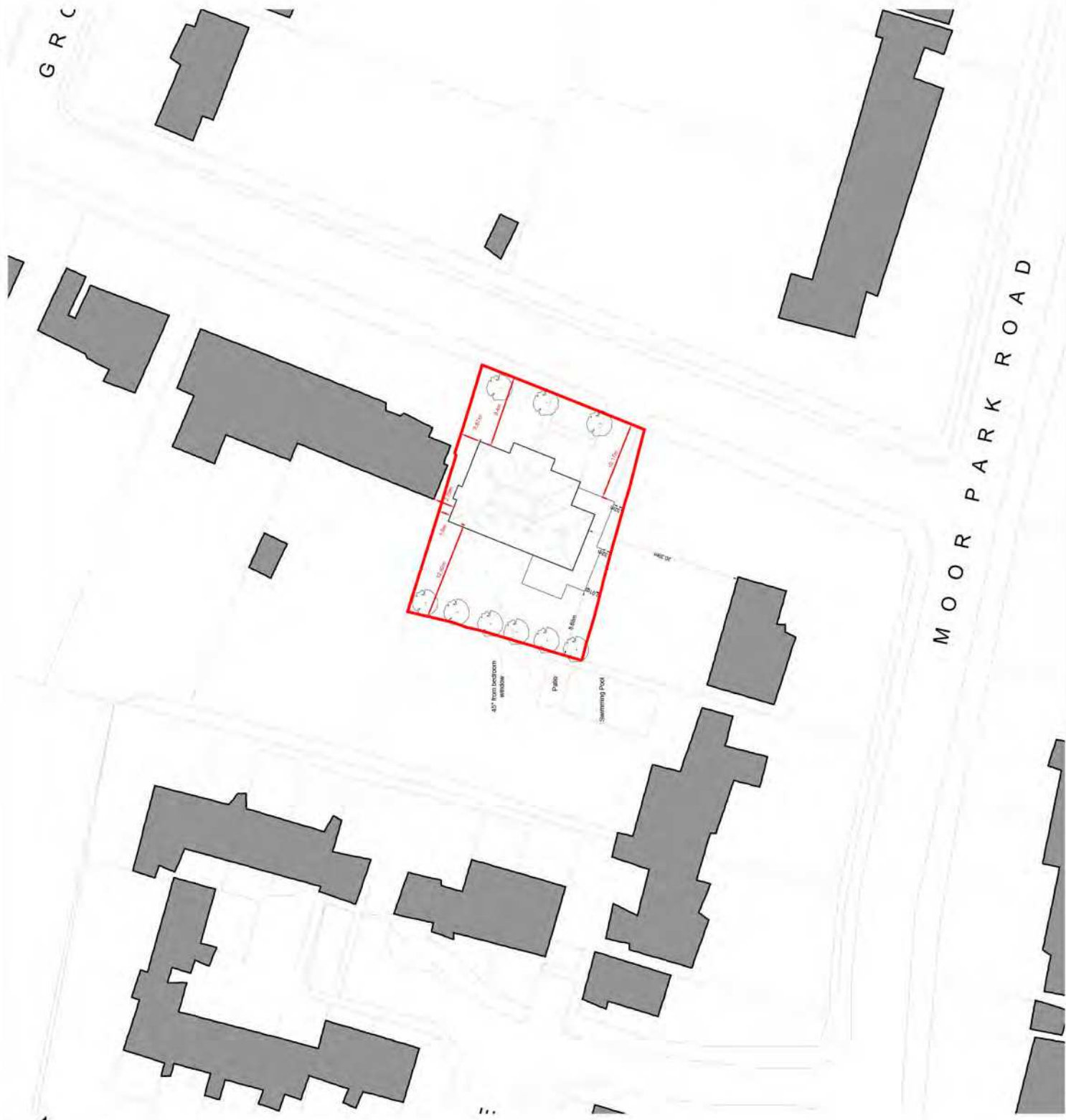
1a Grove Road, Northwood

Existing Location Plan



Scale	Dwg No.
1:1250 @ A3	FLU.324.01
Date	Rev
17.06.16	
Drawn	
N.Millin	





Rev	Date	Description

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WEB: FLUENT-ADSS.CO.UK

1a Grove Road, Northwood

Site Layout Plan



Scale	1:500 @ A3	Dwg No.	FLU.324.02
Date	17.06.16	Rev	J
Drawn	N.Millin		

A - Recently Submitted
Application at 11 Sandy Lodge
Way

Rev	Date	Description

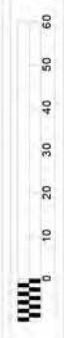


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1a Grove Road, Northwood

Contextual Plan



Scale	Dwg No.
1:1250 @ A3	FLU.324.03
Date	Rev
17.06.16	
Drawn	H
N.Millin	





Front & Side Elevations 1:200



Rear & Side Elevations 1:200



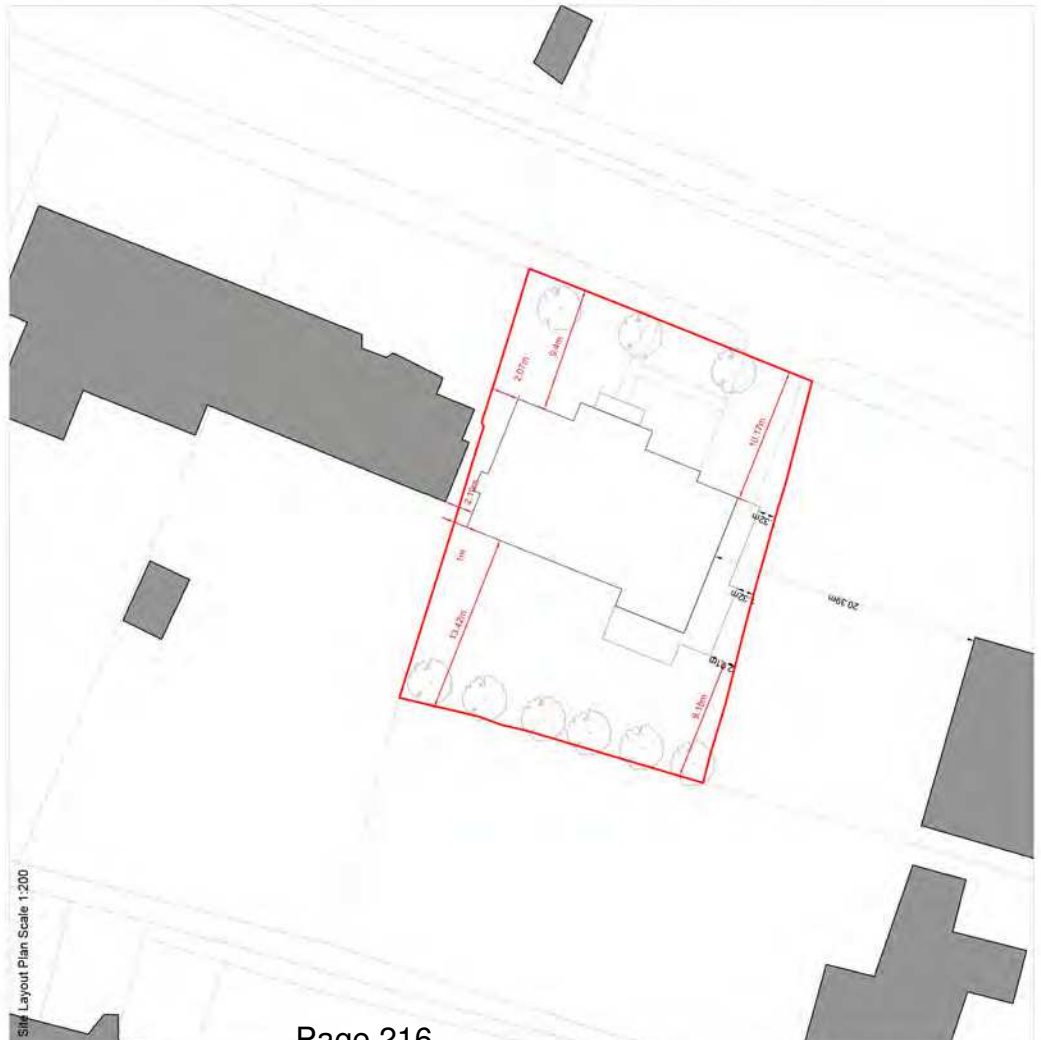
Location Plan 1:1250



Street Scene Scale 1:200



Site Layout Plan Scale 1:200



Rev. Date. Description

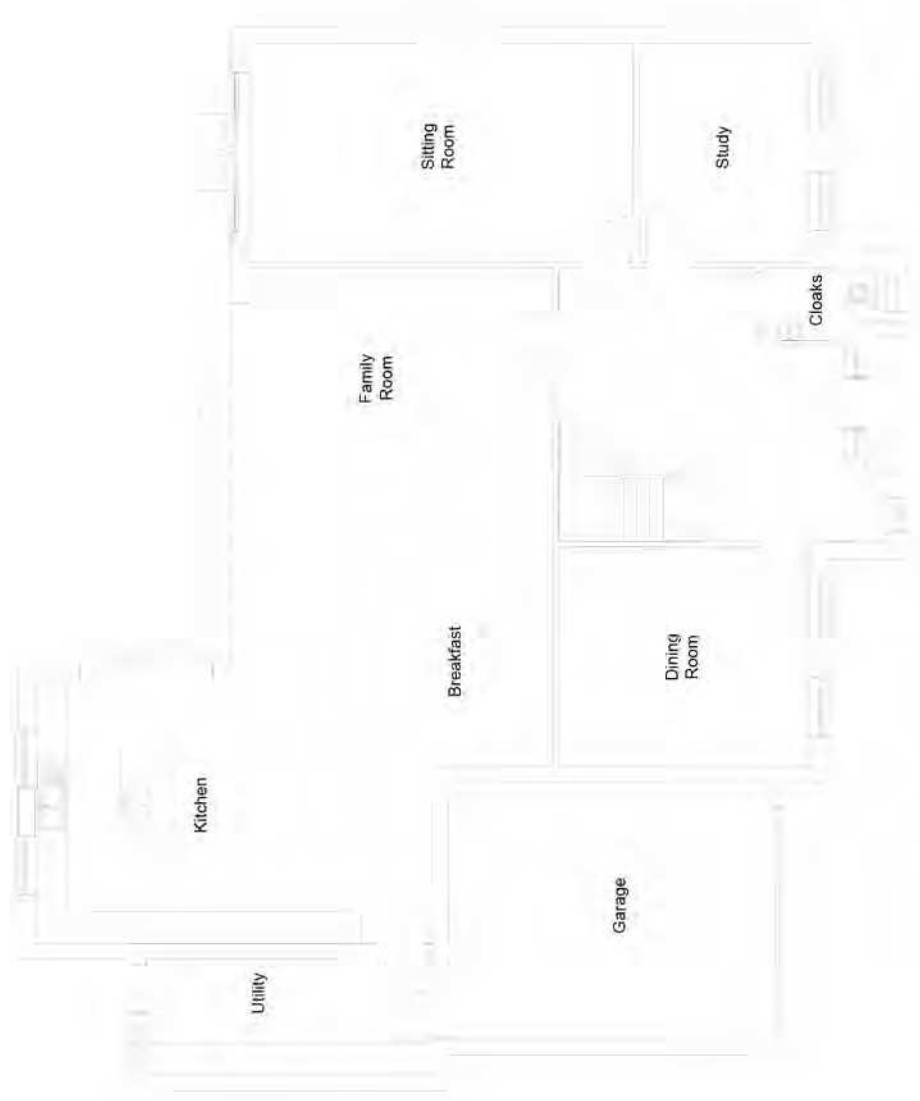
Fluent
ARCHITECTURAL DESIGN SERVICES
FLUENT ARCHITECTURAL DESIGN SERVICES
251 GLOVE ROAD, BIRKENHEAD
TEL: 01714 259177 FAX: 01714 259173
EMAIL: enquiries@fluentdesign.co.uk
[WWW.FLUENTDESIGN.CO.UK](http://www.fluentdesign.co.uk)

1a Grove Road, Northwood

Site Information Sheet

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Scale	Dwg. No.
1:200 @ A1	FLU.324.10
Date	Rev
17.06.16	F
Drawn	N.Millin



Rev	Date	Description


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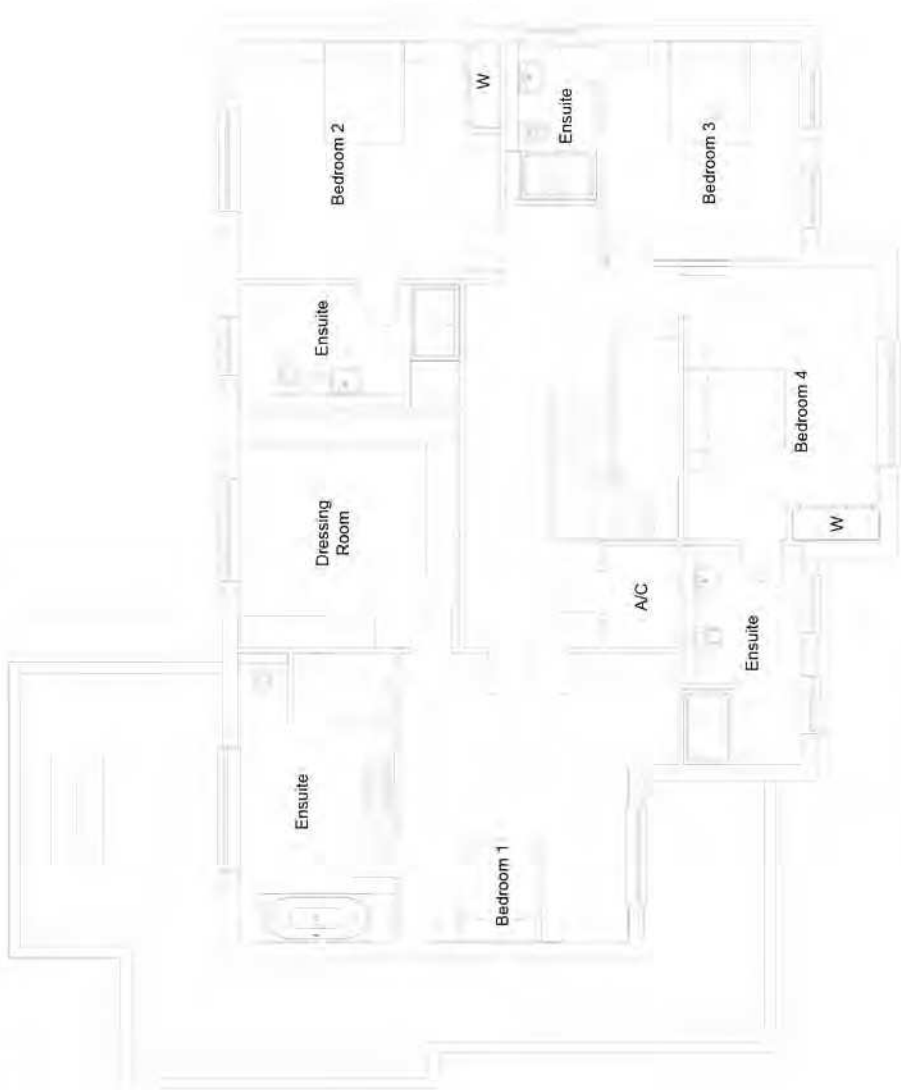
FLUENT
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 221 CLARK ROAD, STAINES
 MIDDLESEX, TW 9 7EP
 TEL: 01753 604000 FAX: 01753 654873
 E-MAIL: tom.miller@fluent.co.uk
 WEB: www.fluent.co.uk

1a Grove Road, Northwood

Ground Floor Plan



Scale	1:100 @ A3	Dwg No.	FLU.324.04
Date	17.06.16	Rev	H
Drawn	N.Millin		



Rev	Date	Description

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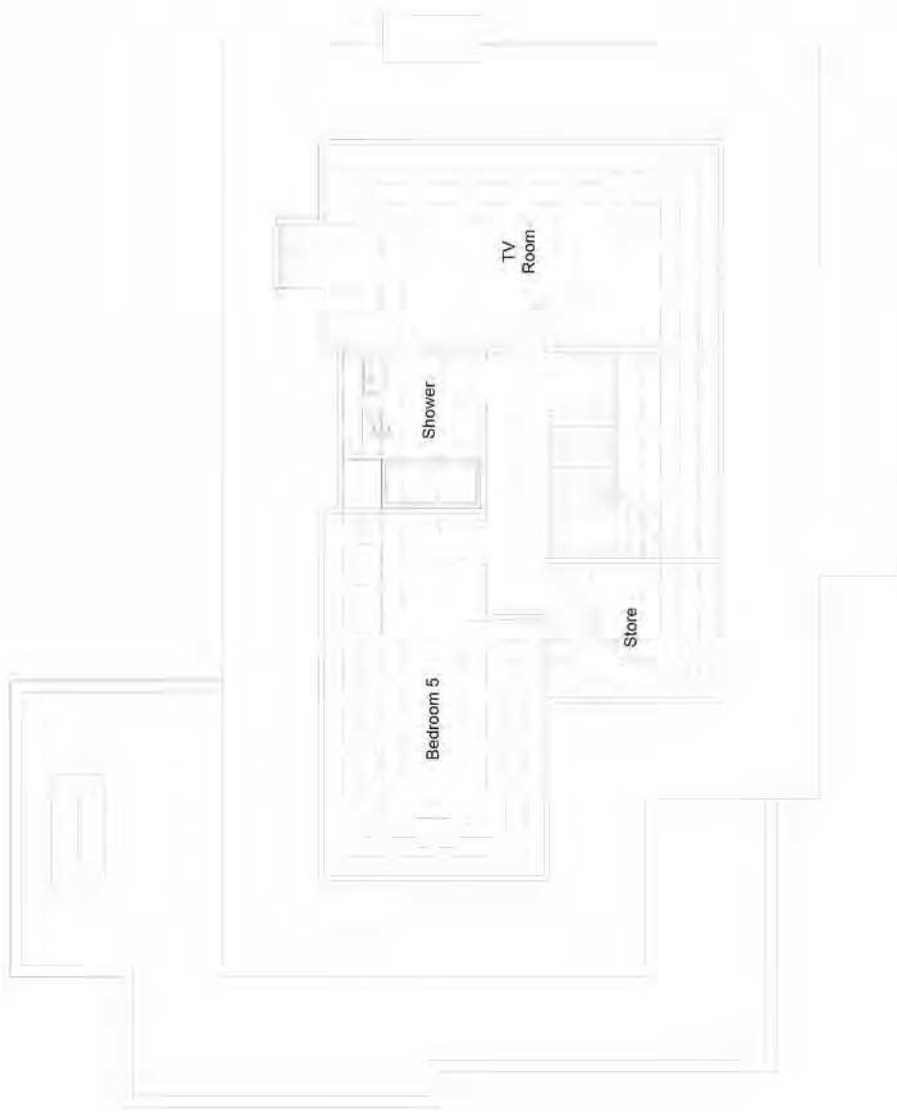
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 WEB: FLUENTADSS.CO.UK

1a Grove Road, Northwood

First Floor Plan



Scale	1:100 @ A3	Dwg No.	FLU.324.05
Date	17.06.16	Rev	H
Drawn	N.Millin		



Rev Date Description

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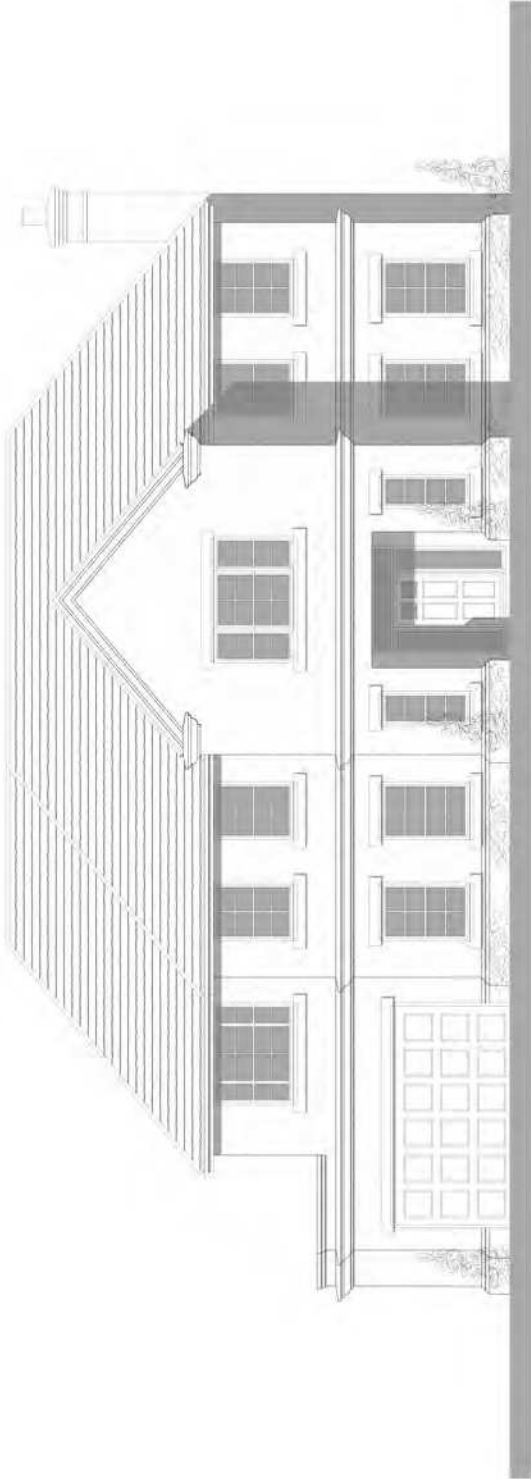
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 E-MAIL: TOMMILIN@FLUENT-ADSS.CO.UK
 WEB: FLUENT-ADSS.CO.UK

1a Grove Road, Northwood

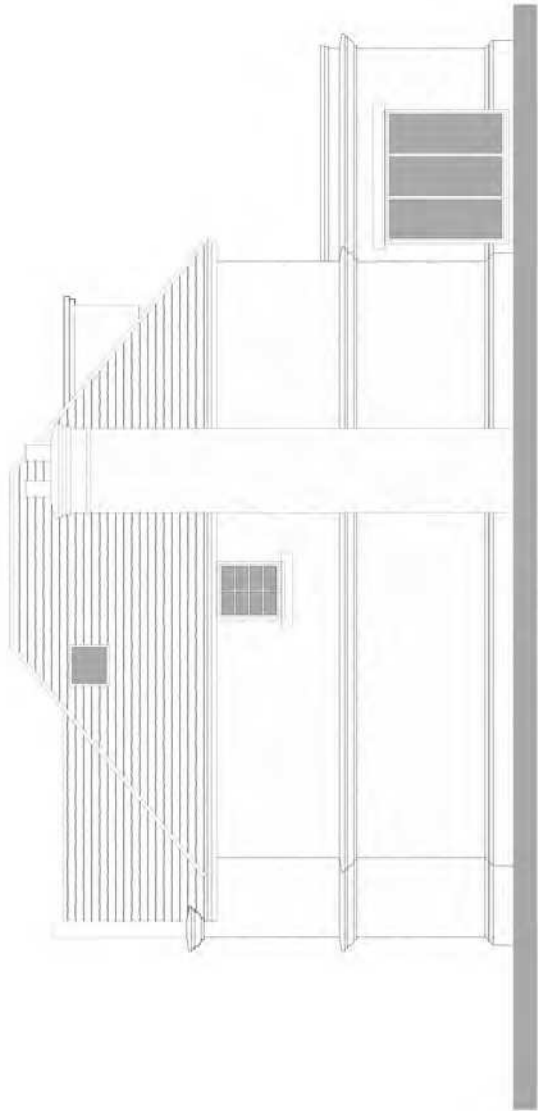
Second Floor Plan



Scale	1:100 @ A3	Dwg No.	FLU.324.06
Date	17.06.16	Rev	
Drawn	N.Millin		H



Front Elevation



Side Elevation

Rev	Date	Description


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 ARCHITECTURAL DESIGN SERVICES

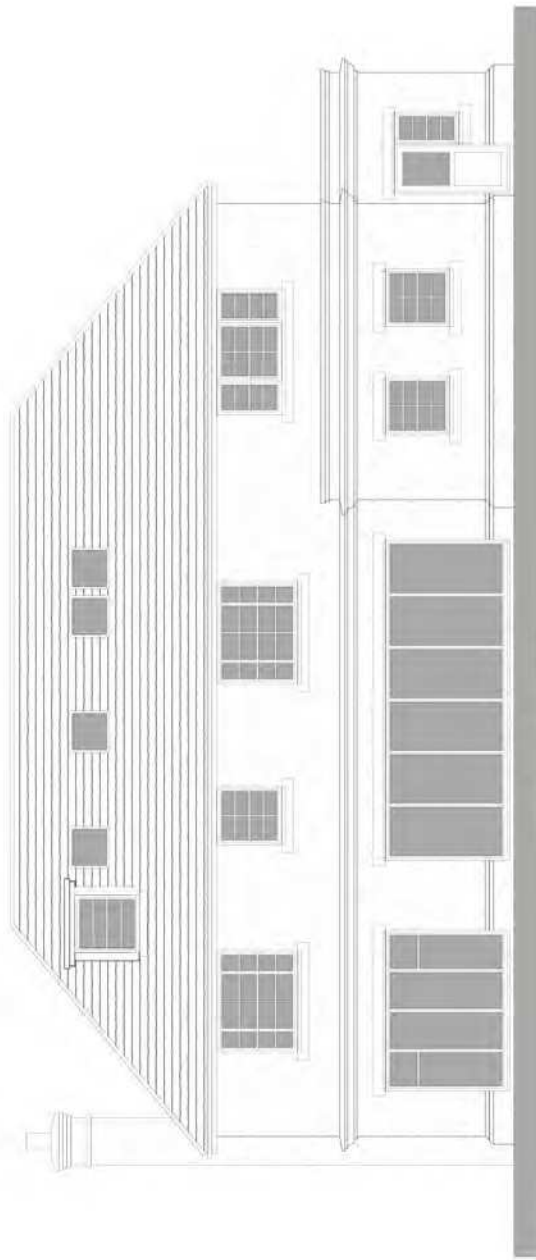
FLUENT
 ARCHITECTURAL DESIGN SERVICES
 221 CLARK ROAD, STAINER,
 MIDDLETON, TN 37051
 TEL: 615.756.1875 FAX: 615.756.1848/473
 E-MAIL: TOMMILIN@FLUENTARCH.COM
 WEB: FLUENTARCH.COM

1a Grove Road, Northwood

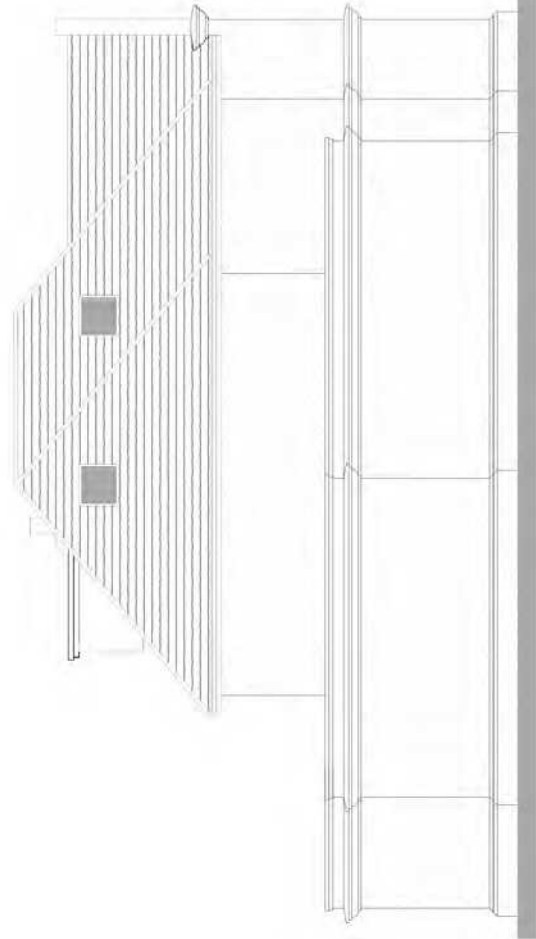
Front & Side Elevations



Scale	1:100 @ A3	Dwg No.	FLU.324.07
Date	17.06.16	Rev	
Drawn	N.Millin		J



Rear Elevation



Side Elevation

Rev	Date	Description

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ARCHITECTURAL DESIGN SERVICES

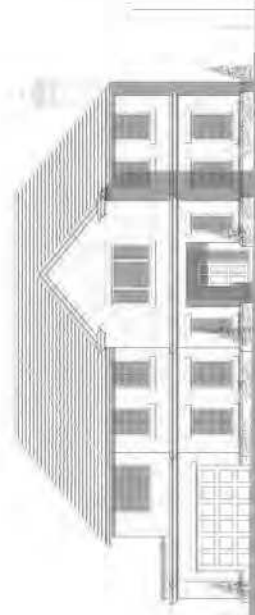
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WEB: FLUENTADSD.COM

1a Grove Road, Northwood

Rear & Side Elevations



Scale	1:100 @ A3	Dwg No.	FLU.324.08
Date	17.06.16	Rev	
Drawn	N.Millin		J



No 24 Sandy Lodge Way

Plot 1

No 1 Grove Road

Rev	Date	Description

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WEB: FLUENTADSS.CO.UK

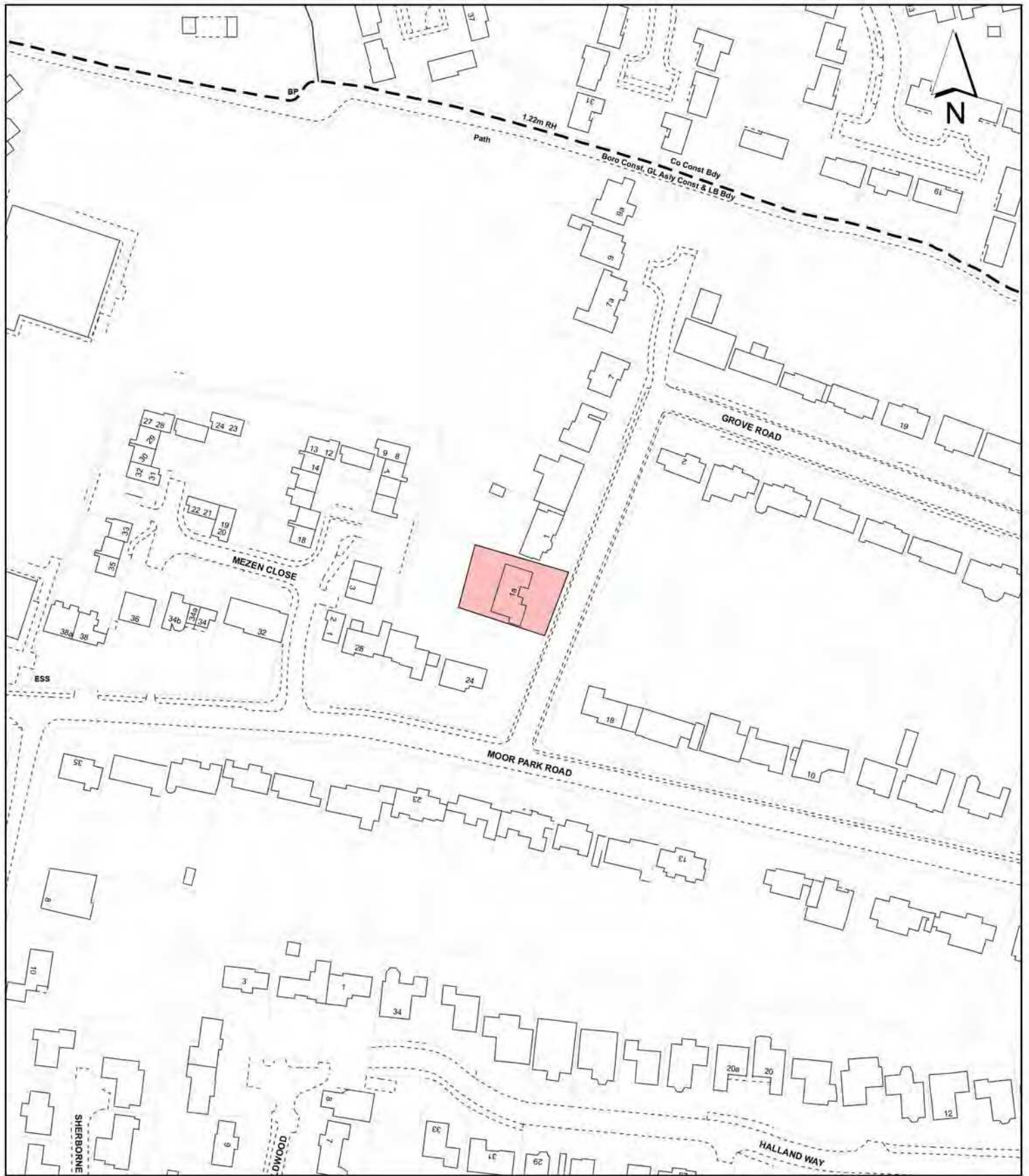
1a Grove Road, Northwood

Street Scenes




0 1 2 3 4 5 6 7 8 9 10

Scale	1:200 @ A3	Dwg No.	FLU.324.09
Date	17.06.16	Rev	
Drawn	N.Millin		J



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 Site boundary

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Site Address:

**1a Grove Road
 Northwood**

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

Planning Application Ref:
14379/APP/2016/3279

Scale:
1:1,750

Planning Committee:
North Page 223

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 47-49 HIGH STREET RUISLIP

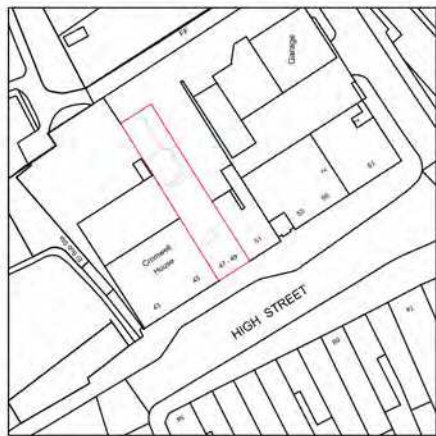
Development: First and second floor rear extension to create 4 x 2-bed and 1 x 1-bed self contained flats with associated cycle spaces.

LBH Ref Nos: 46454/APP/2016/427

Date Plans Received: 03/02/2016

Date(s) of Amendment(s):

Date Application Valid: 12/02/2016

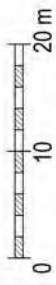


SITE LOCATION
scale 1:1250



BLOCK PLAN
scale 1:500

- Existing ground floor
- Existing first and second floor to be upgraded
- Proposed first floor rear extension
- Proposed second floor rear extension

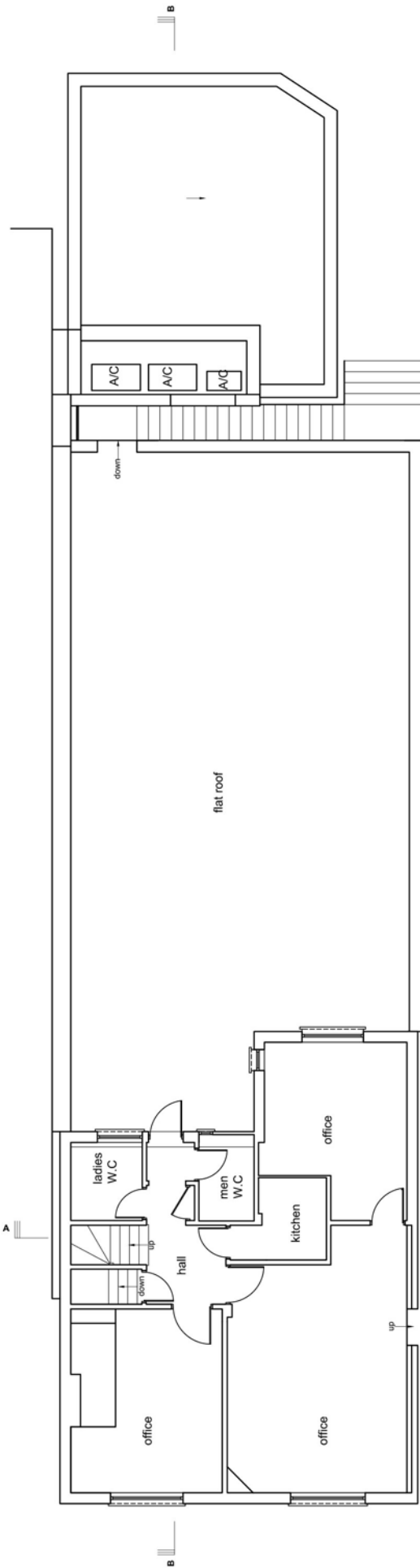


SITE PHOTOS



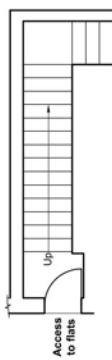
<p>NOTES</p> <p>1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DESCRIPTION</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">PROJECT</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE	PROJECT					<p>CLIENT</p> <p>47-49 High Street, Ruislip, LONDON HA4 7BD</p>	<p>DRAWING TITLE</p> <p>SITE LOCATION AND BLOCK PLAN</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">SCALE</td> <td style="width: 15%;">1 : 500 / 1:1250</td> <td style="width: 15%;">@ A3</td> <td style="width: 15%;">STATUS</td> <td style="width: 15%;">PA</td> </tr> <tr> <td>DATE</td> <td>03/02/2016</td> <td></td> <td>CHECKED</td> <td>MC</td> </tr> <tr> <td>JOB NO.</td> <td>PT-15-245</td> <td></td> <td>DRAWN</td> <td>CL</td> </tr> <tr> <td>DWG NO.</td> <td>PA-01</td> <td></td> <td>REVISION</td> <td></td> </tr> </table>	SCALE	1 : 500 / 1:1250	@ A3	STATUS	PA	DATE	03/02/2016		CHECKED	MC	JOB NO.	PT-15-245		DRAWN	CL	DWG NO.	PA-01		REVISION	
NO.	DESCRIPTION	DATE	PROJECT																												
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DATE	03/02/2016		CHECKED	MC																											
JOB NO.	PT-15-245		DRAWN	CL																											
DWG NO.	PA-01		REVISION																												
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 NORTHWOOD HILLS MIDDLESEX HA6 1NW
 TEL: 01923 834 290 FAX: 01923 825 122 EMAIL: info@jvdesignbuild.com

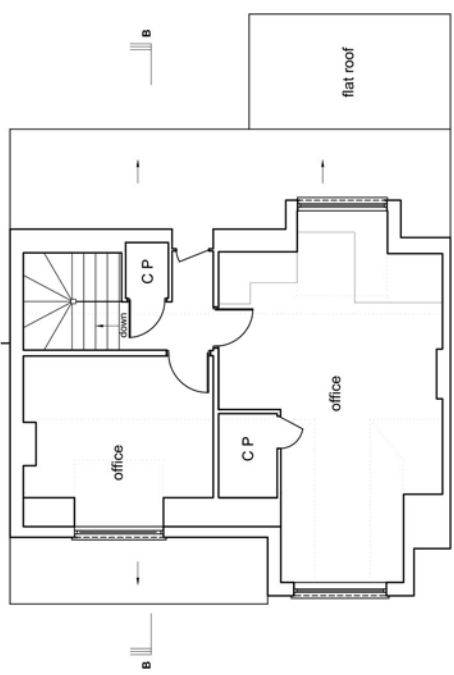


EXISTING FIRST FLOOR
scale 1:100

THE EXISTING LAYOUTS WERE GIVEN A PRIOR APPROVAL (APP. REF: 46454/APP/2015/1709) TO CREATE A 2 X 1 BED SELF-CONTAINED FLATS BY CHANGING THE EXISTING USE (OFFICES)



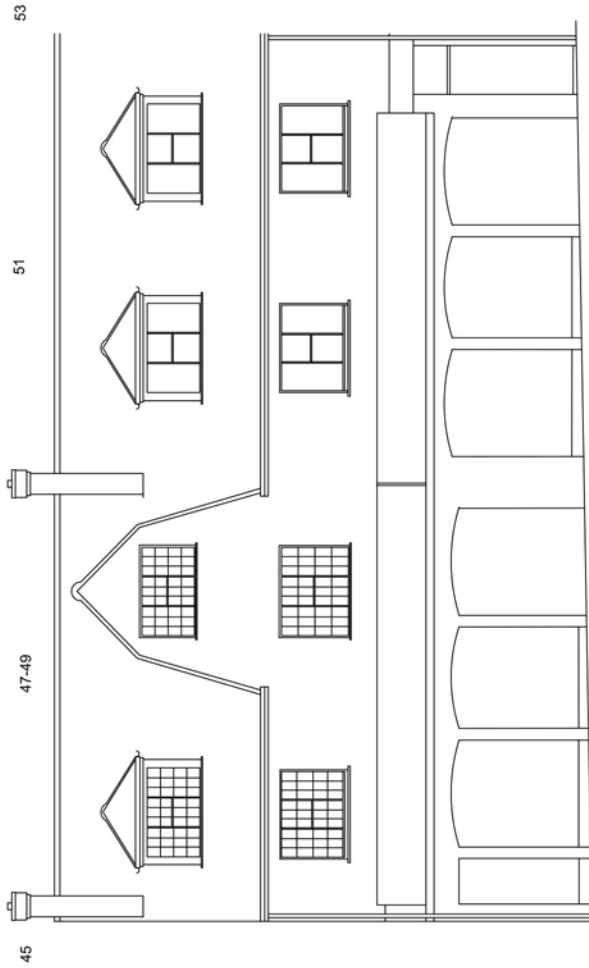
EXISTING GROUND FLOOR ACCESS
scale 1:100



EXISTING SECOND FLOOR
scale 1:100



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		<p>SCALE</p> <p>1 : 100</p>	<p>STATUS</p> <p>PA</p>	<p>CHECKED</p> <p>MC</p>	<p>DRAWN</p> <p>CL</p>	<p>REVISION</p> <p>A</p>



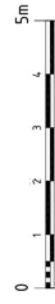
EXISTING FRONT ELEVATION

scale 1:100



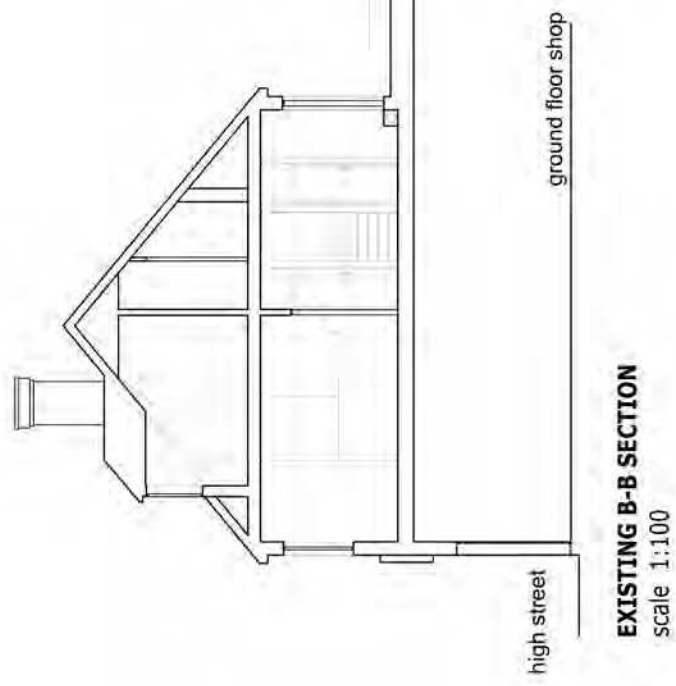
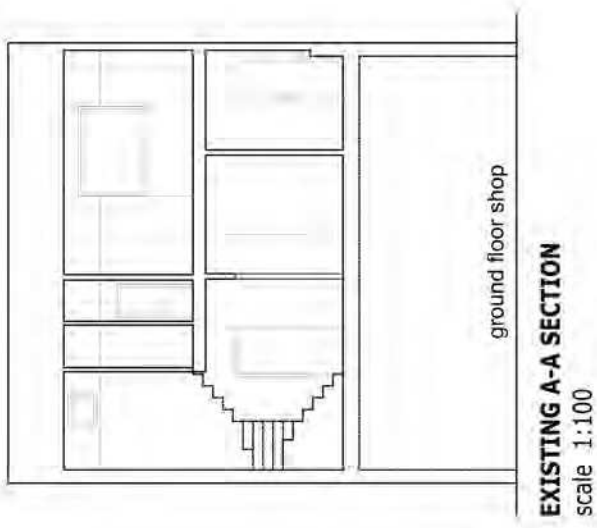
EXISTING REAR ELEVATION

scale 1:100

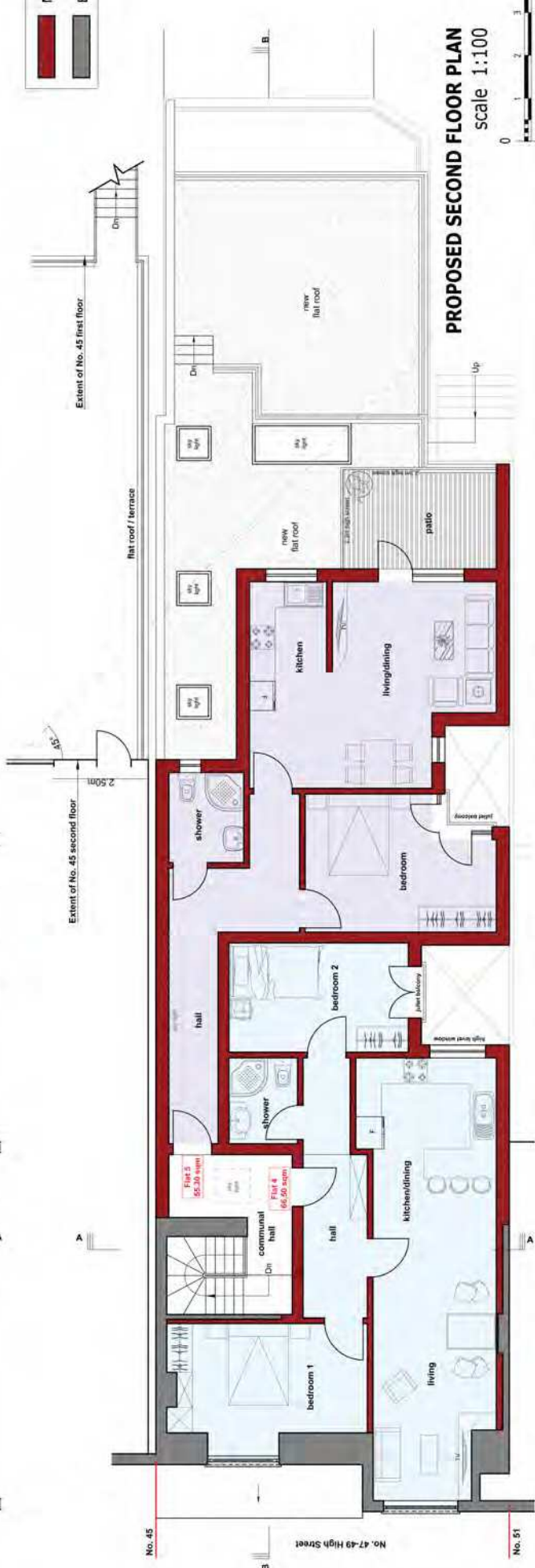
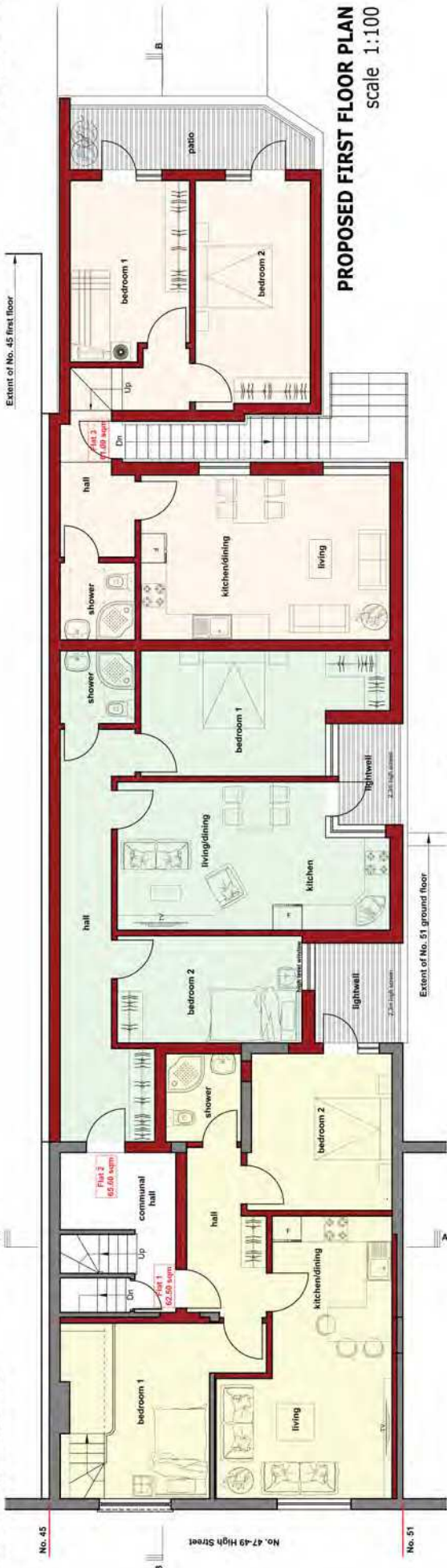


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<p>SCALE 1 : 100</p>		<p>@ A3</p>		<p>STATUS</p> <p>PA</p>	<p>REVISION</p> <p>A</p>						
<p>DATE 03/02/2016</p>		<p>CHECKED</p> <p>MC</p>		<p>DRAWN</p> <p>CL</p>							
<p>JOB NO. PT-15-245</p>		<p>DRAWN</p> <p>CL</p>		<p>REVISION</p> <p>A</p>							
<p>DWG NO. PA-03</p>		<p>DRAWN</p> <p>CL</p>		<p>REVISION</p> <p>A</p>							

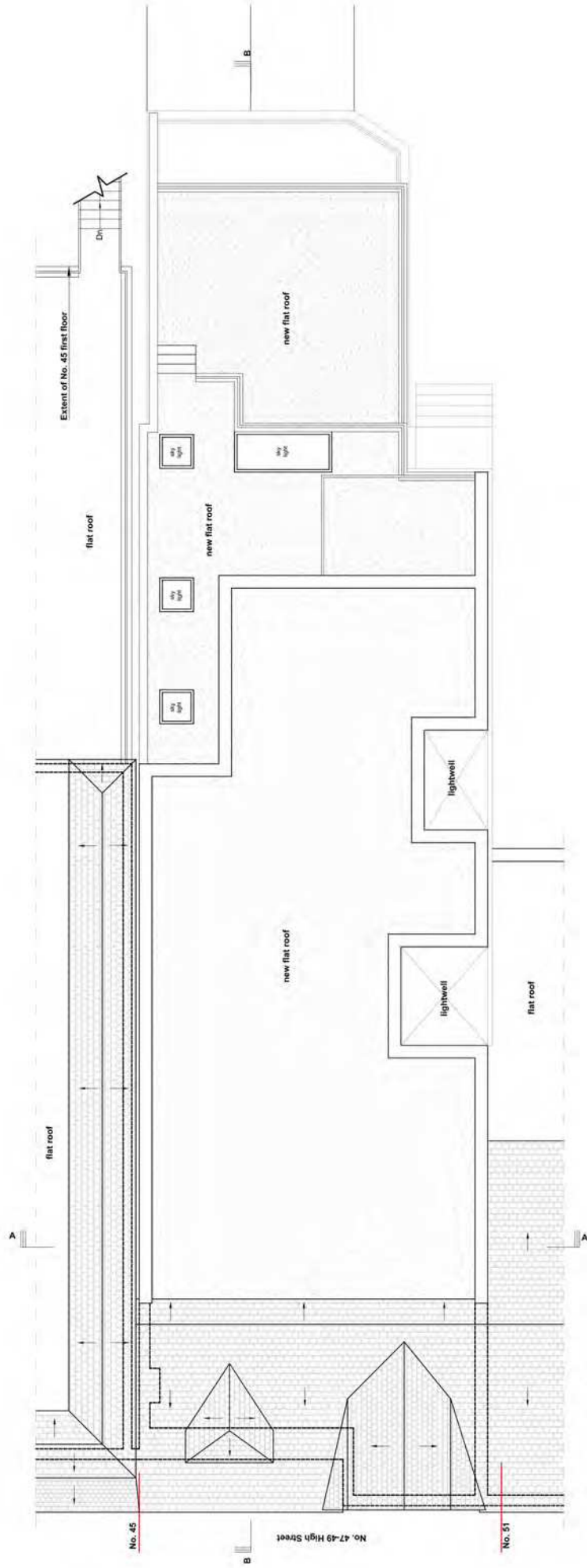
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						<p>SCALE 1 : 100 @ A3</p>	<p>STATUS PA</p>	<p>CHECKED MC</p>	<p>DRAWN CL</p>	
<p>PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION OVER FLAT ROOF TO INCORPORATE TWO ADDITIONAL 2 BEDROOM FLATS AND 1 BEDROOM FLAT AND ENHANCING THE TWO EXISTING 1 BEDROOM FLATS TO 2 BEDROOM FLATS</p>						<p>DATE 03/02/2016</p>	<p>JOB NO. PT-15-245</p>	<p>DWG NO. PA-04</p>	<p>REVISION</p>	
<p>47-49 High Street, Ruislip, LONDON HA4 7BD</p>						<p>CLIENT</p>	<p>THIS DRAWING IS SUBJECT TO COPYRIGHT DO NOT REPRODUCE THIS DRAWING WITHOUT PRIOR PERMISSION FROM JETVIEW PROPERTY LIMITED</p>			



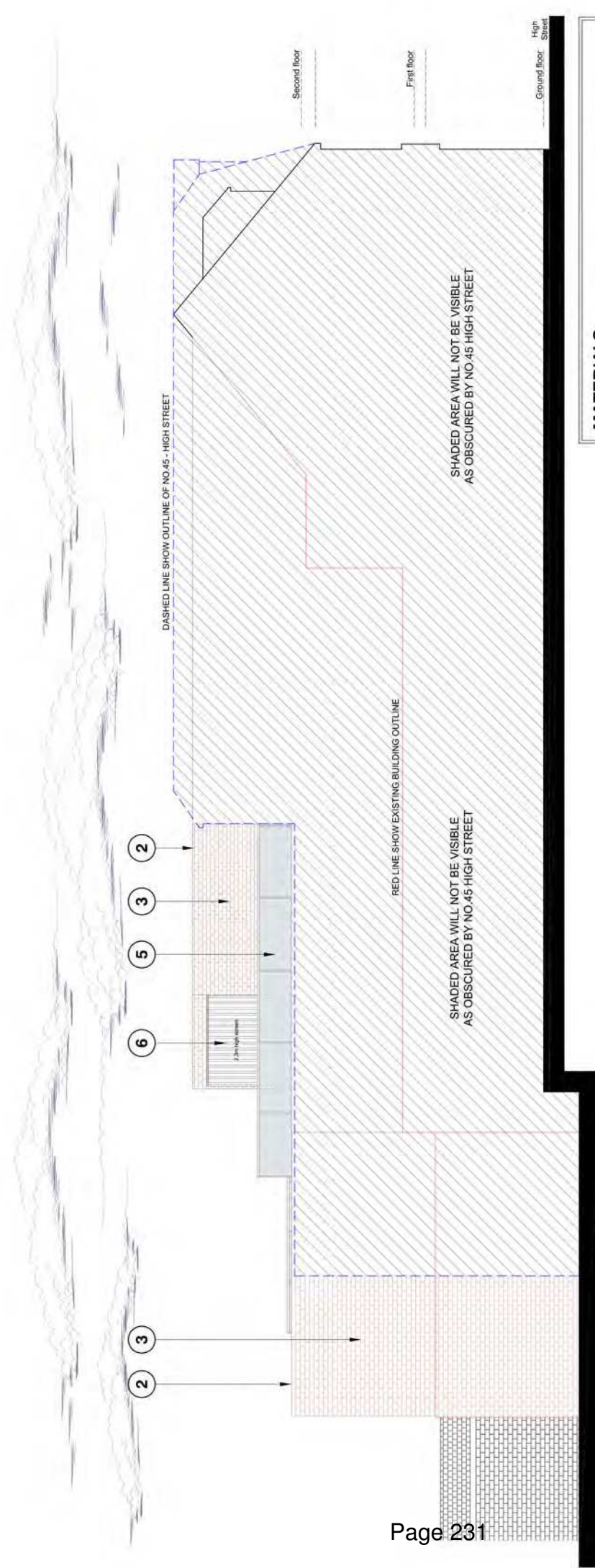
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						<p>PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION OVER FLAT ROOF TO INCORPORATE TWO ADDITIONAL 2 BEDROOM FLATS AND 1 BEDROOM FLAT AND ENHANCING THE TWO EXISTING 1 BEDROOM FLATS TO 2 BEDROOM FLATS</p>	<p>47-49 High Street, Ruislip, LONDON HA4 7BD</p>	<p>CLIENT</p>	<p>SCALE 1 : 100 @ A3</p>
						<p>DATE 03/02/2016</p>	<p>CHECKED MC</p>	<p>SCALE 1 : 100</p>	<p>STATUS PA</p>
						<p>JOB NO. PT-15-245</p>	<p>DRAWN CL</p>	<p>SCALE 1 : 100</p>	<p>STATUS PA</p>
						<p>DWG NO. PA-05</p>	<p>REVISION</p>	<p>SCALE 1 : 100</p>	<p>STATUS PA</p>



PROPOSED ROOF PLAN
scale 1:100



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						<p>SCALE 1 : 100 @ A3</p>	<p>STATUS PA</p>	<p>CHECKED MC</p>	<p>DRAWN CL</p>



PROPOSED NORTH ELEVATION
scale 1:100

- MATERIALS**
1. UPVC double glazed windows and doors, white frame
 2. New flat roof over proposed extension
 3. Brickwork to match existing building
 4. White render
 5. Metallic balustrade
 6. Timber screen

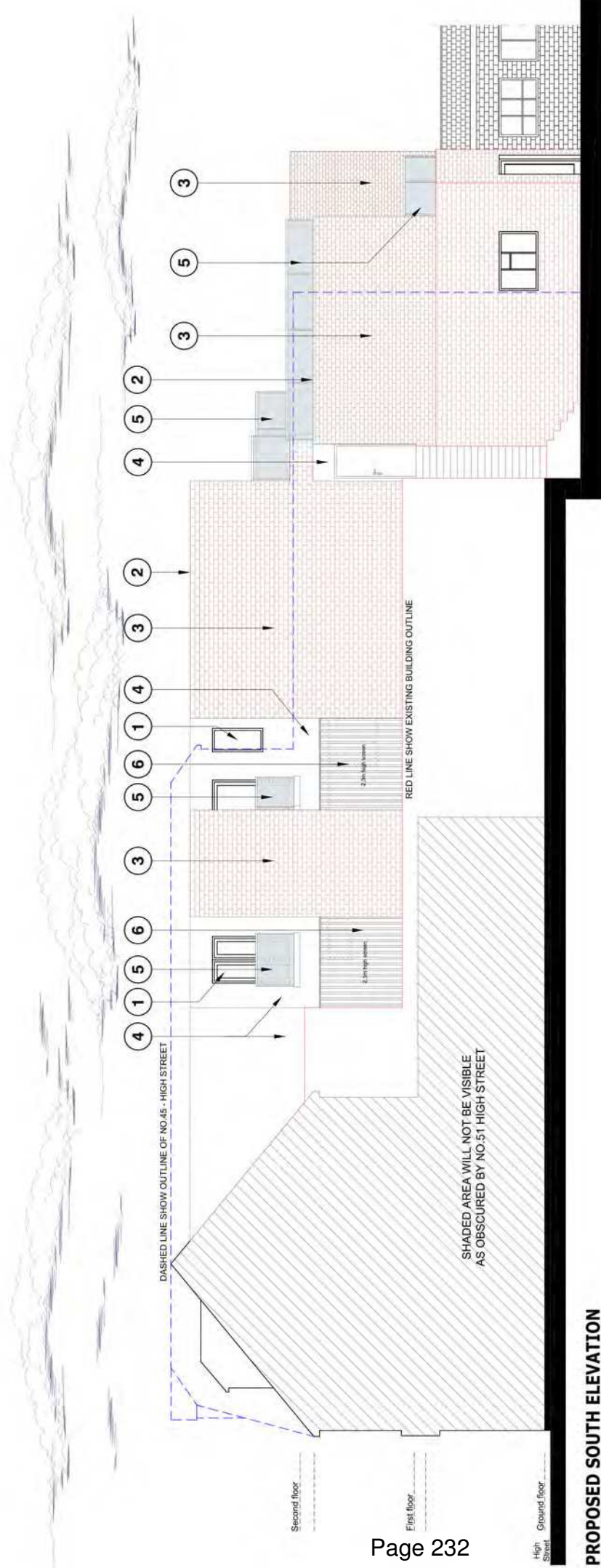
<p>NOTES</p> <p>1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS</p>	<p>REVISION</p>	<p>DESCRIPTION</p>	<p>DATE</p>	<p>PROJECT</p> <p>PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION OVER FLAT ROOF TO INCORPORATE TWO ADDITIONAL 2 BEDROOM FLATS AND 1 BEDROOM FLAT AND ENHANCING THE TWO EXISTING 1 BEDROOM FLATS TO 2 BEDROOM FLATS</p> <p>47-49 High Street, Ruislip, LONDON HA4 7BD</p> <p>CLIENT</p>	<p>DRAWING TITLE</p> <p>PROPOSED NORTH SIDE ELEVATION</p>			
					<p>SCALE</p> <p>1 : 100</p>	<p>DATE</p> <p>03/02/2016</p>	<p>JOB NO.</p> <p>PT-15-245</p>	<p>DWG NO.</p> <p>PA-08</p>
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CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS

ARGYLE HOUSE, 3RD FLR, JOEL STREET,
NORTHWOOD HILLS MIDDLESEX HA6 1NW

TEL: 01923 834 290 FAX: 01923 835 122 EMAIL: info@jvdesignbuild.com



PROPOSED SOUTH ELEVATION
scale 1:100

- MATERIALS**
1. UPVC double glazed windows and doors, white frame
 2. New flat roof over proposed extension
 3. Brickwork to match existing building
 4. White render
 5. Metallic balustrade
 6. Timber screen

JETVIEW PROPERTIES LIMITED

CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS

**ARGYLE HOUSE, 3RD FLR, JOEL STREET,
NORTHWOOD HILLS MIDDLESEX HA6 1NW**

TEL: 01923 834 290 FAX: 01923 835 122 EMAIL: info@jvdesignbuild.com

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

REVISION	DESCRIPTION	DATE

PROJECT

PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION OVER FLAT ROOF TO INCORPORATE TWO ADDITIONAL 2 BEDROOM FLATS AND 1 BEDROOM FLAT AND ENHANCING THE TWO EXISTING 1 BEDROOM FLATS TO 2 BEDROOM FLATS

47-49 High Street, Ruislip, LONDON
HA4 7BD

CLIENT

DRAWING TITLE		SCALE	DATE	JOB. NO.	DWG. NO.	STATUS	PA
PROPOSED SOUTH SIDE ELEVATION		1 : 100 @ A3	03/02/2016	PT-15-245	PA-09	CHECKED	MC
						DRAWN	CL
						REVISION	

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PROPOSED FRONT ELEVATION (NOT CHANGED)

scale 1:100

MATERIALS

1. UPVC double glazed windows and doors, white frame
2. New flat roof over proposed extension
3. Brickwork to match existing building
4. White render
5. Metallic balustrade
6. Timber screen



PROPOSED REAR ELEVATION

scale 1:100



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 NORTHWOOD HILLS MIDDLESEX HA6 1NW
 TEL: 01923 834 290 FAX: 01923 825 122 EMAIL: info@jvpdesignbuild.com

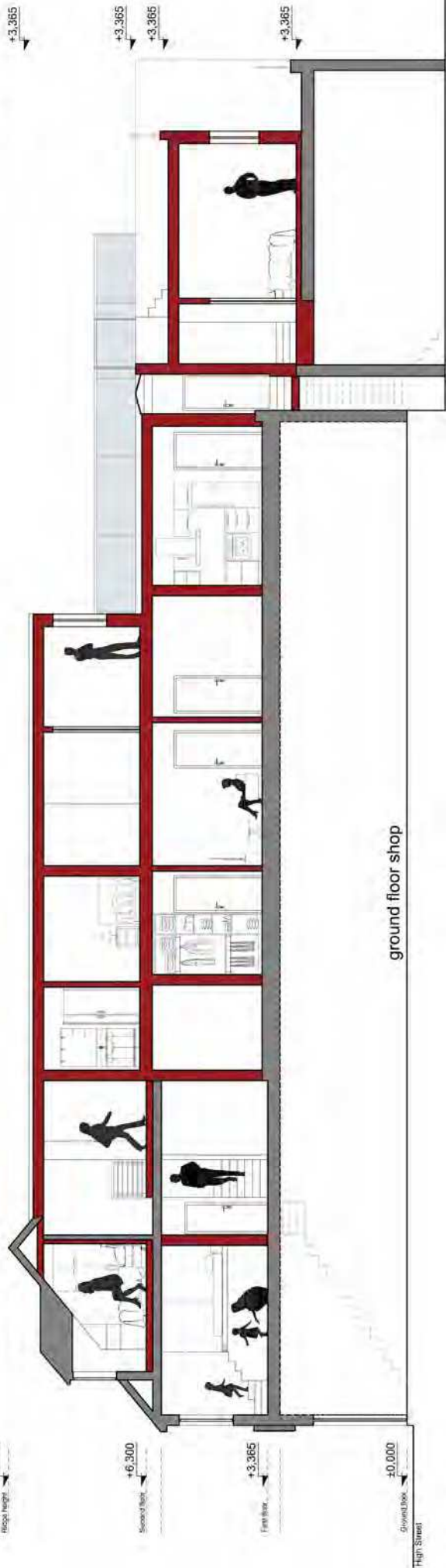
NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

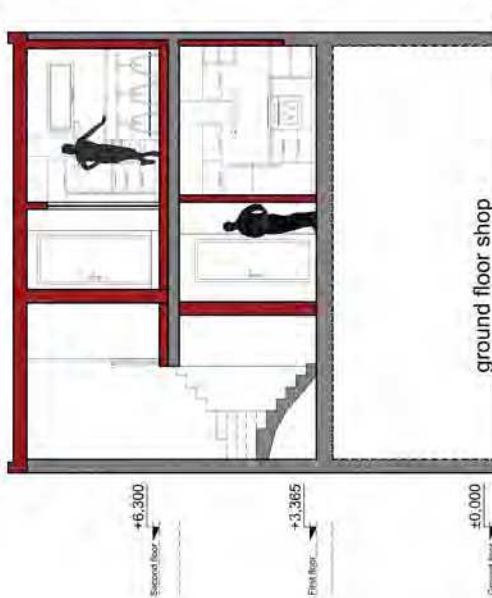
REVISION	DESCRIPTION	DATE
A	Generally revised	11/02/2016

PROJECT
 PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION OVER FLAT ROOF TO INCORPORATE TWO ADDITIONAL 2 BEDROOM FLATS AND 1 BEDROOM FLAT AND ENHANCING THE TWO EXISTING 1 BEDROOM FLATS TO 2 BEDROOM FLATS
 47-49 High Street, Ruislip, LONDON HA4 7BD
CLIENT

DRAWING TITLE			
PROPOSED FRONT AND REAR ELEVATION			
SCALE	1 : 100	@ A3	STATUS PA
DATE	03/02/2016	CHECKED	MC
JOB NO.	PT-15-245	DRAWN	CL
DWG NO.	PA-07	REVISION	A



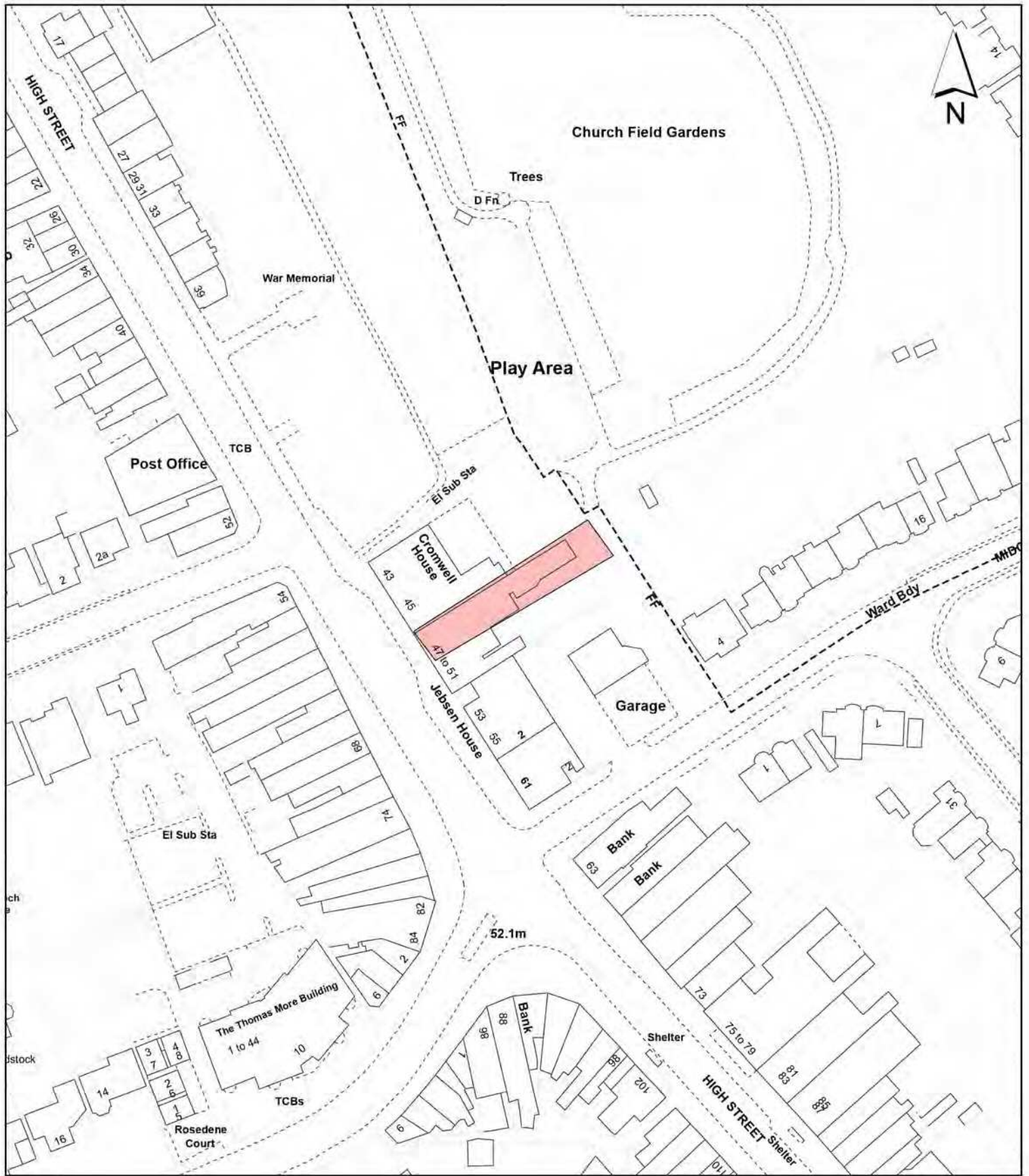
PROPOSED B-B SECTION
scale 1:100



PROPOSED A-A SECTION
scale 1:100



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<p>DWG NO. PA-10</p>		<p>REVISION</p>		<p>THIS DRAWING IS SUBJECT TO COPYRIGHT DO NOT REPRODUCE THIS DRAWING WITHOUT PRIOR PERMISSION FROM JETVIEW PROPERTY LIMITED</p>		<p>REVISION</p>		<p>DATE</p>		<p>DESCRIPTION</p>		<p>DATE</p>	



Notes:

 Site boundary

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Site Address:

**47-49 High Street
 Ruislip**

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

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

Planning Application Ref:

46454/APP/2016/427

Scale:

1:1,250

Planning Committee:

North Page 235

Date:

February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 6 FLOWERS AVENUE EASTCOTE

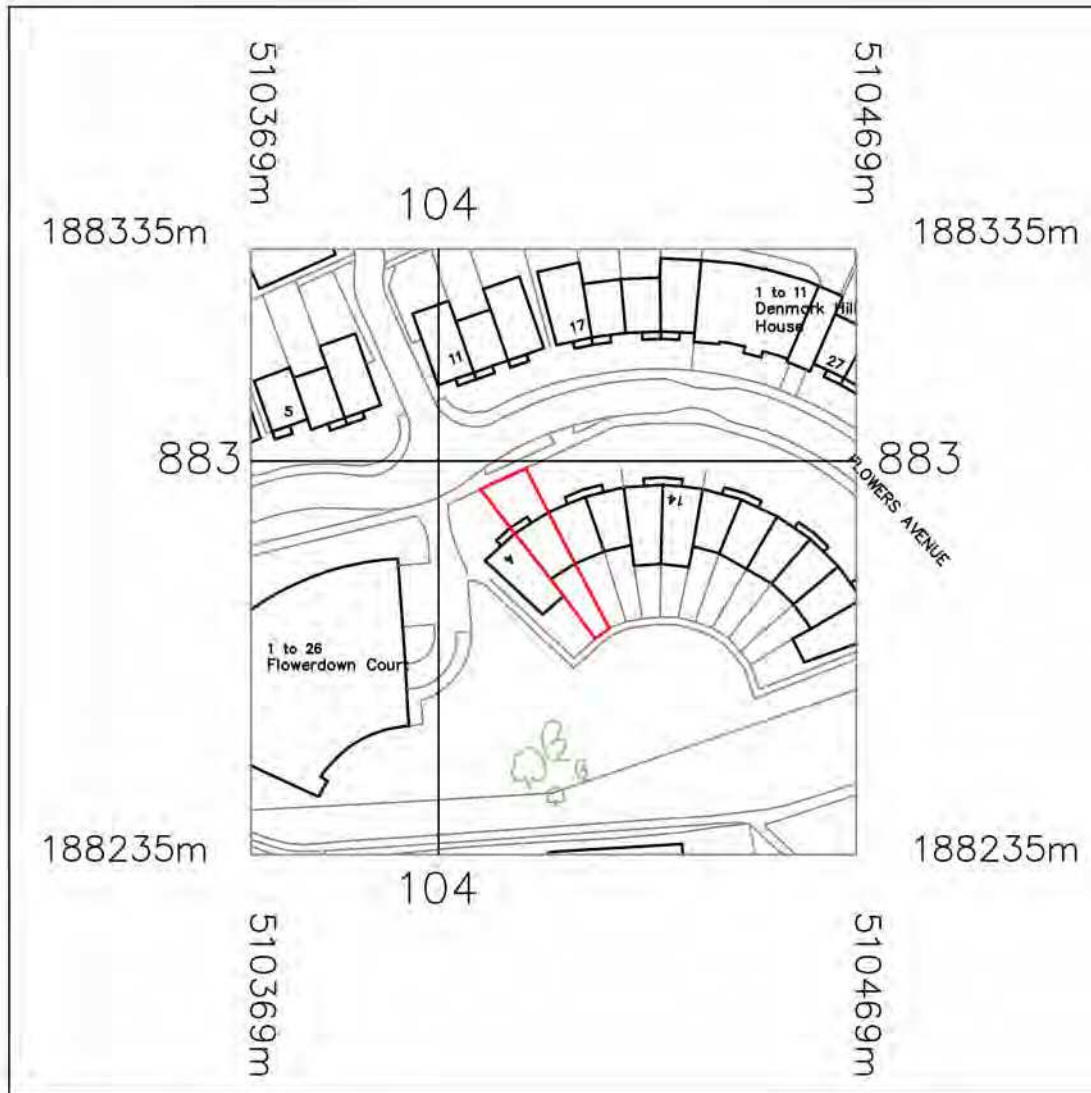
Development: Single storey rear extension

LBH Ref Nos: 72269/APP/2016/4278

Date Plans Received: 24/11/2016

Date(s) of Amendment(s):

Date Application Valid: 24/11/2016



MCDUGALL ARCHITECTS

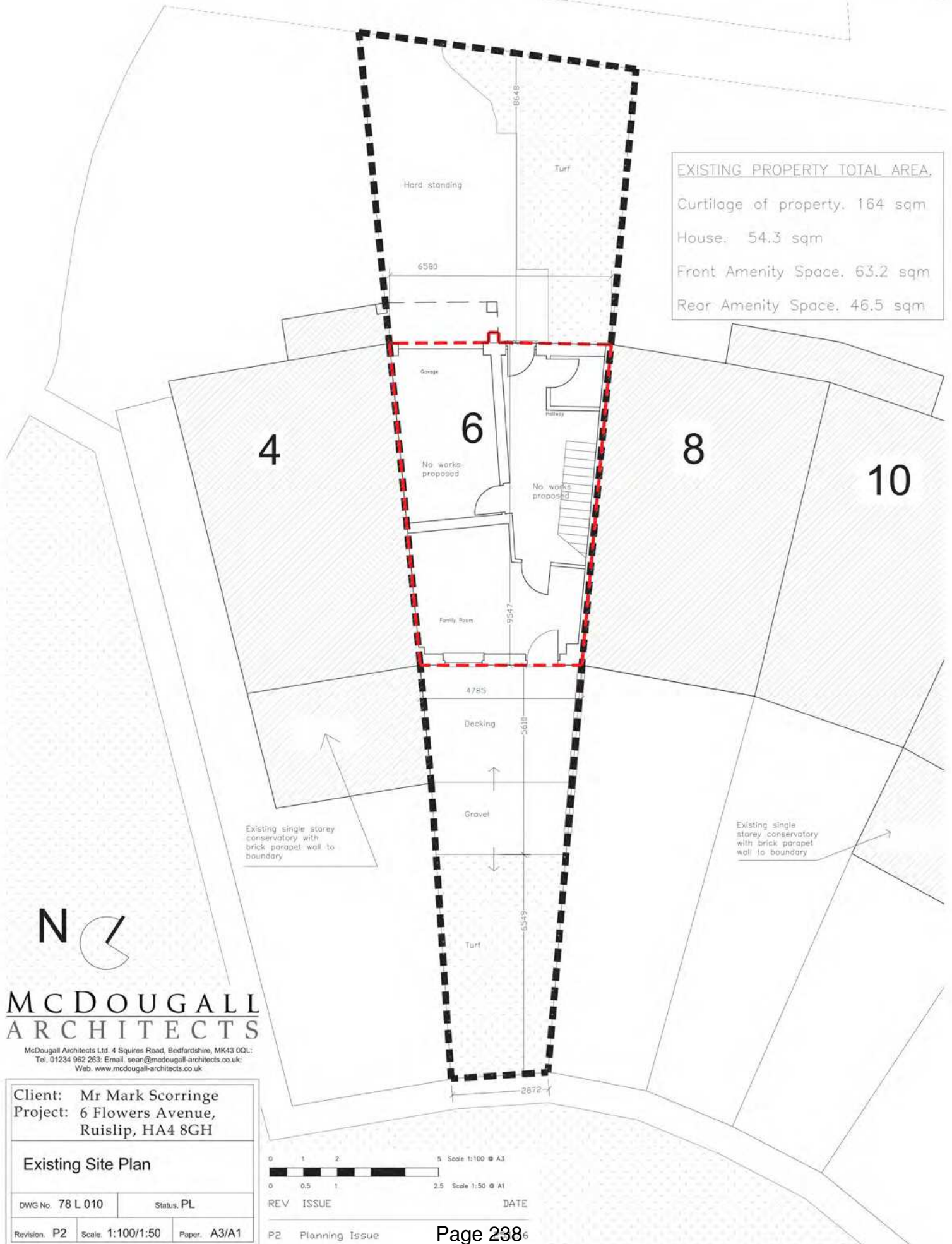
McDougall Architects Ltd. 4 Squires Road, Bedfordshire, MK43 0QL:
 Tel. 01234 962 263; Email. sean@mcdougall-architects.co.uk;
 Web. www.mcdougall-architects.co.uk

Applicant Site Boundary



Client: Mr Mark Scoringe		
Project: 6 Flowers Avenue, Ruislip, Middlesex, HA4 8GH		
Site Location Plan		
DWG No. 78 L001	Status PLANNING	
Revision. P2	Scale. 1:1250	Paper. A4

Flowers Avenue



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Web. www.mcdougall-architects.co.uk

Client: Mr Mark Scoringe
Project: 6 Flowers Avenue,
Ruislip, HA4 8GH

Existing Site Plan

DWG No. 78 L 010 Status. PL

Revision. P2 Scale. 1:100/1:50 Paper. A3/A1

0 1 2 5 Scale 1:100 @ A3

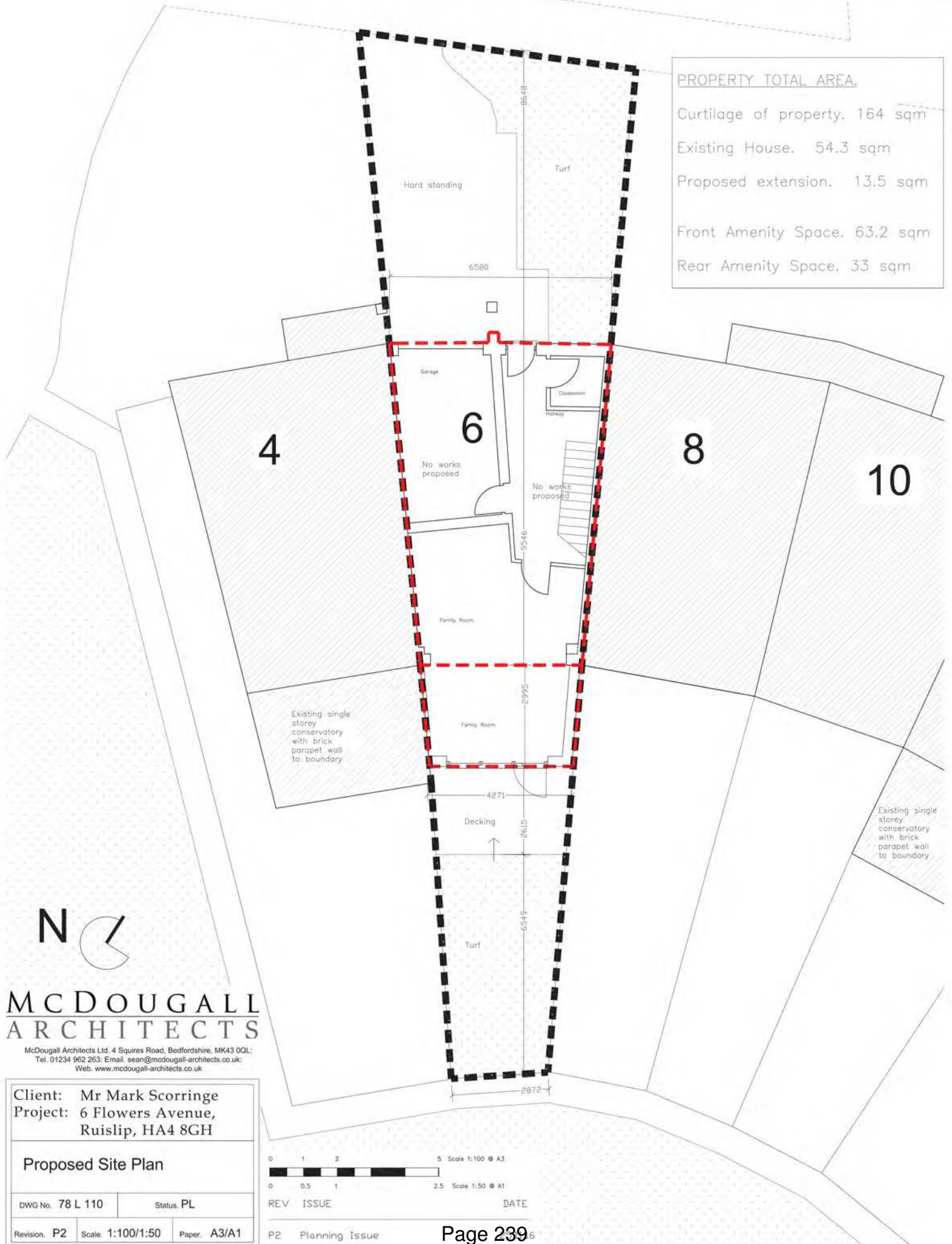


0 0.5 1 2.5 Scale 1:50 @ A1

REV ISSUE DATE

P2 Planning Issue

Flowers Avenue



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Tel. 01234 962 263; Email. sean@mcdougall-architects.co.uk;
Web. www.mcdougall-architects.co.uk

Client: Mr Mark Scoringe
Project: 6 Flowers Avenue,
Ruislip, HA4 8GH

Proposed Site Plan

DWG No. 78 L 110 Status: PL

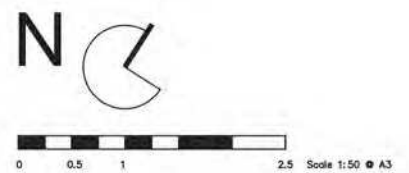
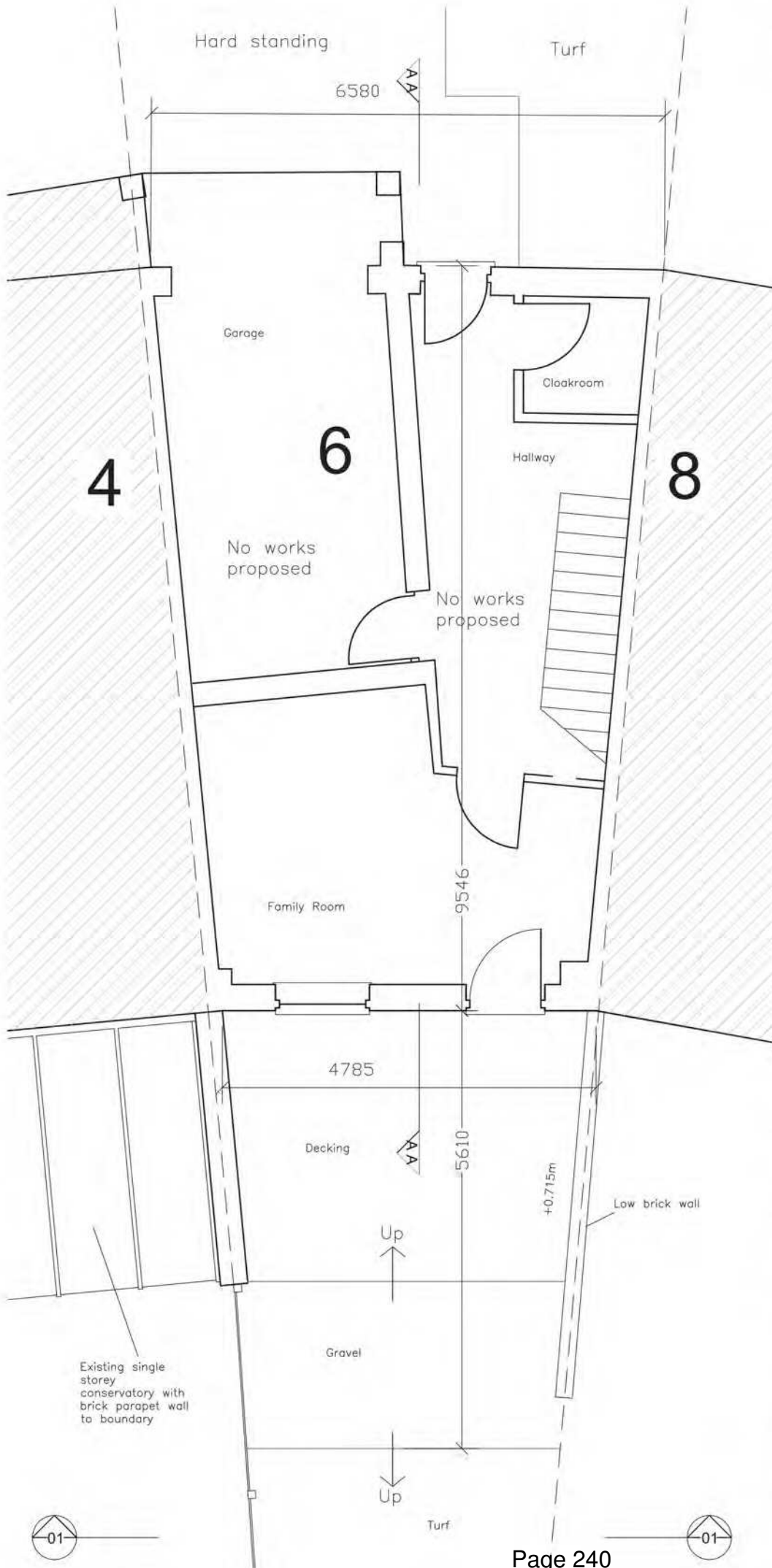
Revision: P2 Scale: 1:100/1:50 Paper: A3/A1

0 1 2 5 Scale 1:100 @ A3

0 0.5 1 2.5 Scale 1:50 @ A1

REV ISSUE DATE

P2 Planning Issue



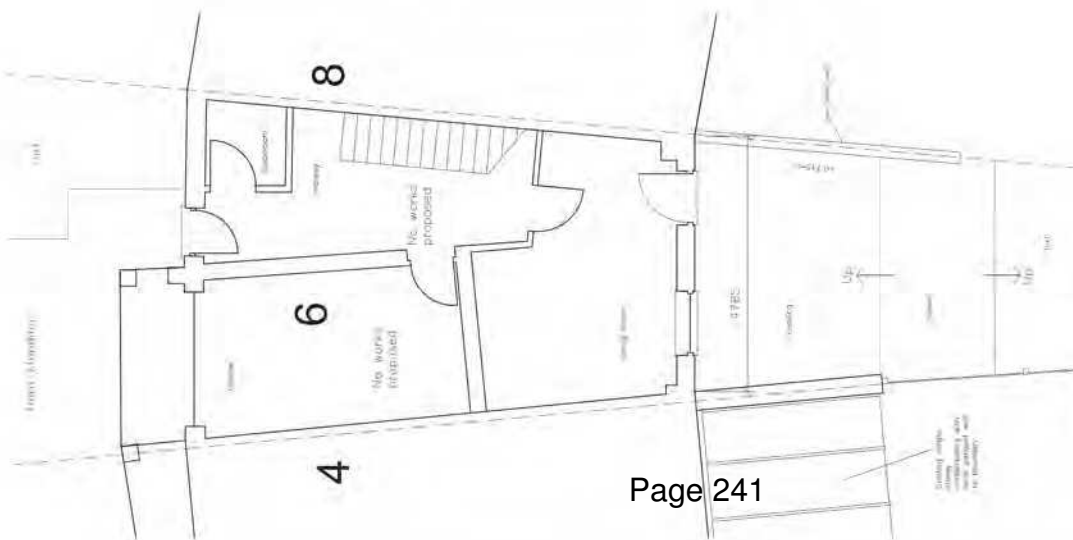
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 Tel. 01234 962 263; Email: sean@mcdougall-architects.co.uk
 Web: www.mcdougall-architects.co.uk

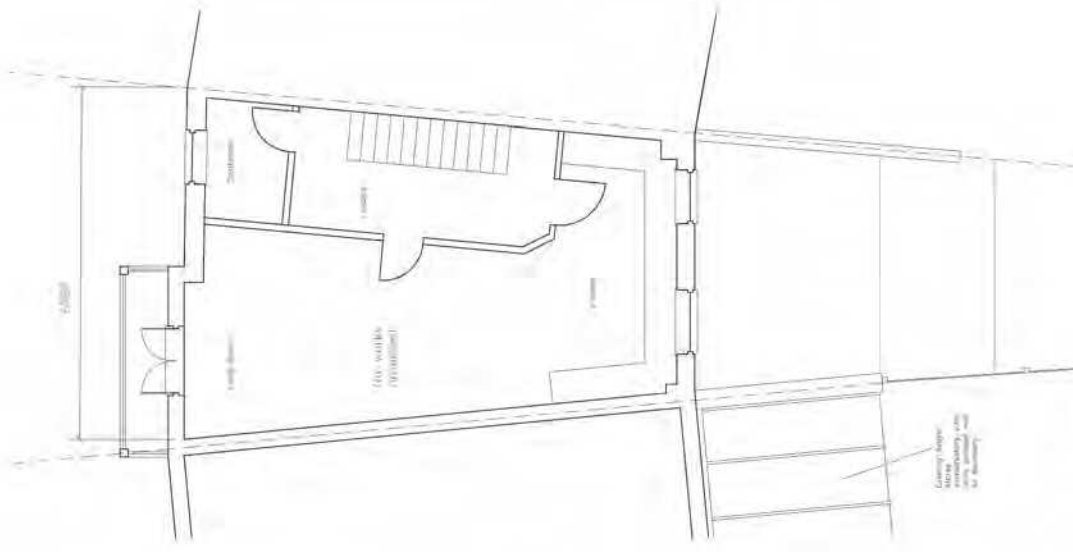
Client: Mr Mark Scorrige
 Project: 6 Flowers Avenue,
 Ruislip, HA4 8GH

Ground Floor Plan Existing

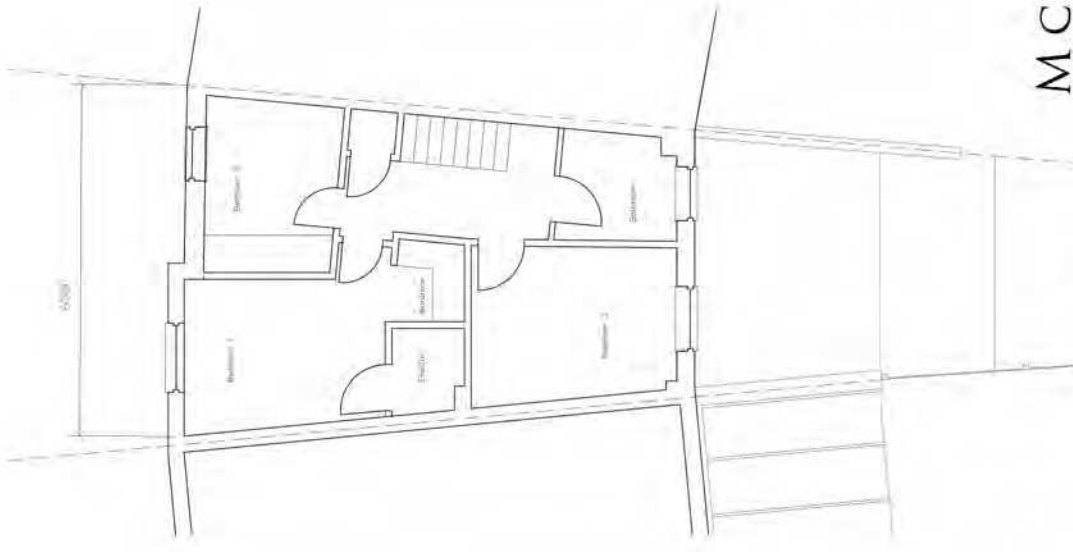
DWG No. 78 L 012	Status: PL
Revision: P2	Scale: 1:50
	Paper: A3



GFL Existing



1FL Existing



2FL Existing

**MCDUGALL
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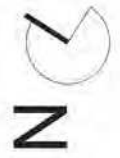
McDougal Architects Ltd, 4 Squares Road, Bedfordshire, MK43 0DL
Tel: 01234 562 283; Email: sean@mcdougall-architects.co.uk
Web: www.mcdougall-architects.co.uk

Client: Mr Mark Scorringe
Project: 6 Flowers Avenue,
Ruislip, HA4 8GH

All Existing Floor Plans

DWG No.	78 L 011	Status	PL
Revision	P2	Scale	1:100/1:50
		Sheet	A3/A1

REV	ISSUE	DATE
P2	Planning Issue	25.11.16



**NOTE: DRAWING PROVIDED FOR INFORMATION ONLY.
APPLICATION RELATES SOLELY TO SINGLE STOREY REAR
EXTENSION TO GROUND FLOOR WITH NO OTHER WORKS
PROPOSED.**

MCDUGALL ARCHITECTS

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 Tel: 01234 902 263, Email: sean@mcDougal-architects.co.uk
 Web: www.mcdougal-architects.co.uk

Client: Mr Mark Scorringe
 Project: 6 Flowers Avenue,
 Ruislip, HA4 8GH

Existing Section / Elevation

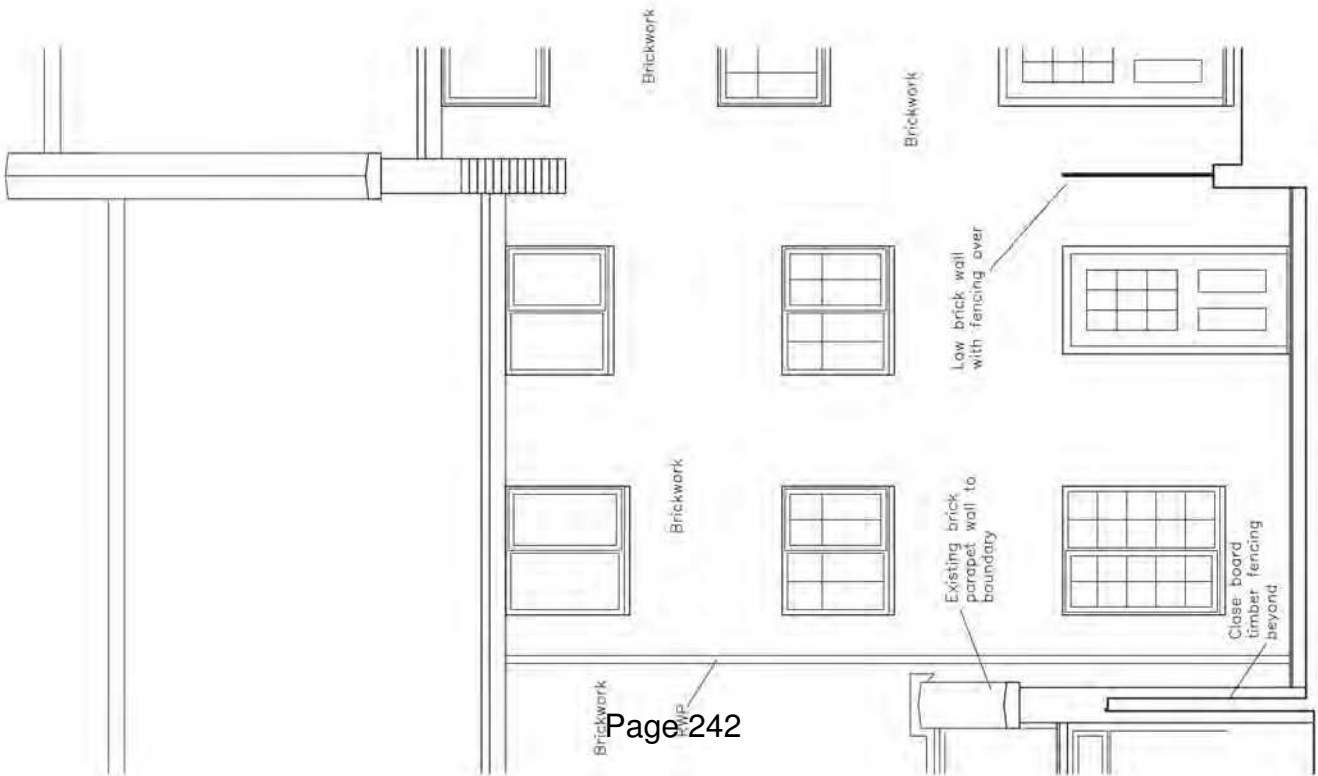
DWG No. 78 L 013 Status PL

Revision P2 Scale 1:50 Paper A3

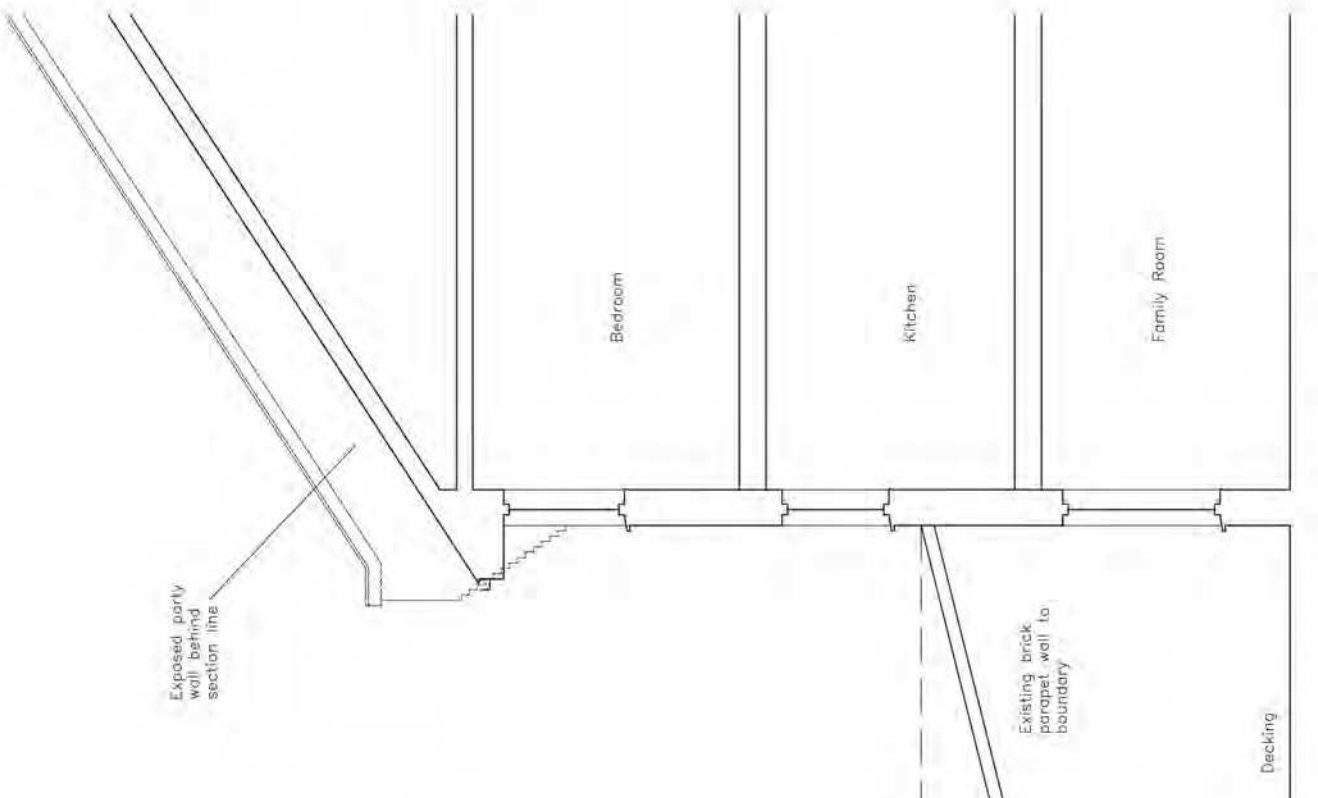


REV ISSUE DATE

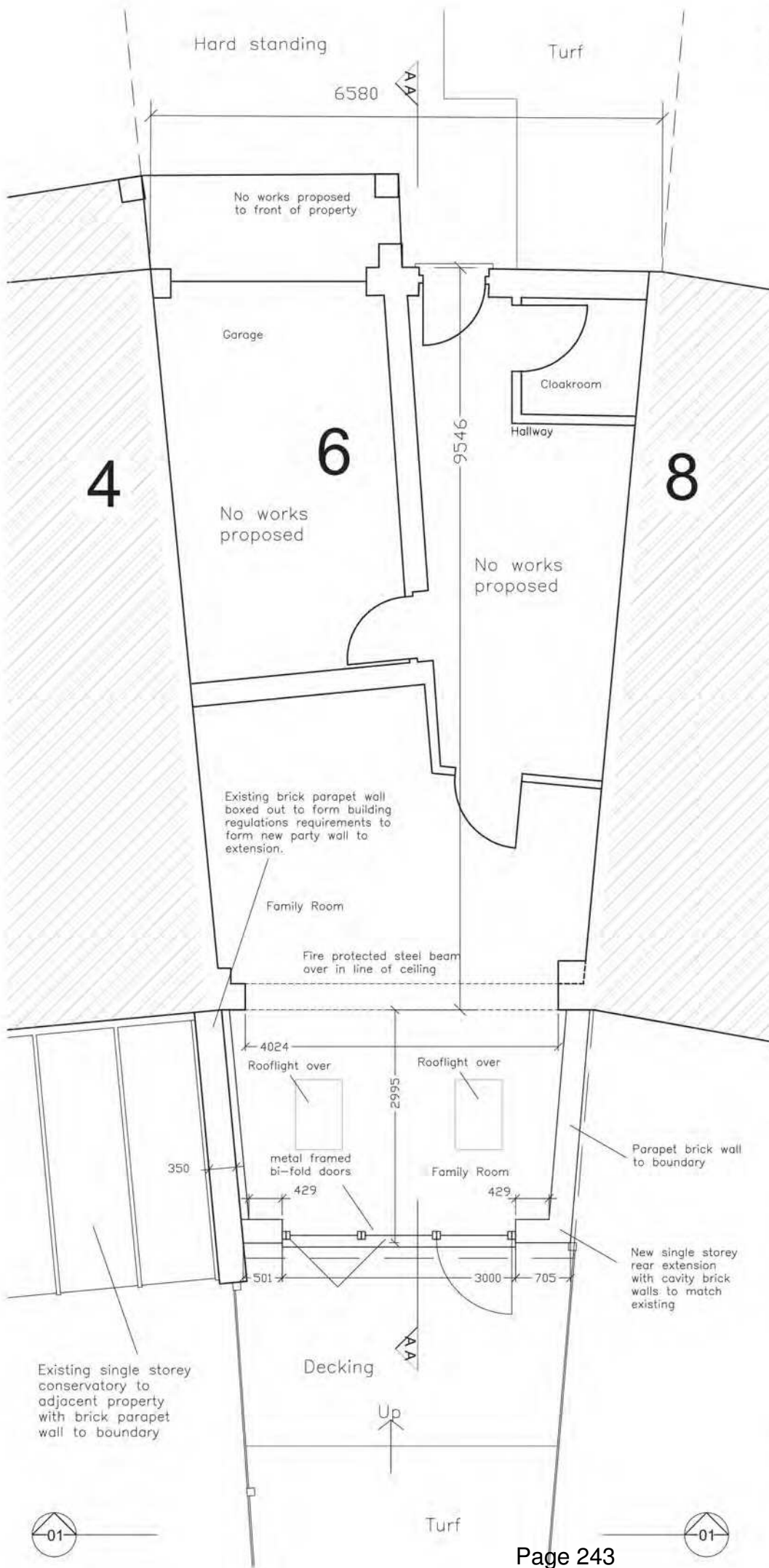
P2 Planning Issue 25.11.16



ELEVATION 01 EXISTING



SECTION AA EXISTING



MCDUGALL ARCHITECTS

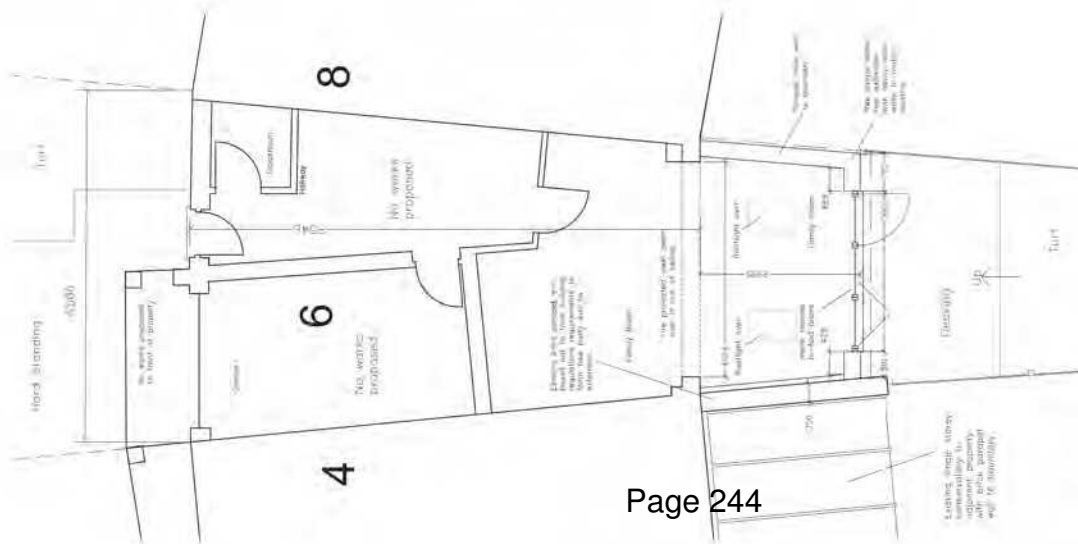
McDougall Architects Ltd. 4 Squires Road, Bedfordshire, MK43 0GL
 Tel. 01234 862 263; Email. sean@mcdougall-architects.co.uk
 Web. www.mcdougall-architects.co.uk

Client: Mr Mark Scorrige
 Project: 6 Flowers Avenue,
 Ruislip, HA4 8GH

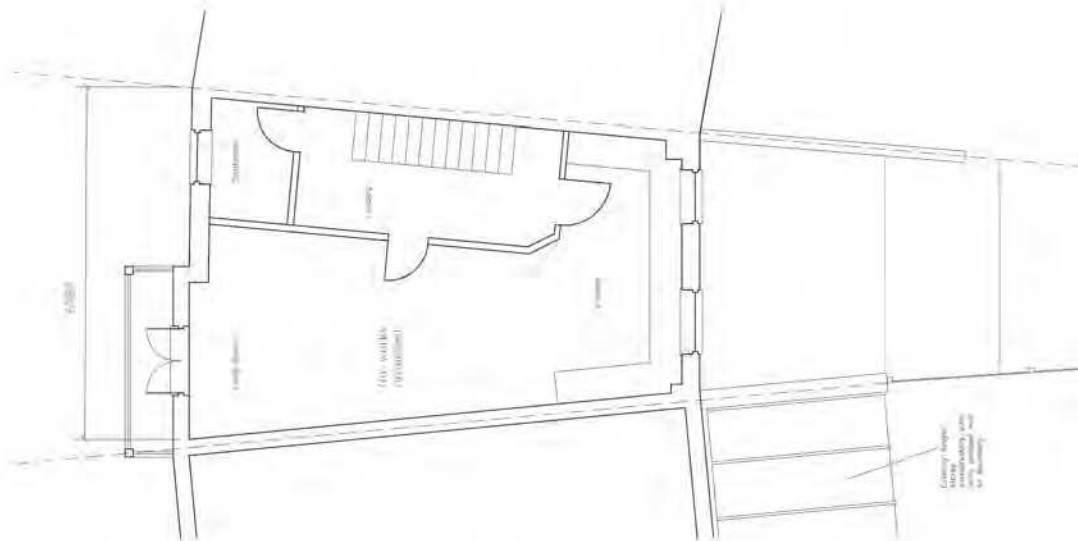
Ground Floor Plan Proposed

DWG No. 78 L 112 Status: PL

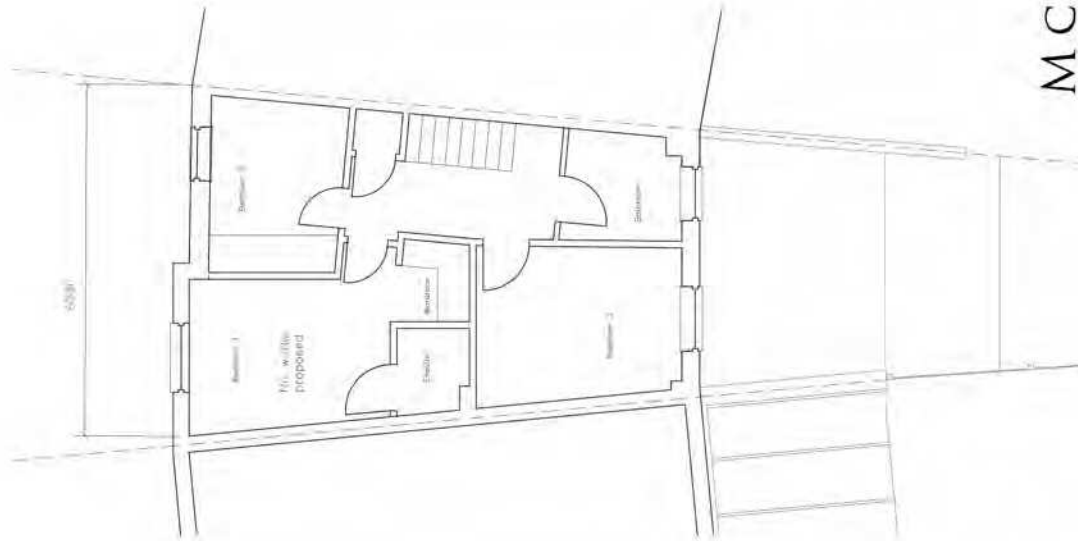
Revision: P2 Scale: 1:50 Paper: A3



GFL Proposed



1FL Proposed



2FL Proposed

**MCDUGALL
ARCHITECTS**

McDougal Architects Ltd, 4 Squares Road, Bedfordshire, MK43 0DL
Tel: 01234 562 283; Email: sean@mcDougal-architects.co.uk
Web: www.mcdougal-architects.co.uk

Client: Mr Mark Scorringe
Project: 6 Flowers Avenue,
Ruislip, HA4 8GH

All Proposed Floor Plans

DWG No. 78 L 111	Status: PL
Revision P2	Scale 1:100/1:50
	Paper: A3/A1

REV	ISSUE	DATE
P2	Planning Issue	25.11.16



**NOTE: DRAWING PROVIDED FOR INFORMATION ONLY.
APPLICATION RELATES SOLELY TO SINGLE STOREY REAR
EXTENSION AT GROUND FLOOR LEVEL WITH NO OTHER WORKS
PROPOSED.**

MCDUGALL ARCHITECTS

McDougal Architects Ltd, 4 Spains Road, Beckenham, Kent SE20 8JL
 Tel: 01224 692263, Email: sean@mcDougal-architects.co.uk
 Web: www.mcdougal-architects.co.uk

Client: Mr Mark Scorringe
Project: 6 Flowers Avenue,
 Ruislip, HA4 8GH

Proposed Section / Elevation

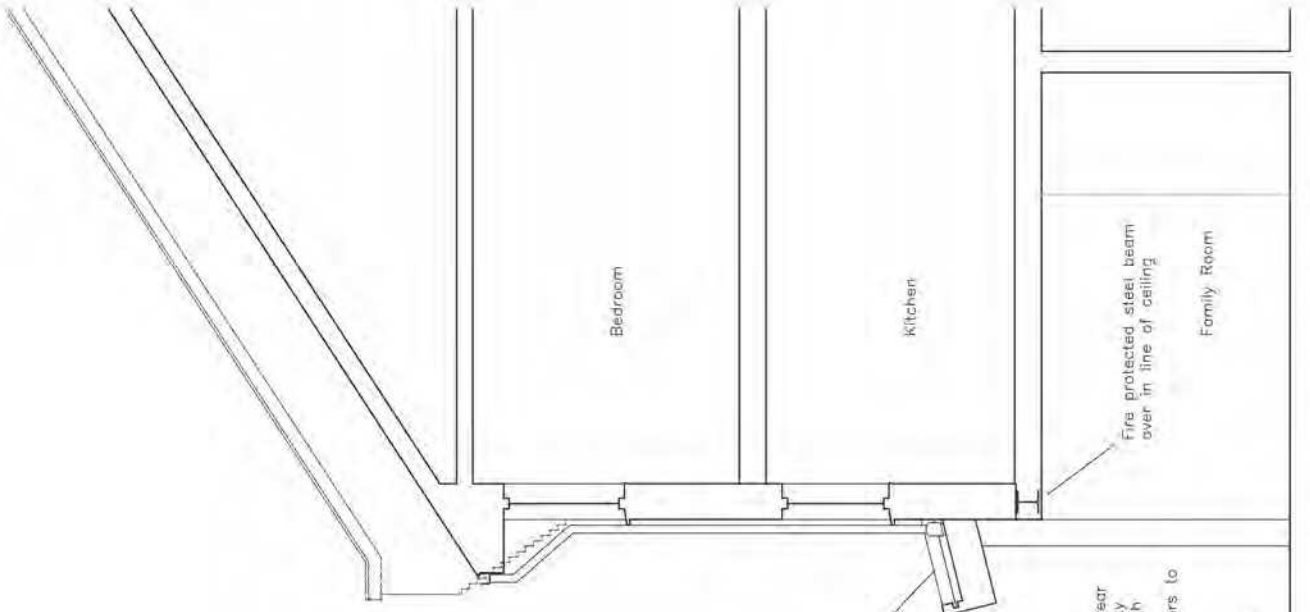
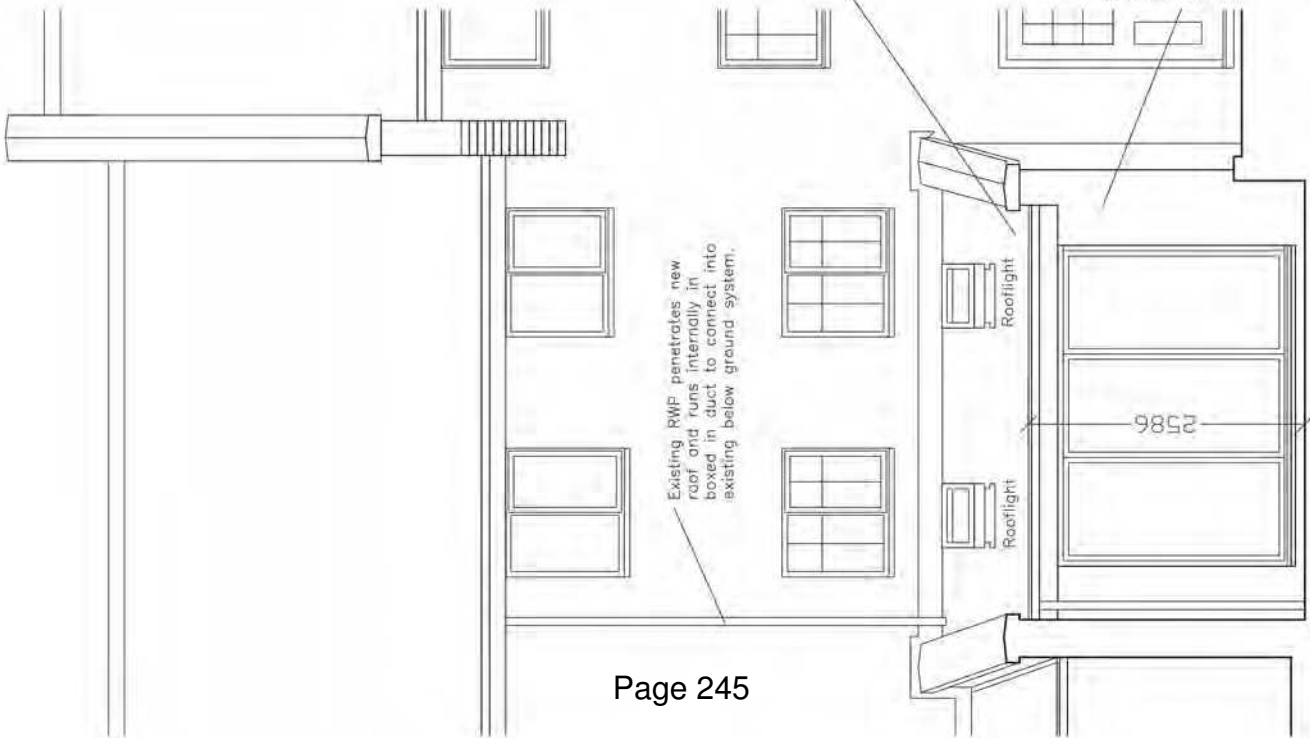
DWG No. 78 L 113 Status PL

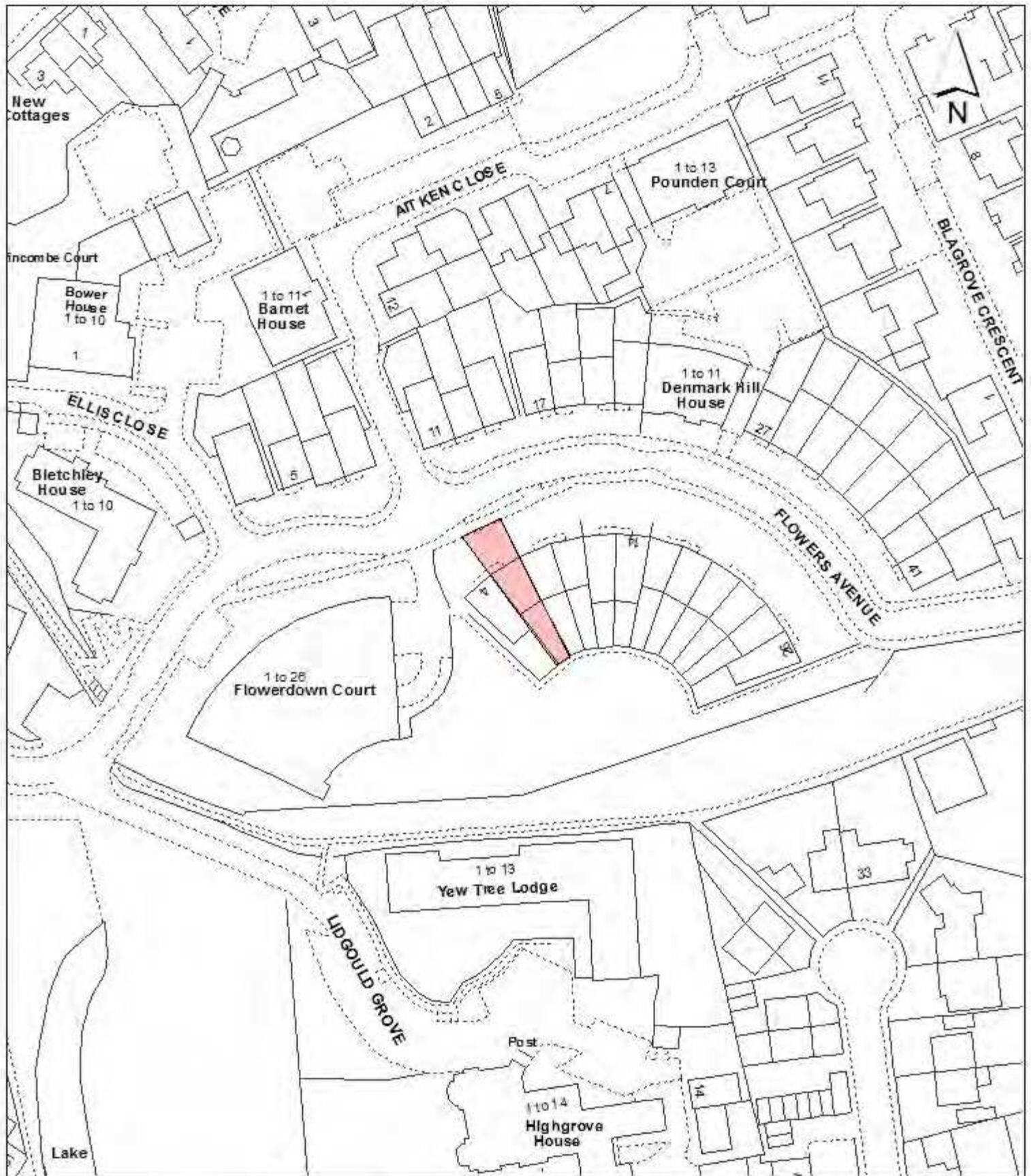
Revision: P2 Scale: 1:50 Paper: A3




REV ISSUE DATE

P2 Planning Issue 25.11.16





Notes:

 Site boundary

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Site Address:

6 Flowers Avenue

Planning Application Ref:

72269/APP/2016/4278

Planning Committee:

North Page 246

Scale:

1:1,000

Date:

February 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address CORNERWAYS GREEN LANE GREEN LANE NORTHWOOD

Development: Variation of condition No. 6 (Attendance Numbers) of planning permission ref: 18414/APP/2016/2486 dated 07/10/2016 to increase enrollment numbers from 30 to 60 (Change of use from Use Class C3 (Dwellinghouse) to Use Class D1 (Non-Residential Institutions) for use as a children's day nursery with associated parking and landscaping.)

LBH Ref Nos: 18414/APP/2016/3792

Date Plans Received: 12/10/2016
Date Application Valid: 12/10/2016

Date(s) of Amendment(s):

Rev	Description	Date
P1	Planning Issue	25.06.2016

Temple Bar Design
 www.templebardesign.com

Planning Permission
 Building Control
 Planning Drawings
 No. 10/07/16/017

Site:
 MS Skerwka Douglas

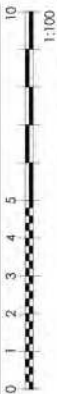
Project:
 Green Lodges
 Green Lane
 MAH 2UE

Drawing No:
 Proposed Site Plan

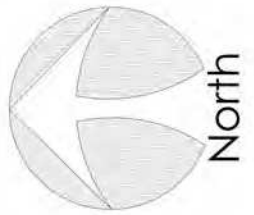
Issue: June 2016
 BH

PRELIMINARY

Job No. **J548** Type: **P** Dwg No. **020** Revision **P1**



PROPOSED SITE PLAN
 Scale 1:200



NOTES

Please refer to the site plan for location of all dimensions and to be provided in this drawing with a part listed in the schedule.

It is noted that the client has requested that all other buildings adjacent to the site be shown in this drawing with a part listed in the schedule.

All new work to be shown with hatching as indicated.

Dimensions are in millimeters and are to be rounded up to the next millimeter.

Client to provide all materials and finishes to be used in the work.

All work to be carried out in accordance with the relevant codes of practice.

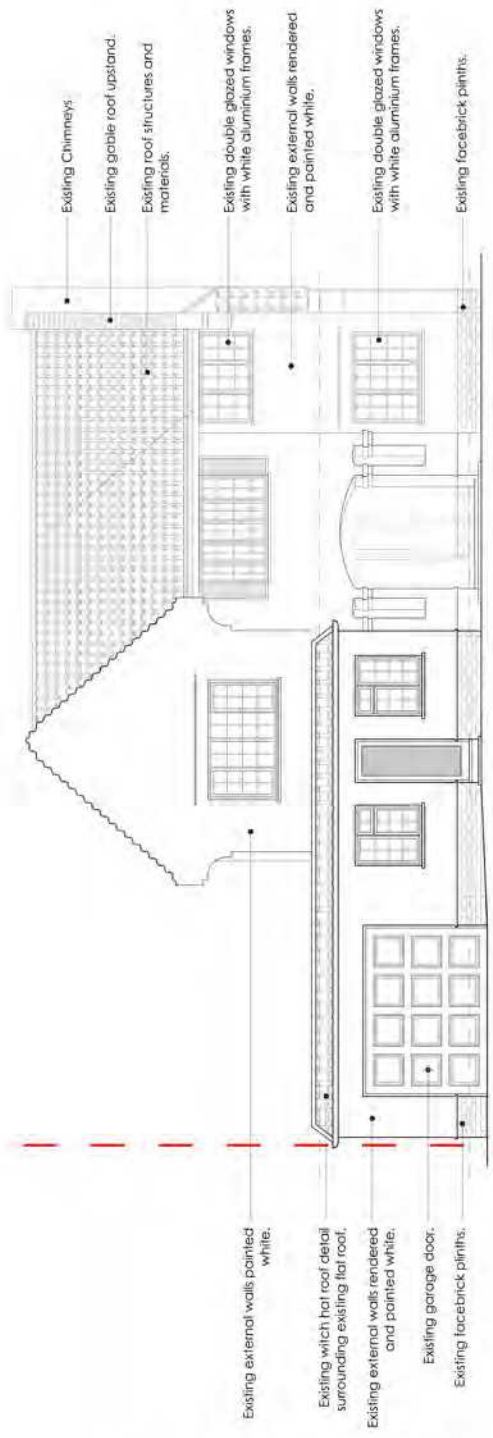
All work to be carried out in accordance with the relevant codes of practice.

All work to be carried out in accordance with the relevant codes of practice.

Where listed in the schedule, the Engineer's consent is required.

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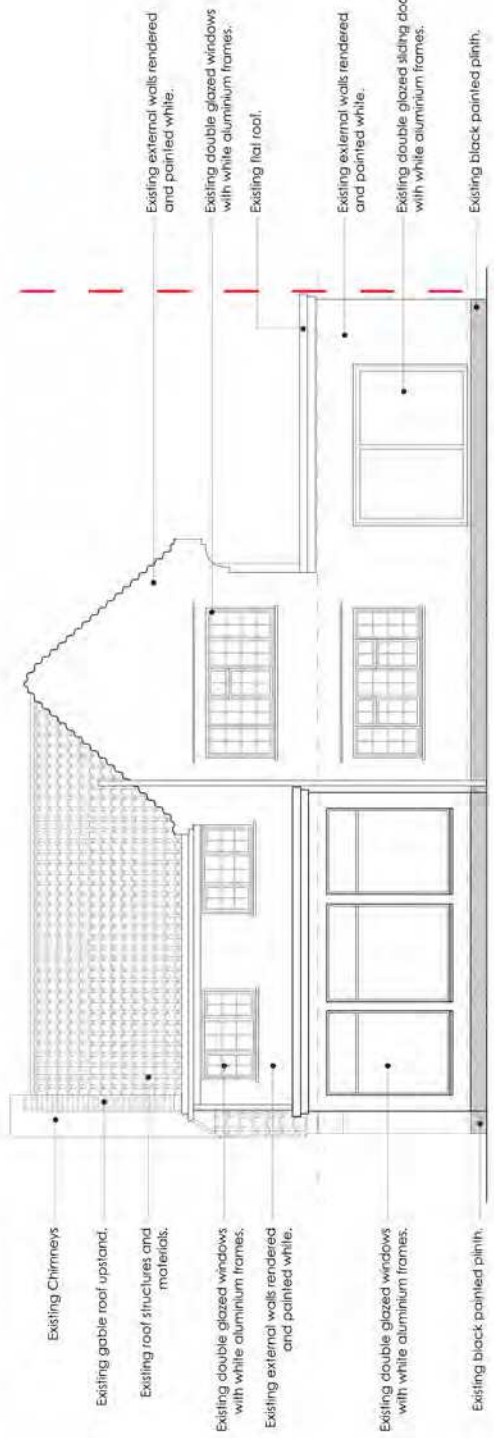
Rev: [] Date: 22.03.16
 P1: [] Drawing



- Existing Chimneys
- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing double glazed windows with white aluminium frames.
- Existing facebrick pinnits.

- Existing external walls painted white.
- Existing which roof detail surrounding existing flat roof.
- Existing external walls rendered and painted white.
- Existing garage door.
- Existing facebrick pinnits.

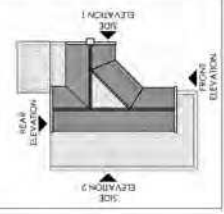
EXISTING FRONT ELEVATION
Scale 1:100



- Existing Chimneys
- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing double glazed sliding door with white aluminium frames.
- Existing black painted pinnit.

- Existing Chimneys
- Existing gable roof upstand.
- Existing roof structures and materials.
- Existing double glazed windows with white aluminium frames.
- Existing external walls rendered and painted white.
- Existing double glazed windows with white aluminium frames.
- Existing black painted pinnit.

EXISTING REAR ELEVATION
Scale 1:100



Temple Bar Design

Planning Permission
 Building Control
 Interior Design

Enrico & Emma Temple Bar Design
 Tel: 07797 760171

Client: Mrs Shamyka Douglas

Project: Comerway Green Lane HA6 2JT

Existing Elevations

Date: A3 @ 1:100 Date: June '16
 Drawn: BM Checked: MH
PRELIMINARY

Job No. J548 Type: P Dwg No. 102 Rev P1

NOTES:
 Floor levels are to be taken from the existing. All dimensions are to be checked on site before any work starts. If a variation is found, the contractor shall be responsible for any additional work required. All work is to be done in accordance with the relevant standards, codes of practice and specifications. The contractor shall be responsible for any additional work required. All work is to be done in accordance with the relevant standards, codes of practice and specifications. The contractor shall be responsible for any additional work required.

Rev	Description	Date
PI	Planning	22.03.16



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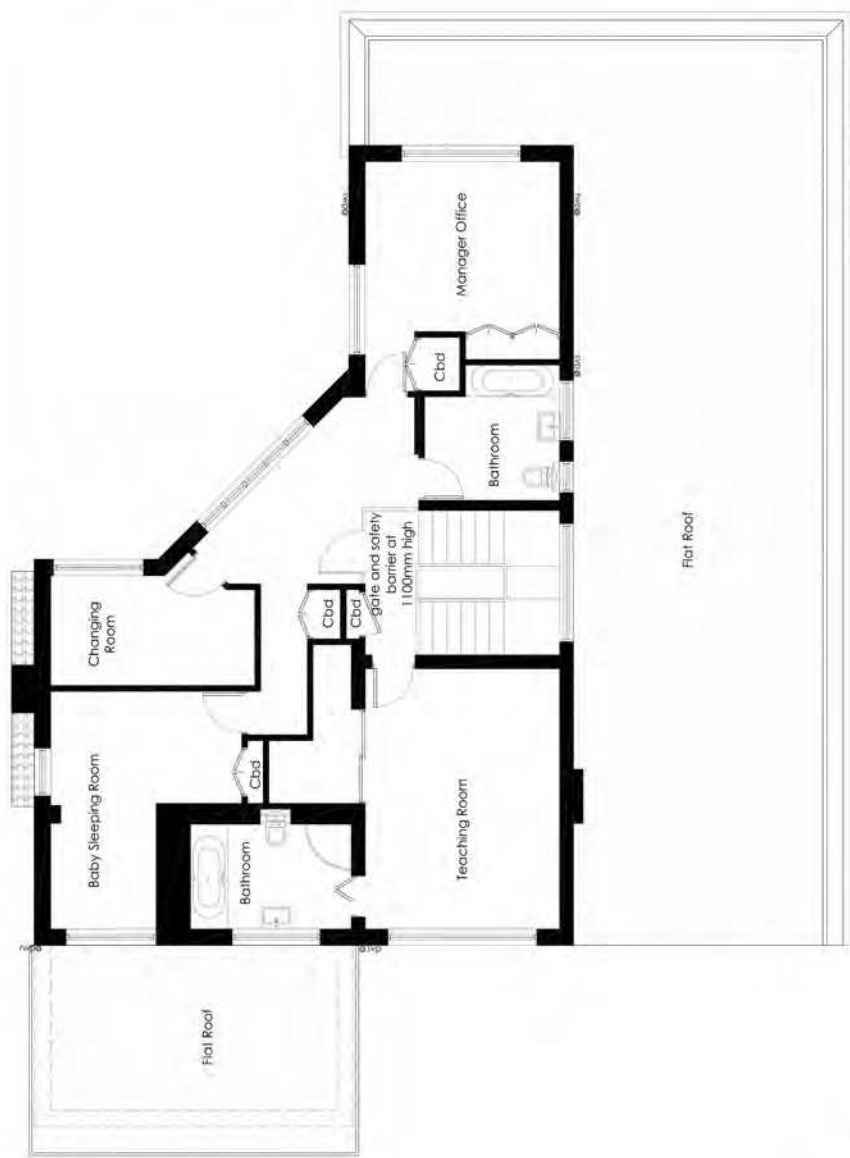
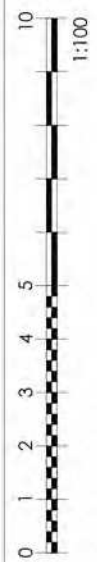
Temple Bar Design
 Planning Permission
 Building Control
 Interior Design
 Engineers & Architects
 Tel: 07797 766171

Client: Mrs Shamyka Douglas

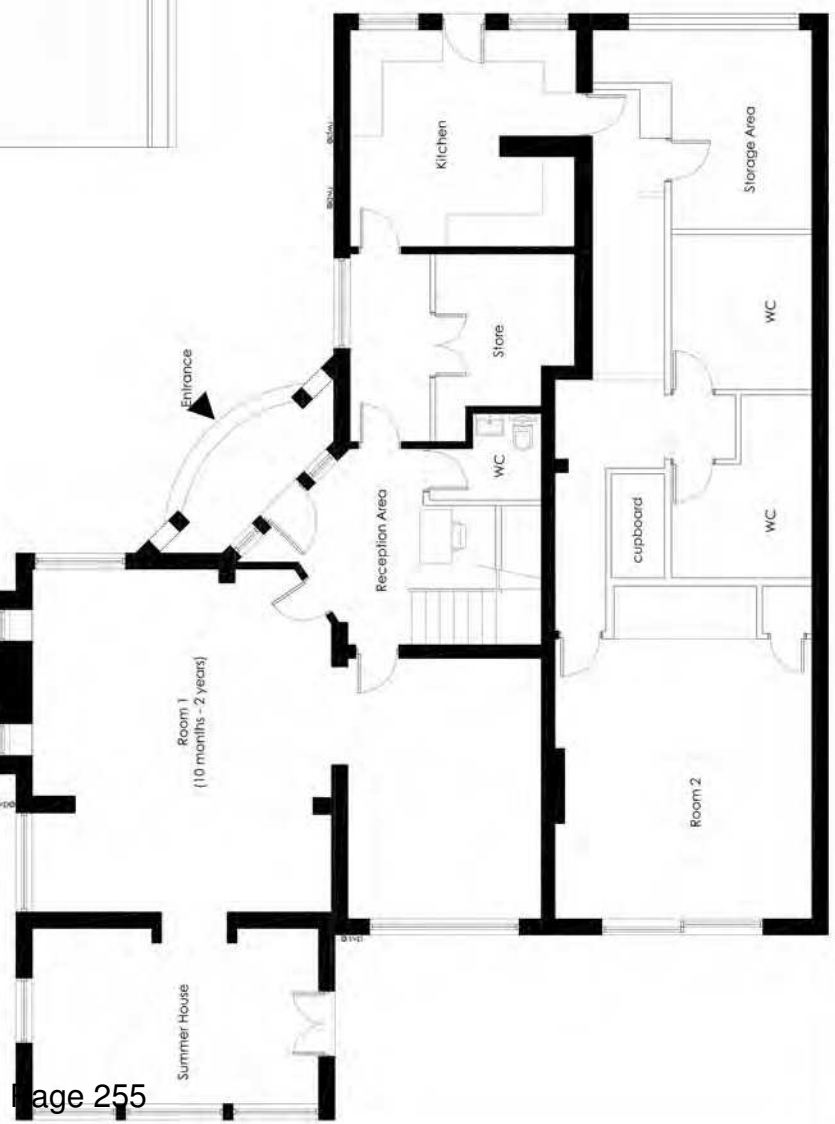
Project: Comerway Green Lane HA6 2JT

Drawing Title: Proposed Plans

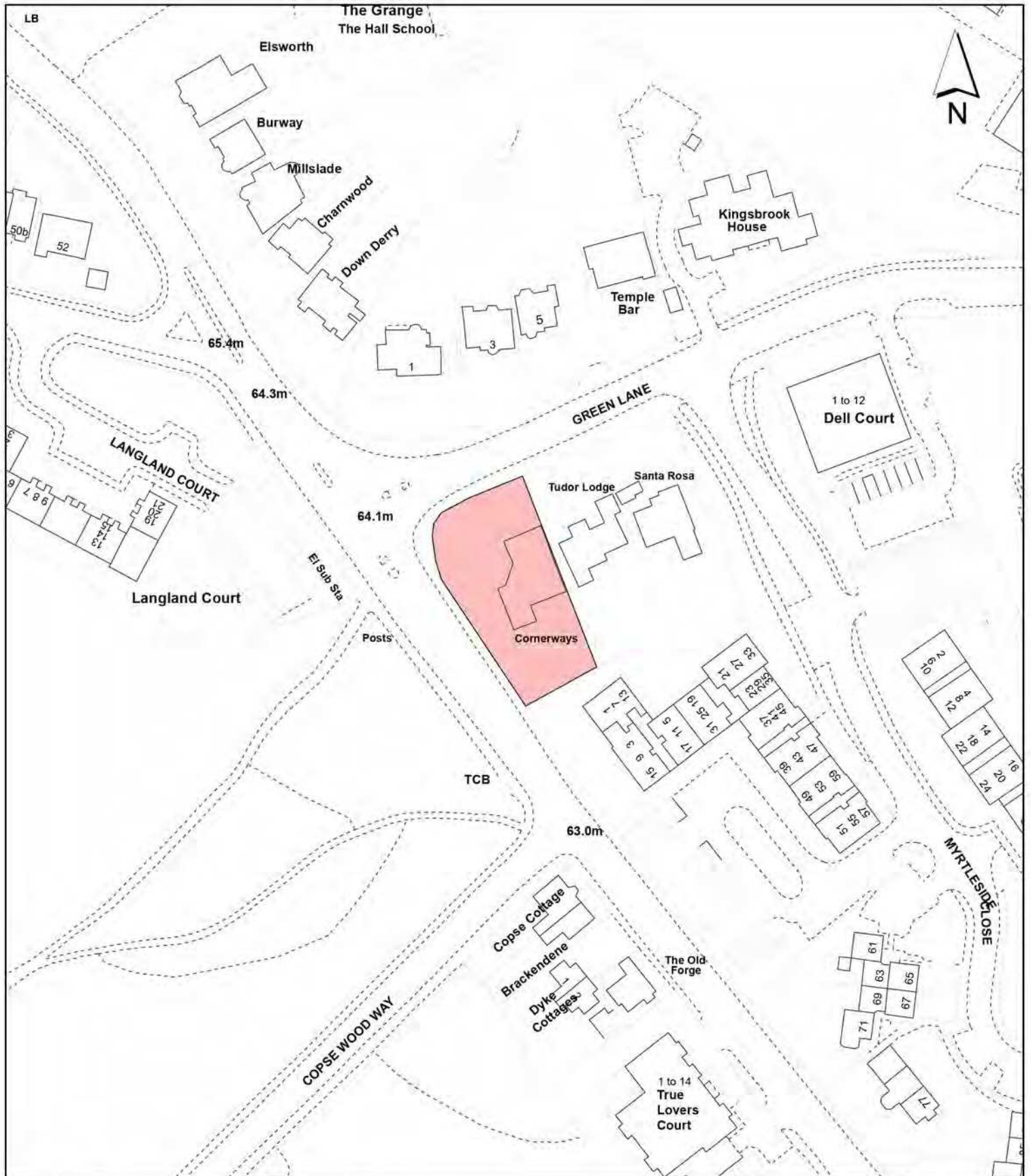
Scale	A3 @ 1:100	Date	June '16
Drawn	BM	Checked	MH
PRELIMINARY			




PROPOSED FIRST FLOOR PLAN
 Scale 1:100



PROPOSED GROUND FLOOR PLAN
 Scale 1:100



Notes:

 Site boundary

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Site Address:

**Cornerways
 Northwood**

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

Planning Application Ref:
18414/APP/2016/3792

Scale:
1:1,250

Planning Committee:
North Page 259

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 91 JOEL STREET NORTHWOOD

Development: Change of use from Use Class A1 (Shops) to Use Class A3/A4/A5 (Restaurants/Pubs/Hot Food Takeaway), involving installation of bin and cycle stores.

LBH Ref Nos: 45536/APP/2016/3092

Date Plans Received: 12/08/2016

Date(s) of Amendment(s): 18/08/2016

Date Application Valid: 24/08/2016

24/08/2016

H. M. LAND REGISTRY

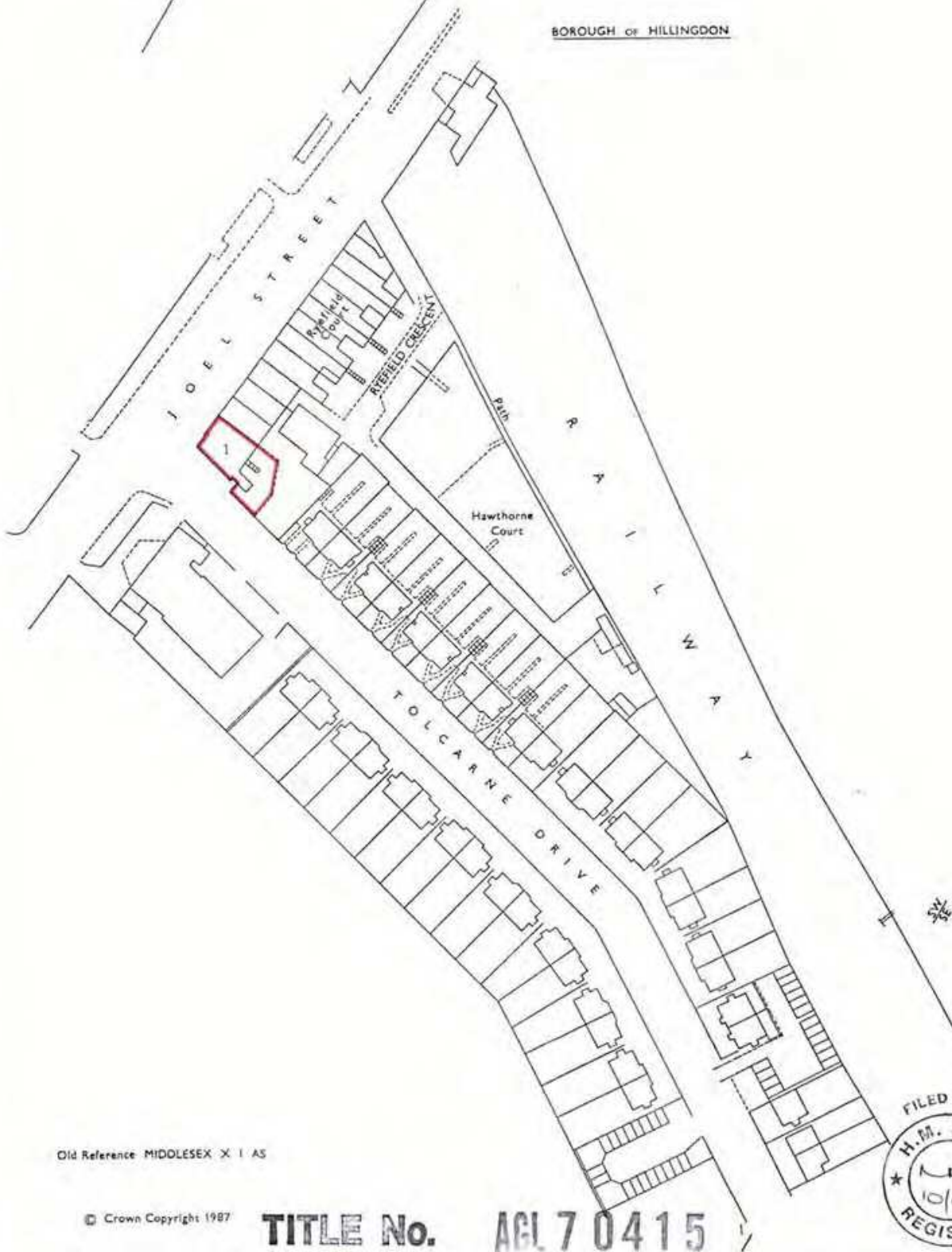
NATIONAL GRID PLAN
GREATER LONDON

TQ 1090

SECTION U

Scale 1/1250

BOROUGH OF HILLINGDON



Old Reference MIDDLESEX X 1 AS

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TITLE No. AGL 7 0415



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Revisions	Checked

CLIENT
S Lipman

JOB DESCRIPTION
**88-91 JOEL STREET
 NORTHWOOD HILLS
 NORTHWOOD
 HA6 1LU**

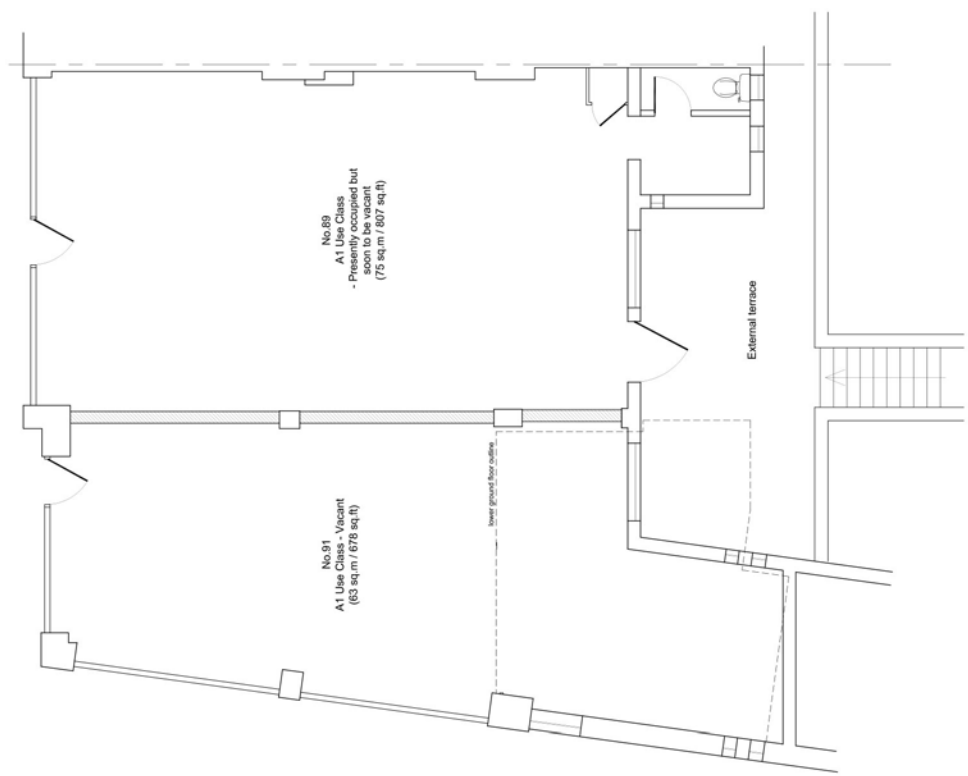
DRAWING TITLE
**EXISTING FLOOR LAYOUTS
 *CHANGE OF USE***

Scale Date Drawn Checked
1:50 @ A1 AUG'16 MTH

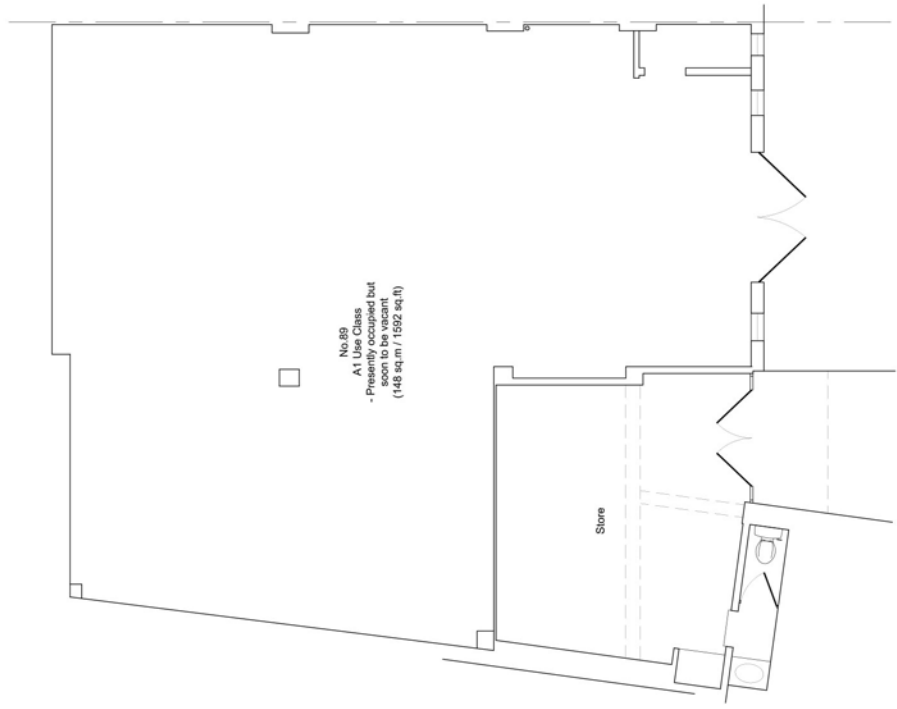


Cubic Building Surveying Limited
 9 West Hill, Wincoburn
 www.cubics.co.uk
 T: 020 8877 7300 F: 020 8871 0234
 info@cubics.co.uk

Drawing Number
C12739 - 03

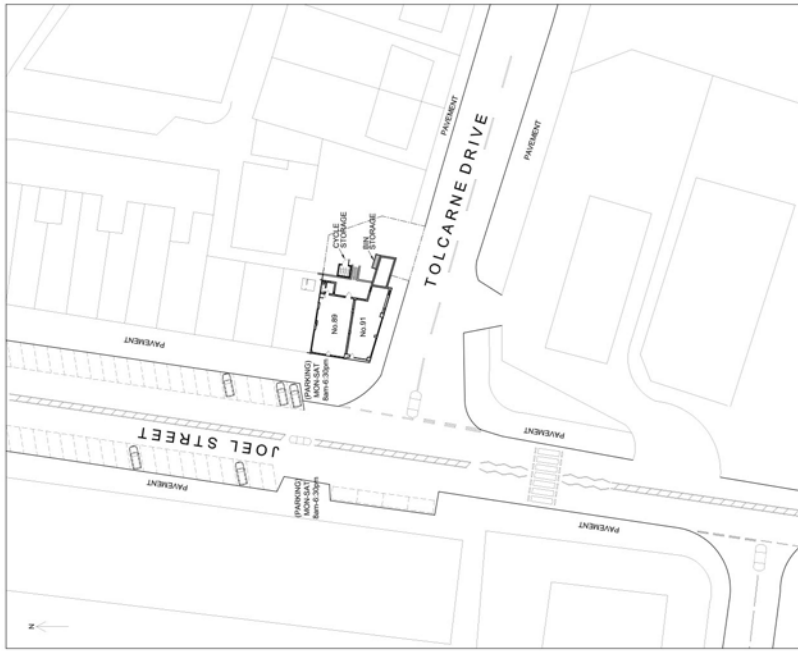


EXISTING UPPER GROUND FLOOR PLAN
 SCALE 1:50

EXISTING LOWER GROUND FLOOR PLAN
 SCALE 1:50





PROPOSED BLOCK PLAN
SCALE 1:100

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Revisions
A 09.12.16 LG FLOOR PLAN CORRECTED.

CLIENT
S Lipman

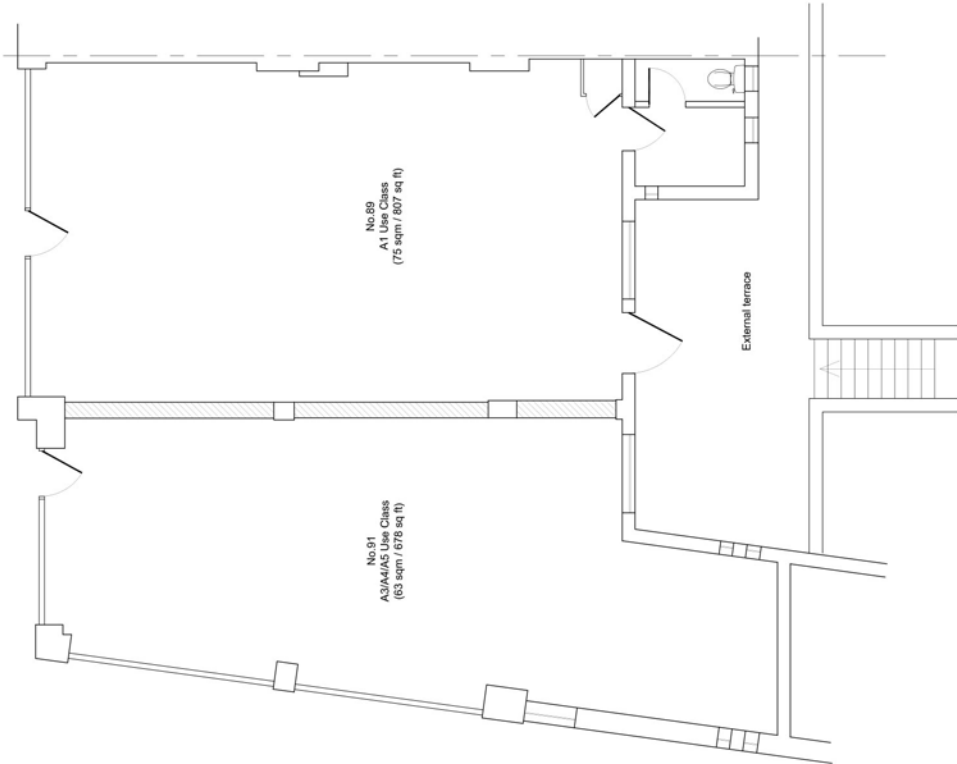
JOB DESCRIPTION
89-91 JOEL STREET
NORTHWOOD HILLS
NORTHWOOD
HA6 1LU

DRAWING TITLE
PROPOSED FLOOR LAYOUTS
& BICYCLE STORE DETAILS
CHANGE OF USE

Scale Date Drawn
1:50, 1:500 @ A1 APR 11 MTH

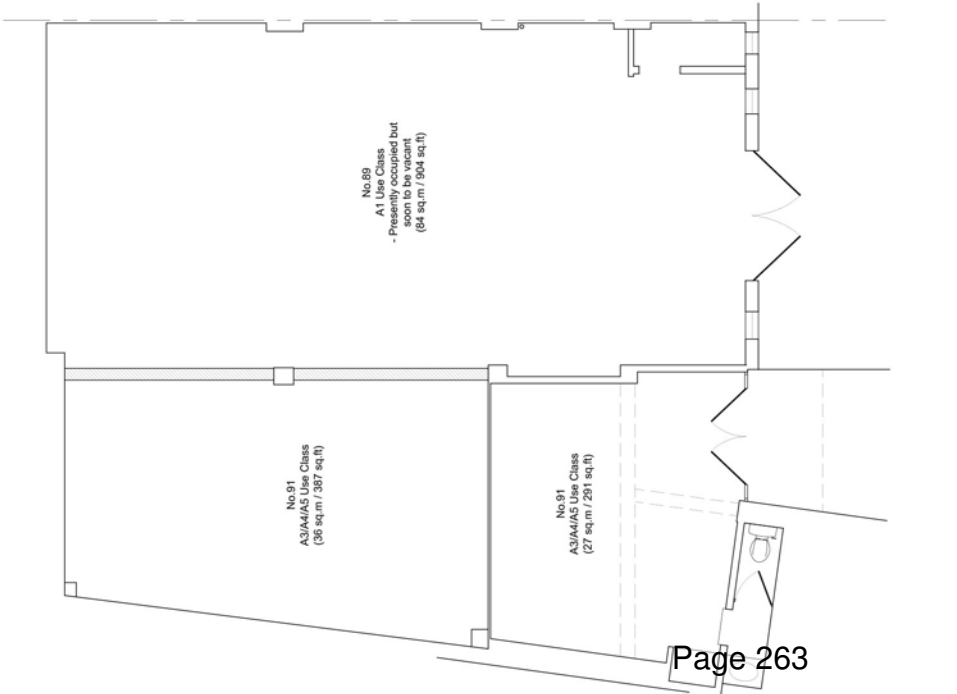
cubic
Cubic Building Surveying Limited
9 New Street, Northwood, Middlesex, HA6 1LU
T: 020 8877 7300 F: 020 8871 0234
info@cubic.co.uk

Drawing Number
C12739 - 04 A



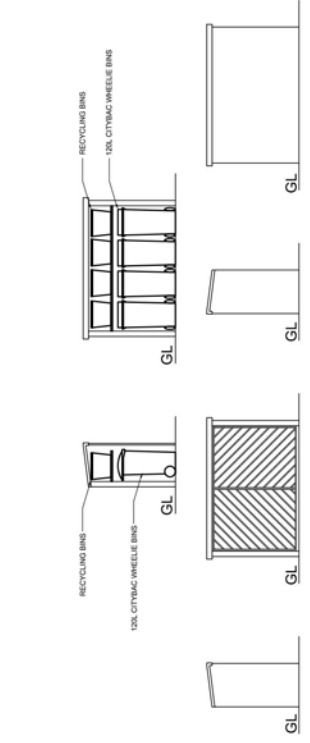
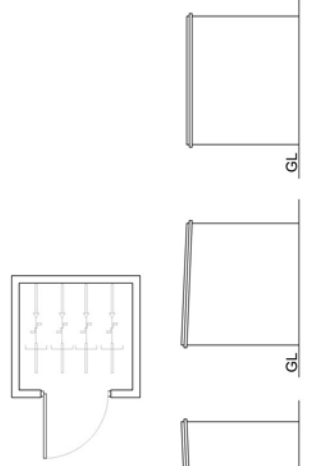
PROPOSED GROUND FLOOR PLAN
SCALE 1:100

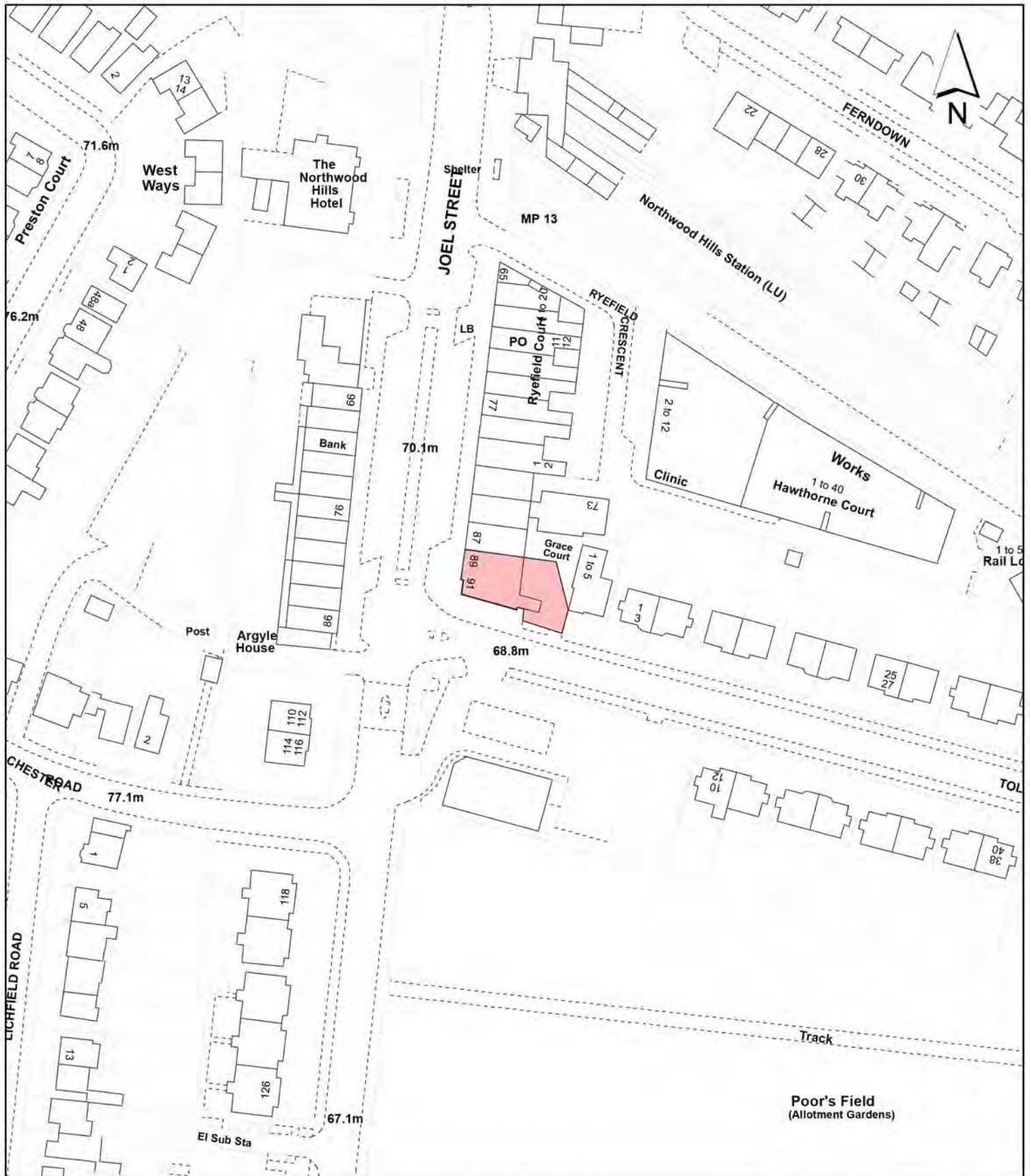
0m | 1m | 2m | 3m | 4m | 5m



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:100

0m | 1m | 2m | 3m | 4m | 5m





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Site Address:

**91 Joel Street
 Northwood**

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

Planning Application Ref:
45536/APP/2016/3092

Scale:
1:1,250

Planning Committee:
North Page 264

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 5 MAYCROFT PINNER

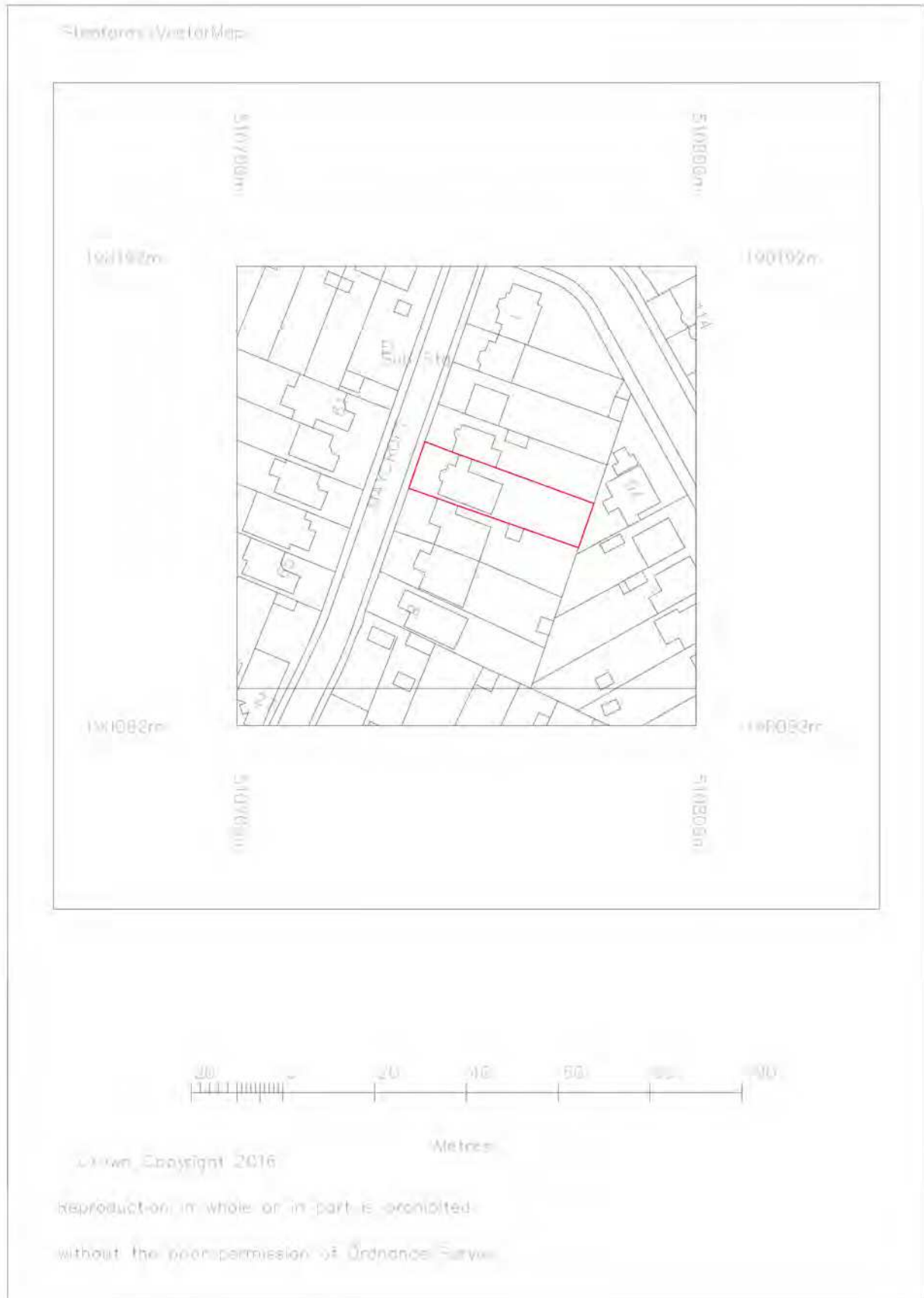
Development: Extension to roof over existing single storey rear extension and extension to existing dormer to create additional habitable roof space (amended description)

LBH Ref Nos: 67893/APP/2016/2836

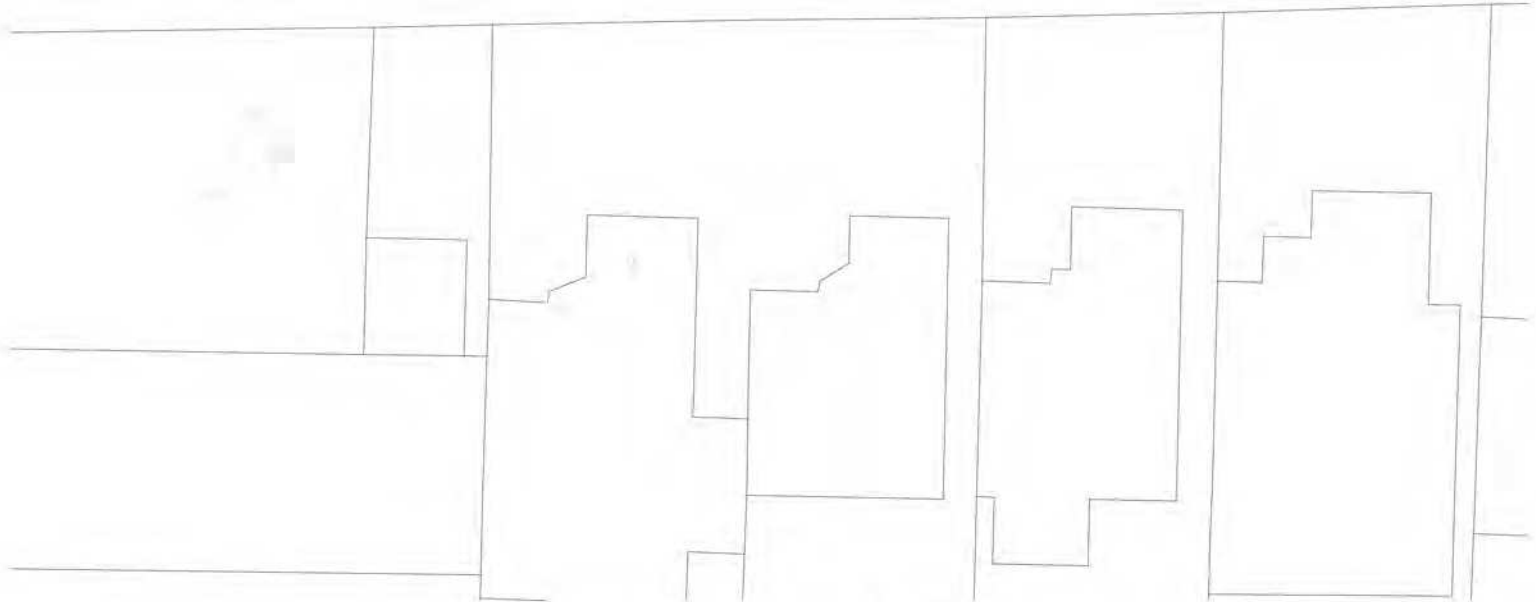
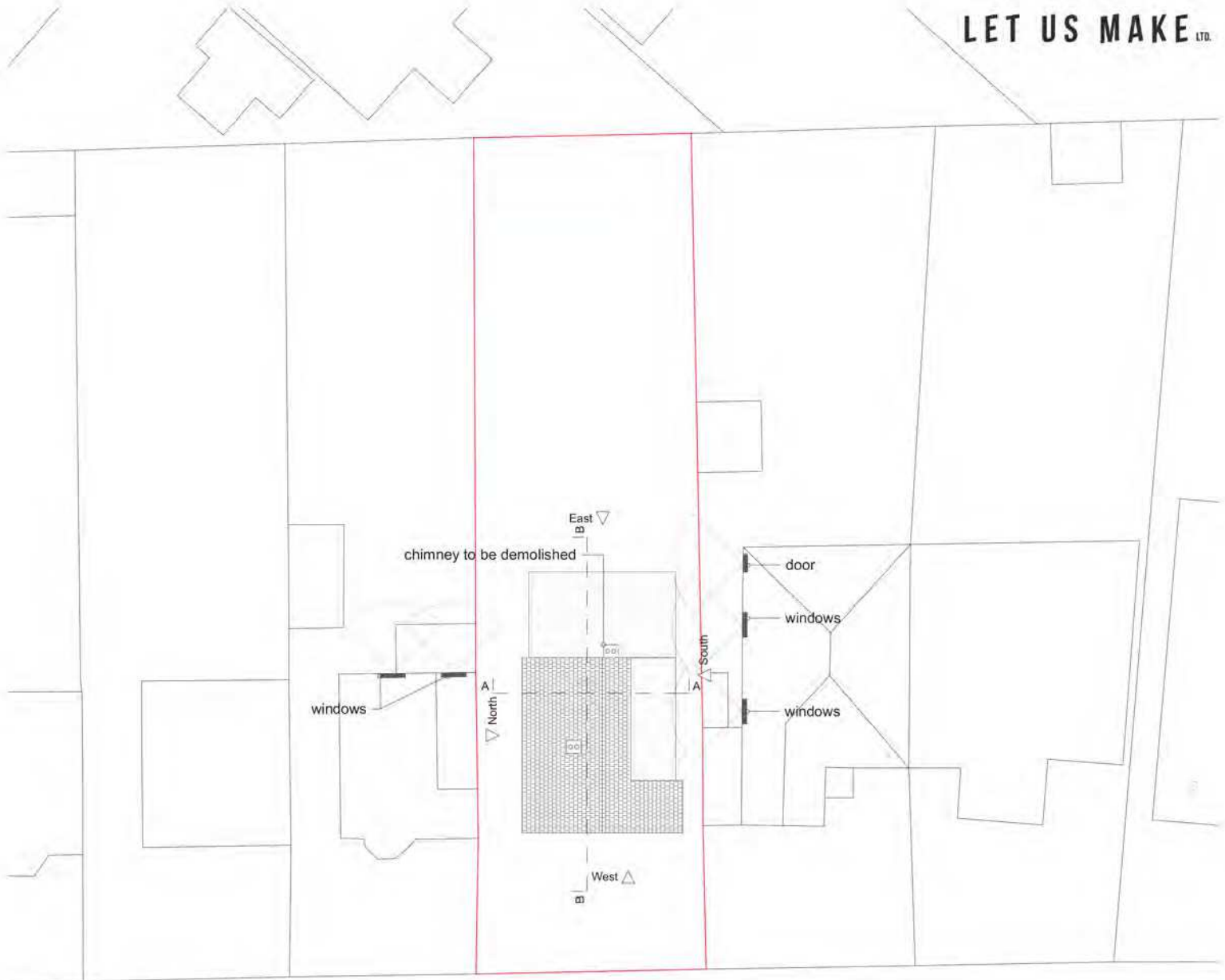
Date Plans Received: 22/07/2016

Date(s) of Amendment(s): 22/07/2016

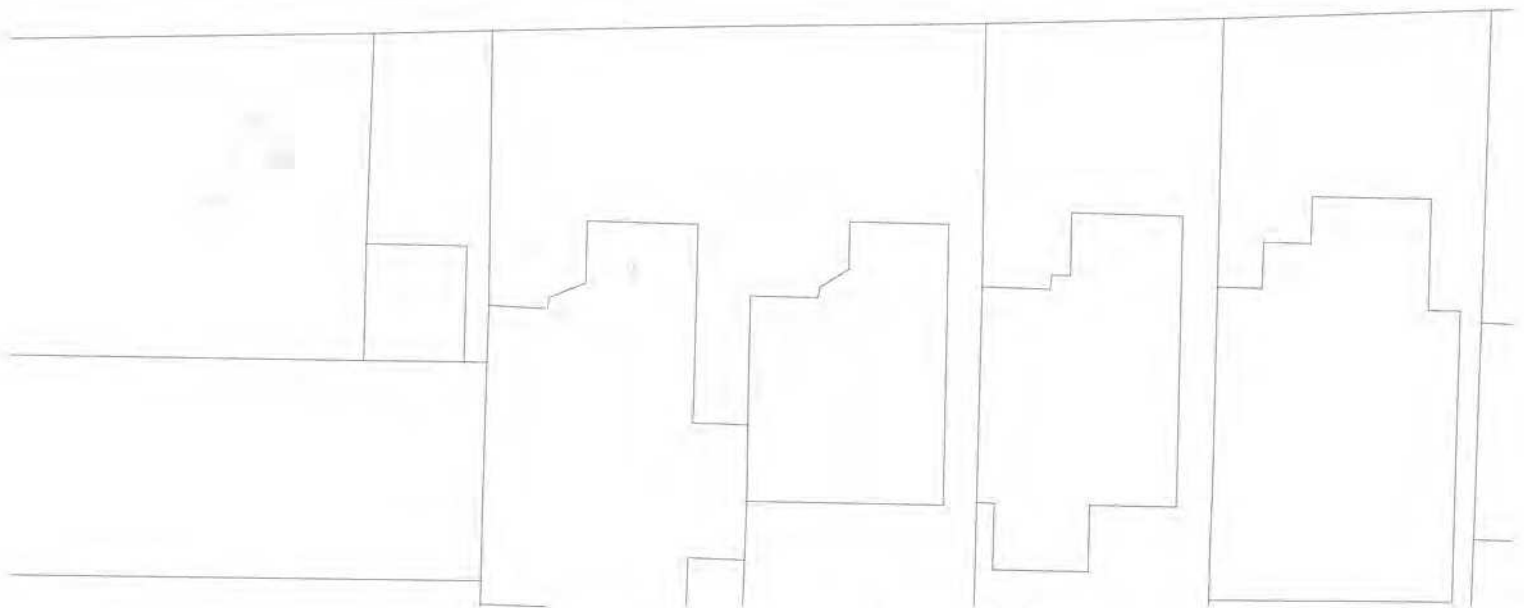
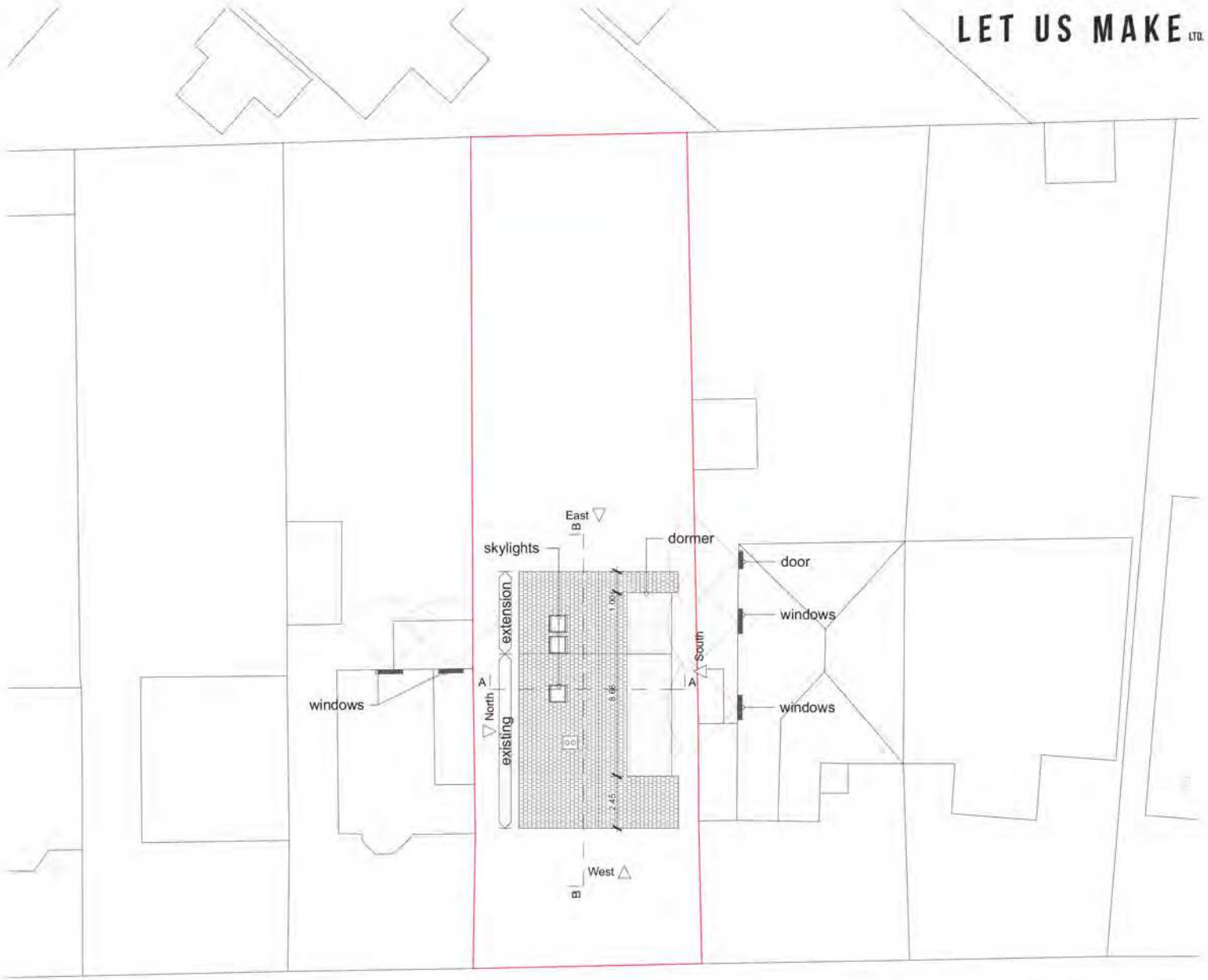
Date Application Valid: 22/07/2016



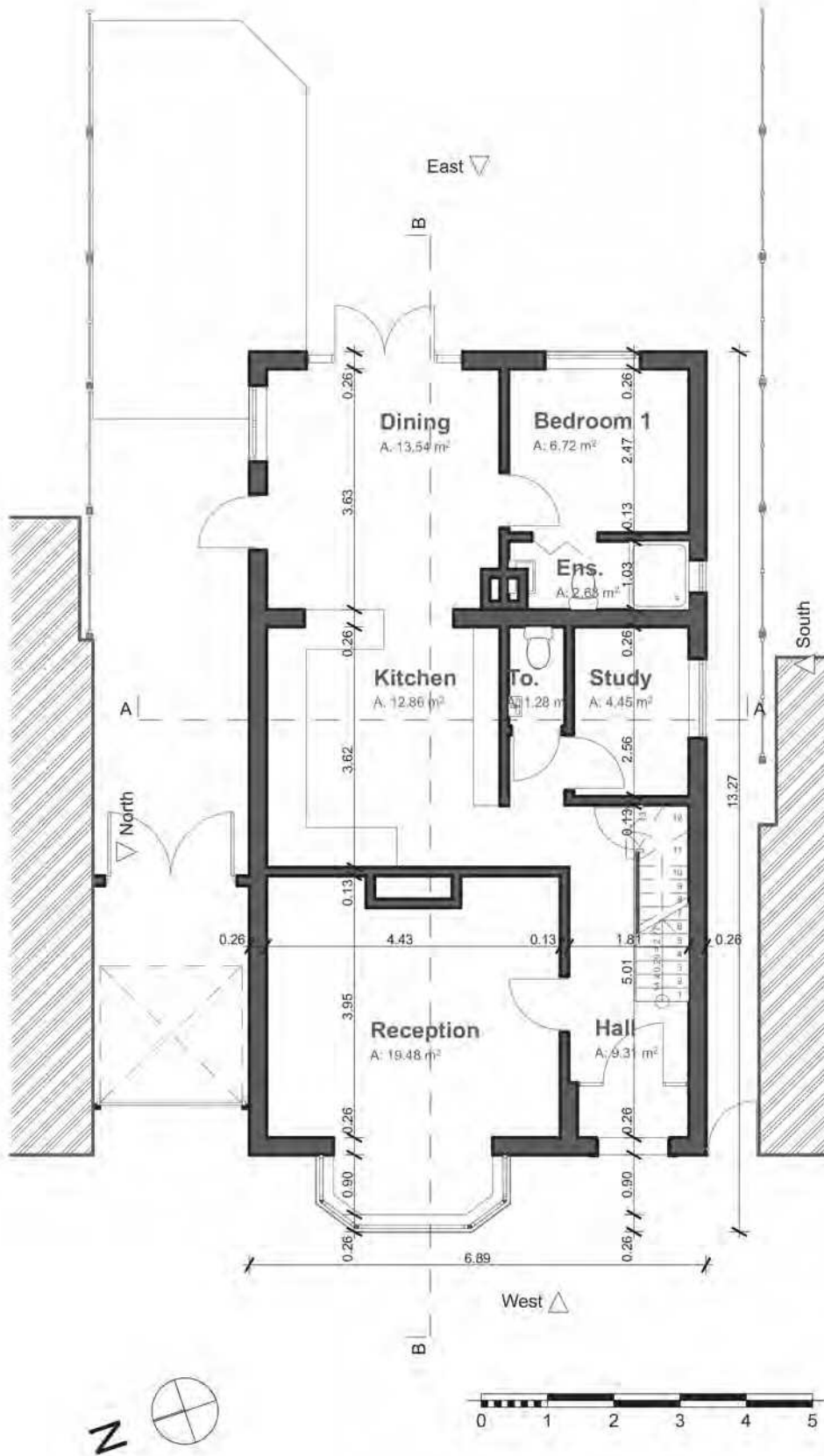
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drawing L59-1	scale 1:1250	stage Page 266 Planning/Rev. b
		date 13-Jan-17
		paper A4



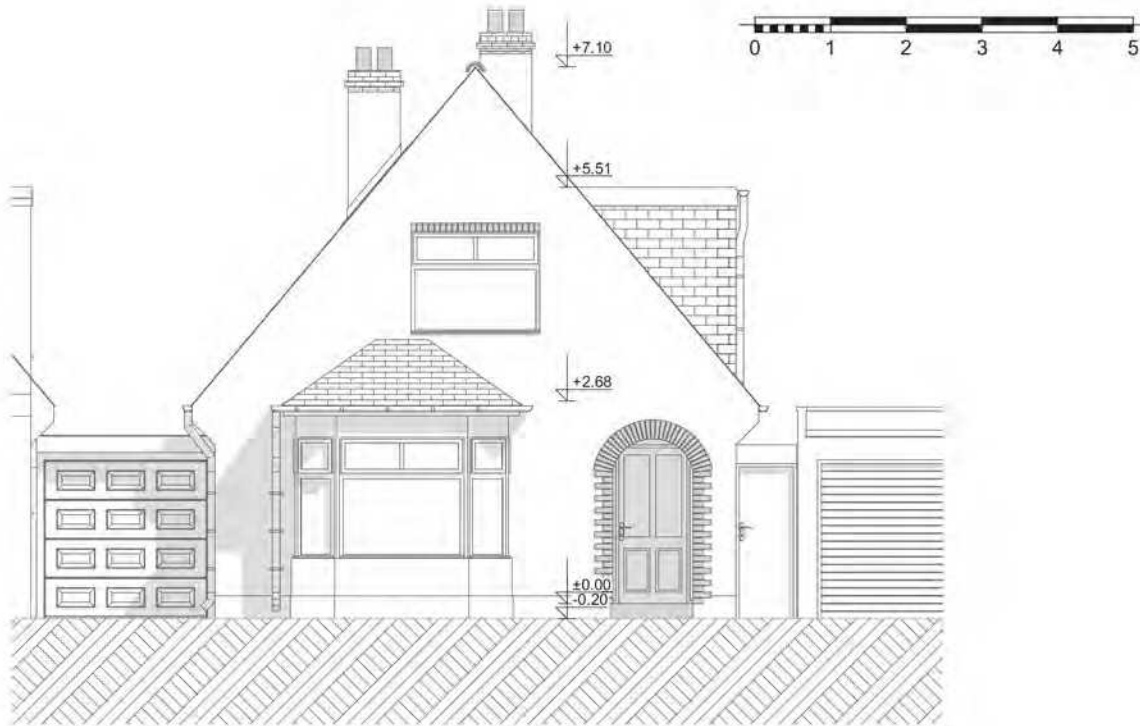
address 5 Maycroft Pinner, London HA5 3UB	Existing	Site plan
Page 267		
drawing L59-2	scale 1:200	stage Planning/Rev. b
		date 13-Jan-17
		paper A3



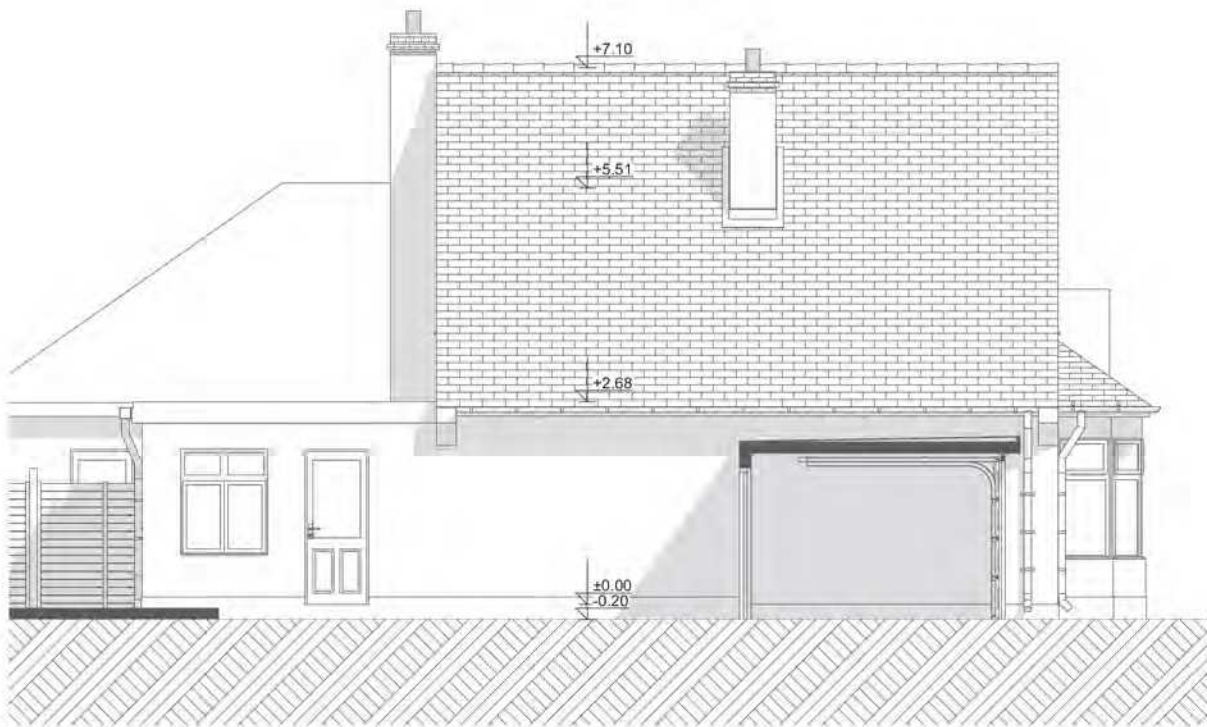
address 5 Maycroft Pinner, London HA5 3UB	Proposed	Site plan
Page 268	stage Planning/Rev. b	date 13-Jan-17
drawing L59-3	scale 1:200	paper A3



address 5 Maycroft Pinner, London HA5 3UB		Existing	Ground	
drawing L59-4	scale 1:100	stage Page 269 Planning/Rev. b	date 13-Jan-17	paper A4

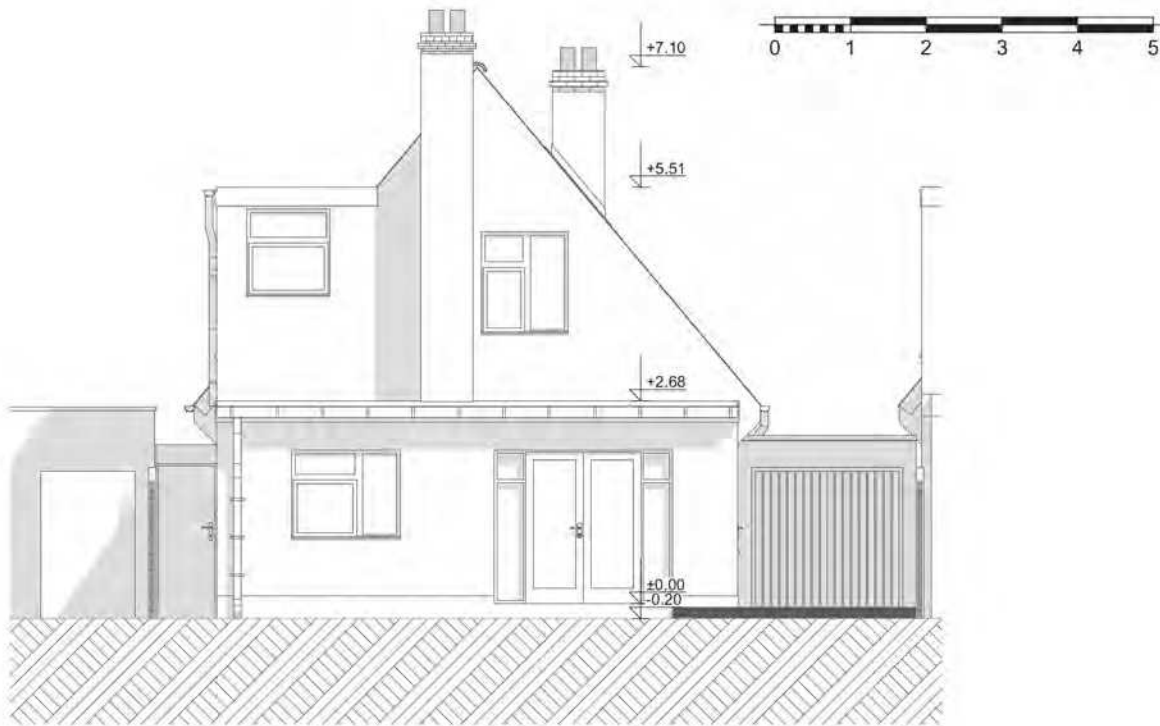


West Elevation 1:100

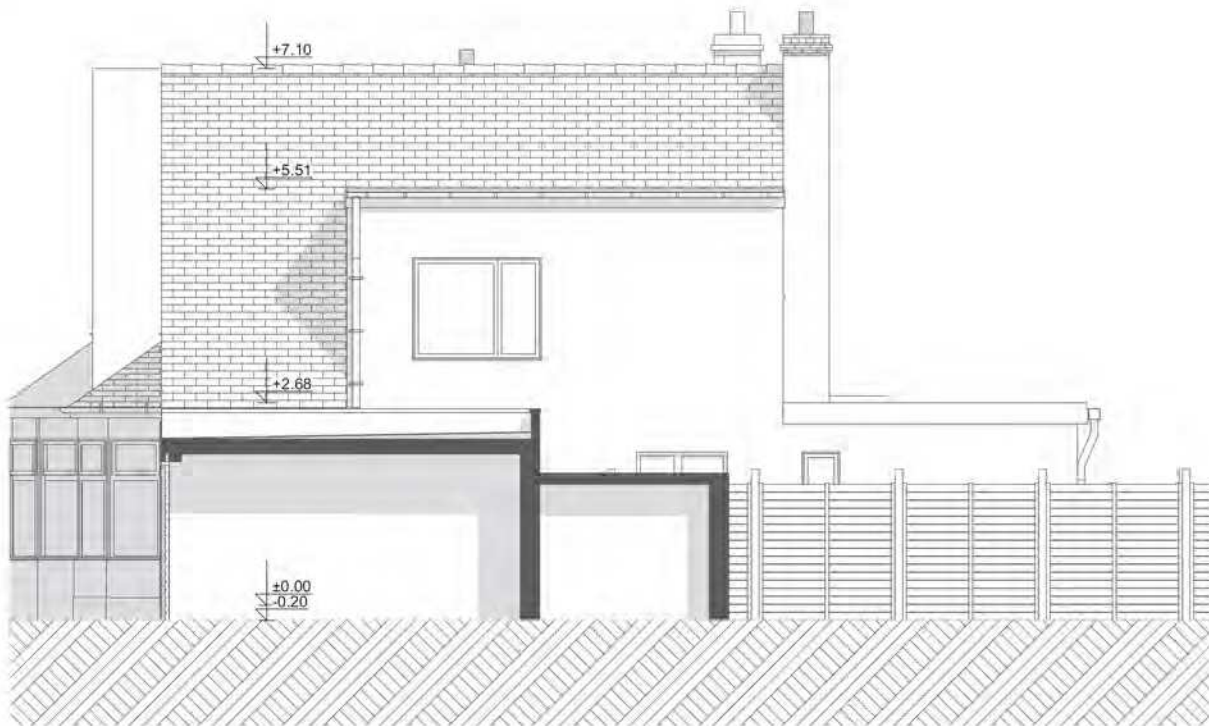


North Elevation 1:100

address 5 Maycroft Pinner , London HA5 3UB		Existing	West, North	
drawing L59-10	scale 1:100	stage Page 271 Planning/Rev. b	date 13-Jan-17	paper A4

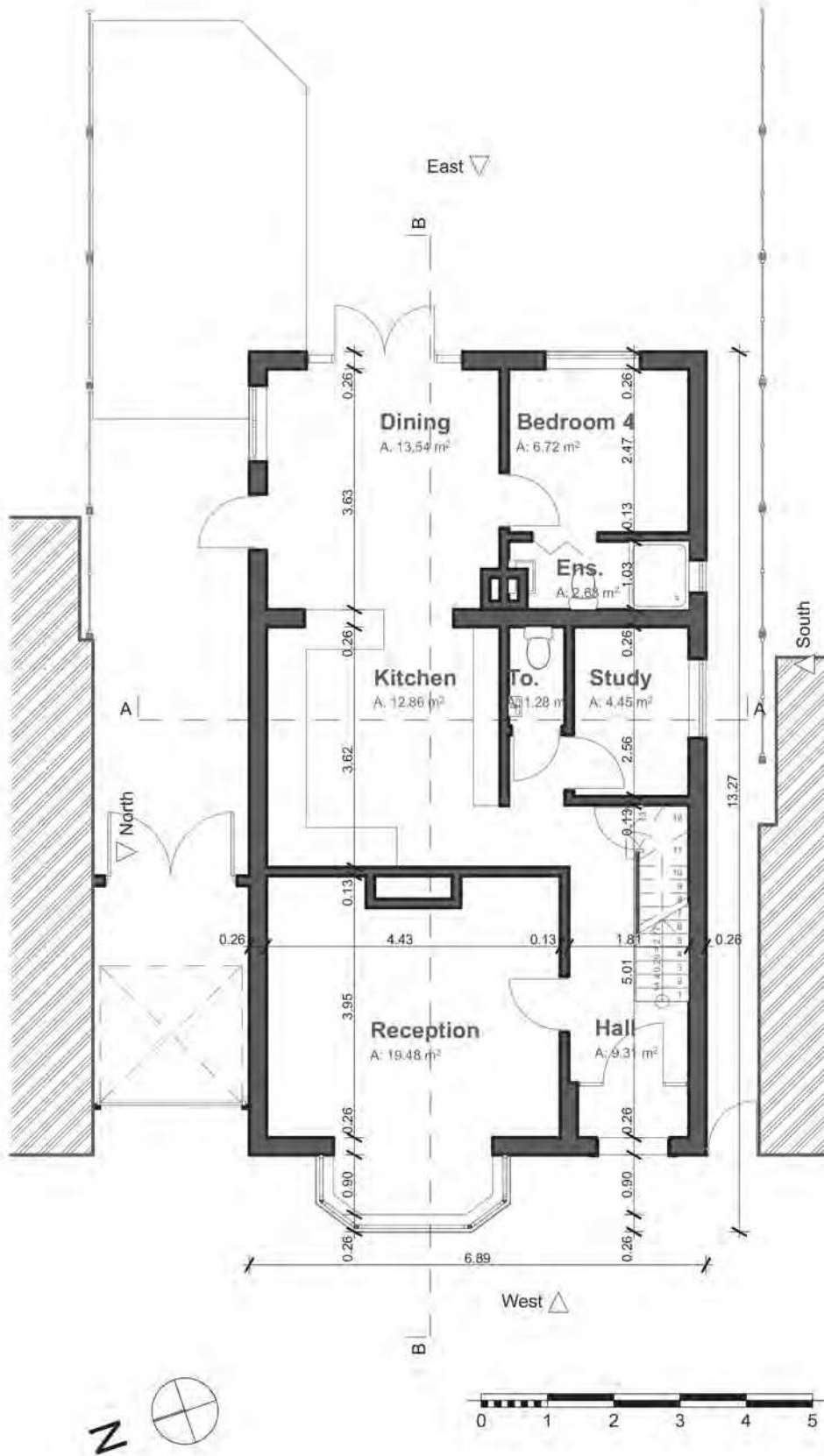


East Elevation 1:100

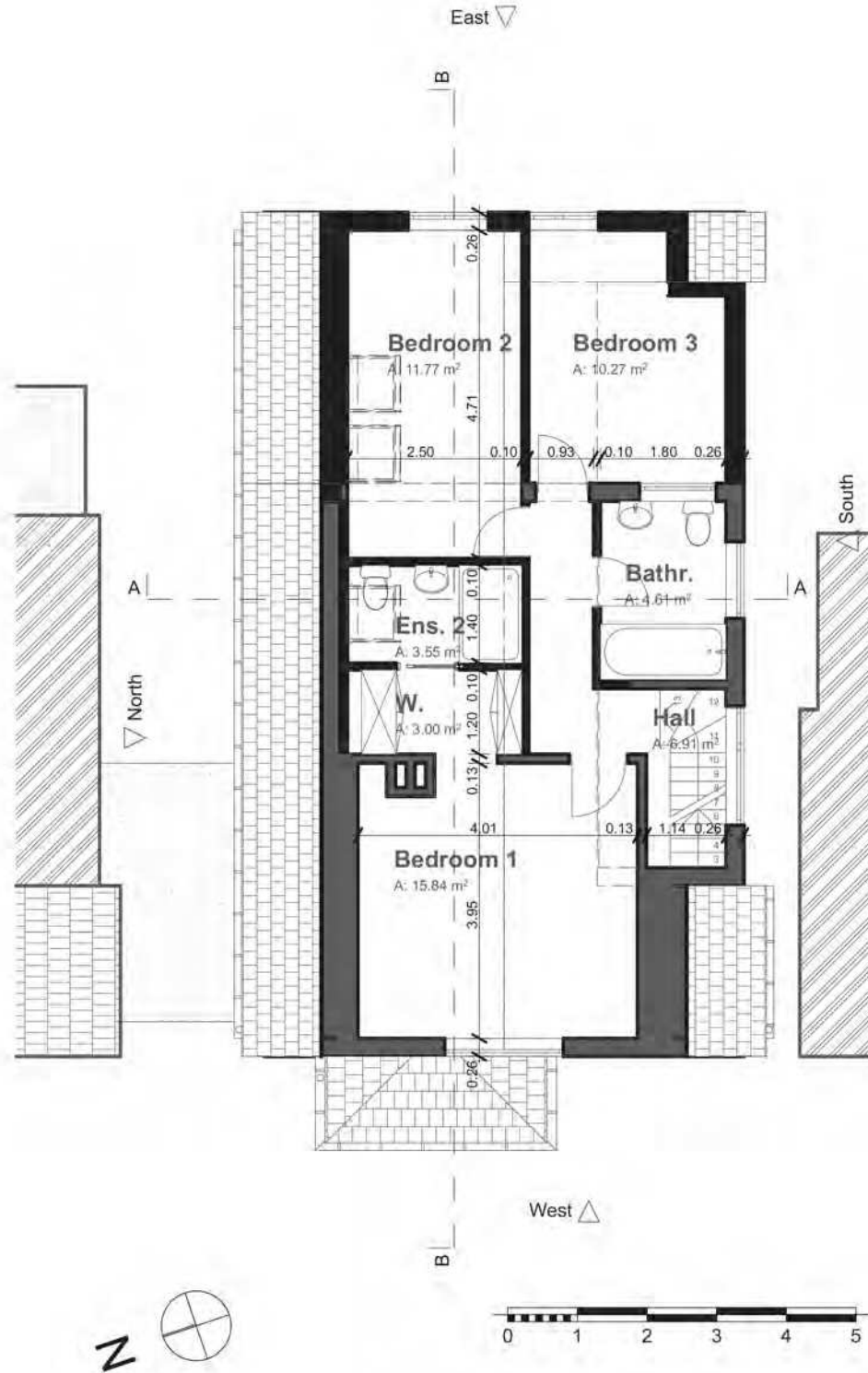


South Elevation 1:100

address 5 Maycroft Pinner , London HA5 3UB		Existing	East, South	
drawing L59-8	scale 1:100	stage Page 272 Planning/Rev. b	date 13-Jan-17	paper A4



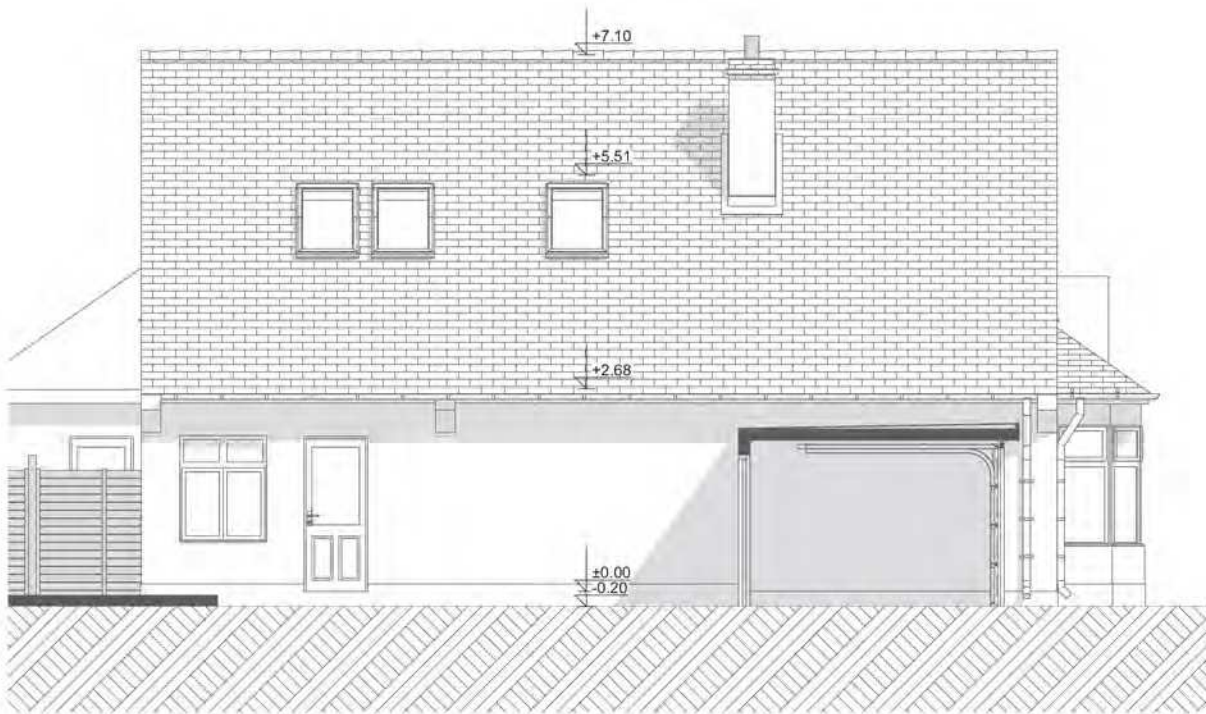
address 5 Maycroft Pinner, London HA5 3UB		Proposed	Ground
drawing L59-5	scale 1:100	stage Page 273 Planning/Rev. b	date 13-Jan-17 paper A4



address 5 Maycroft Pinner , London HA5 3UB		Proposed	First
drawing L59-7	scale 1:100	stage Page 274 Planning/Rev. b	date 13-Jan-17 paper A4

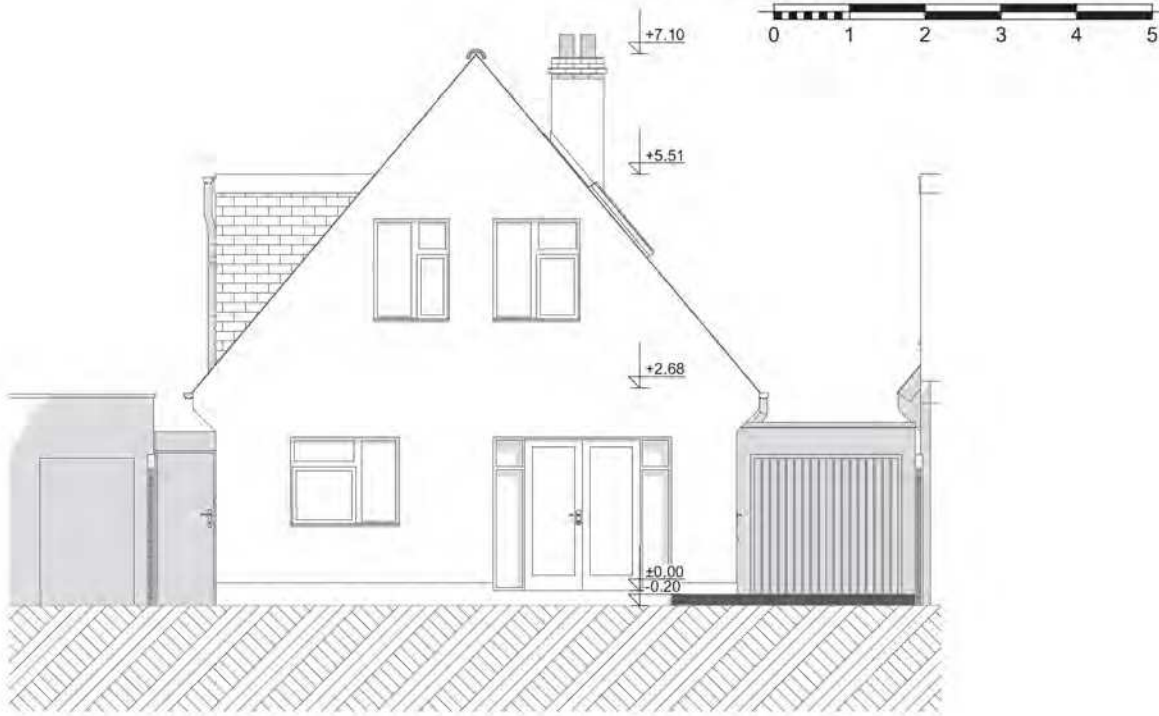


West Elevation 1:100



North Elevation 1:100

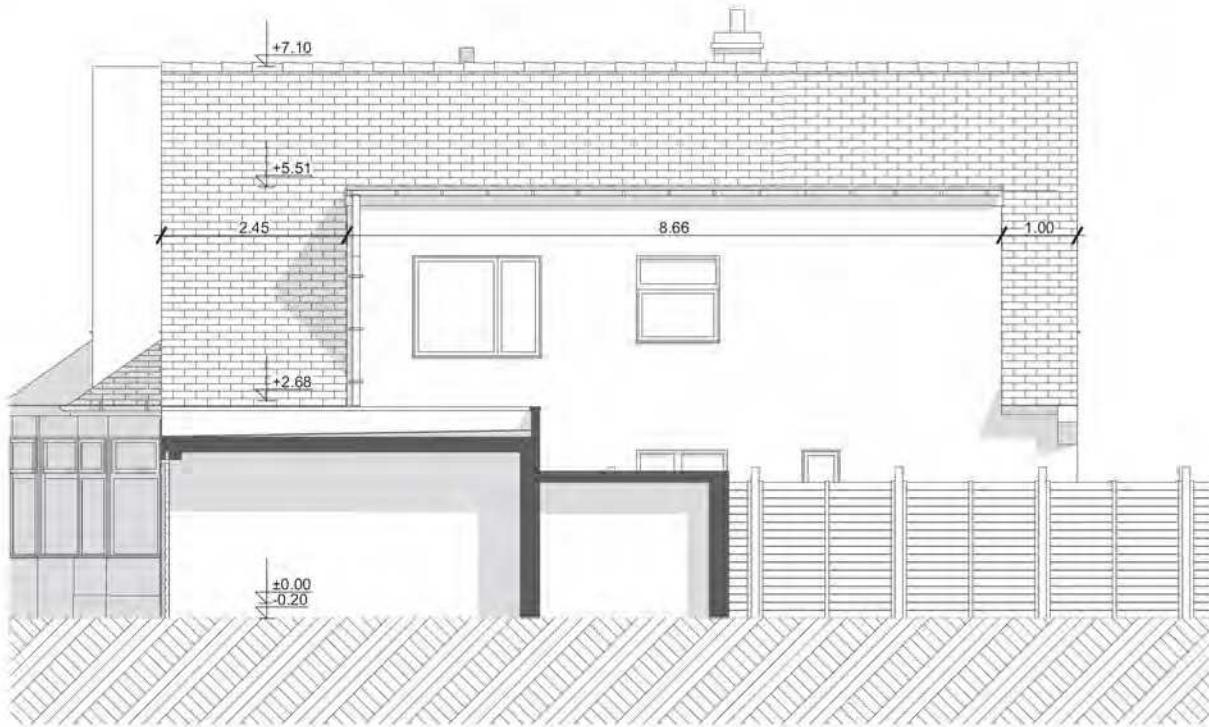
address 5 Maycroft Pinner , London HA5 3UB		Proposed	West, North	
drawing L59-11	scale 1:100	stage Page 275 Planning/Rev. b	date 13-Jan-17	paper A4



East

Elevation

1:100



South

Elevation

1:100

address 5 Maycroft Pinner , London HA5 3UB		Proposed	East, South	
drawing L59-9	scale 1:100	stage Page 276 Planning/Rev. b	date 13-Jan-17	paper A4



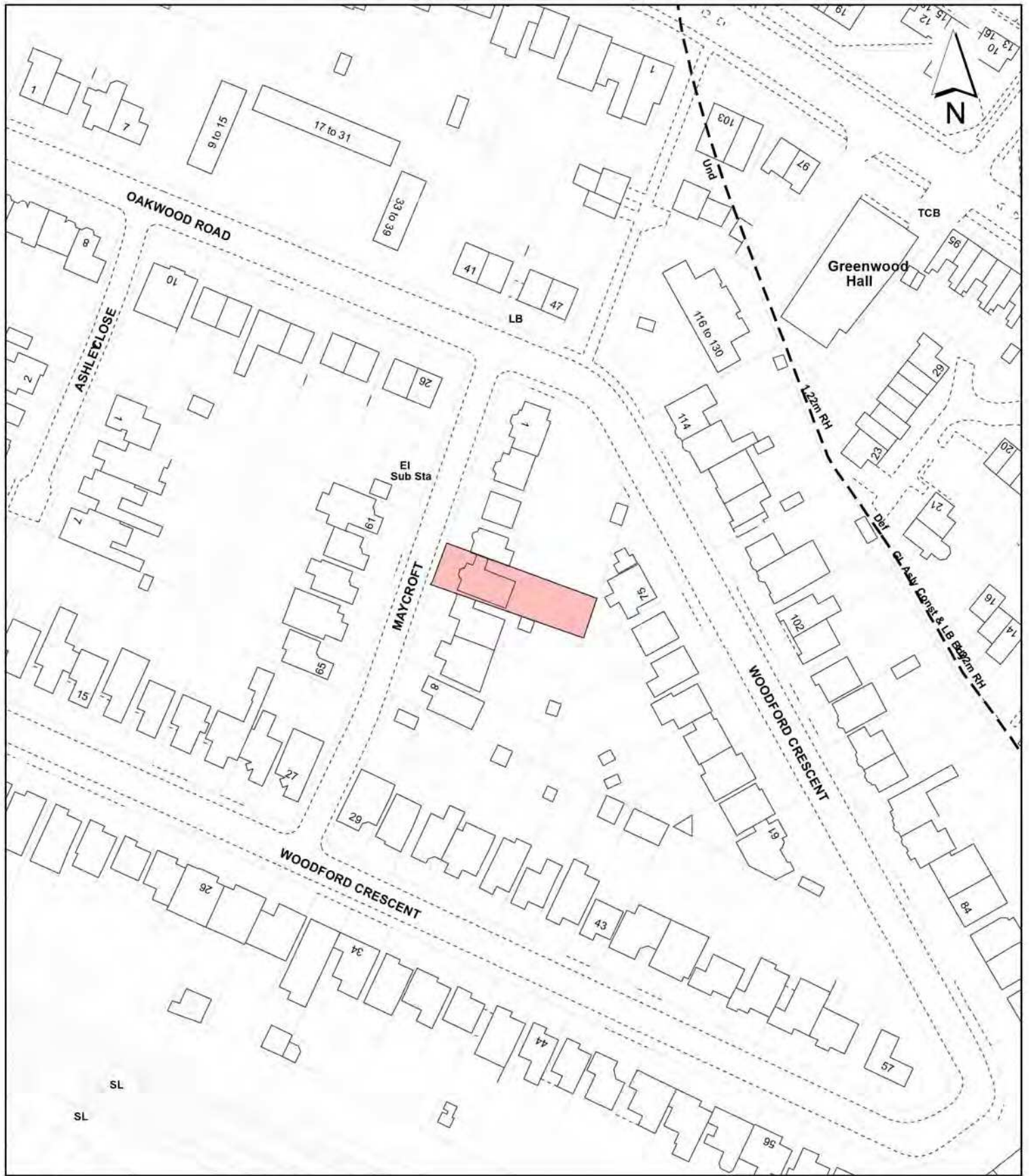
address 5 Maycroft Pinner , London HA5 3UB	Existing, Proposed	3D/1
drawing L59-12	stage Page 277 Planning/Rev. b	date 13-Jan-17 paper A4




address 5 Maycroft Pinner , London HA5 3UB	Existing, Proposed	3D/2	
drawing L59-13	stage Page 278 Planning/Rev. b	date 13-Jan-17	paper A4



address 5 Maycroft Pinner , London HA5 3UB	Existing, Proposed	3D/3	
drawing L59-14	stage Page 279 Planning/Rev. b	date 13-Jan-17	paper A4



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Site Address:

5 Maycroft

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

Planning Application Ref:
67893/APP/2016/2836

Scale:
1:1,250

Planning Committee:
North Page 280

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON BOROUGH FOOTBALL CLUB, BREAKSPEAR ROAD RUISLIF
Development: Installation of 3 x temporary changing room cabins.
LBH Ref Nos: 17942/APP/2016/3158

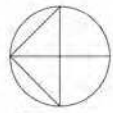
Date Plans Received: 18/08/2016 **Date(s) of Amendment(s):**
Date Application Valid: 12/09/2016



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LOCATION PLAN

SCALE 1:1250

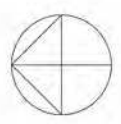
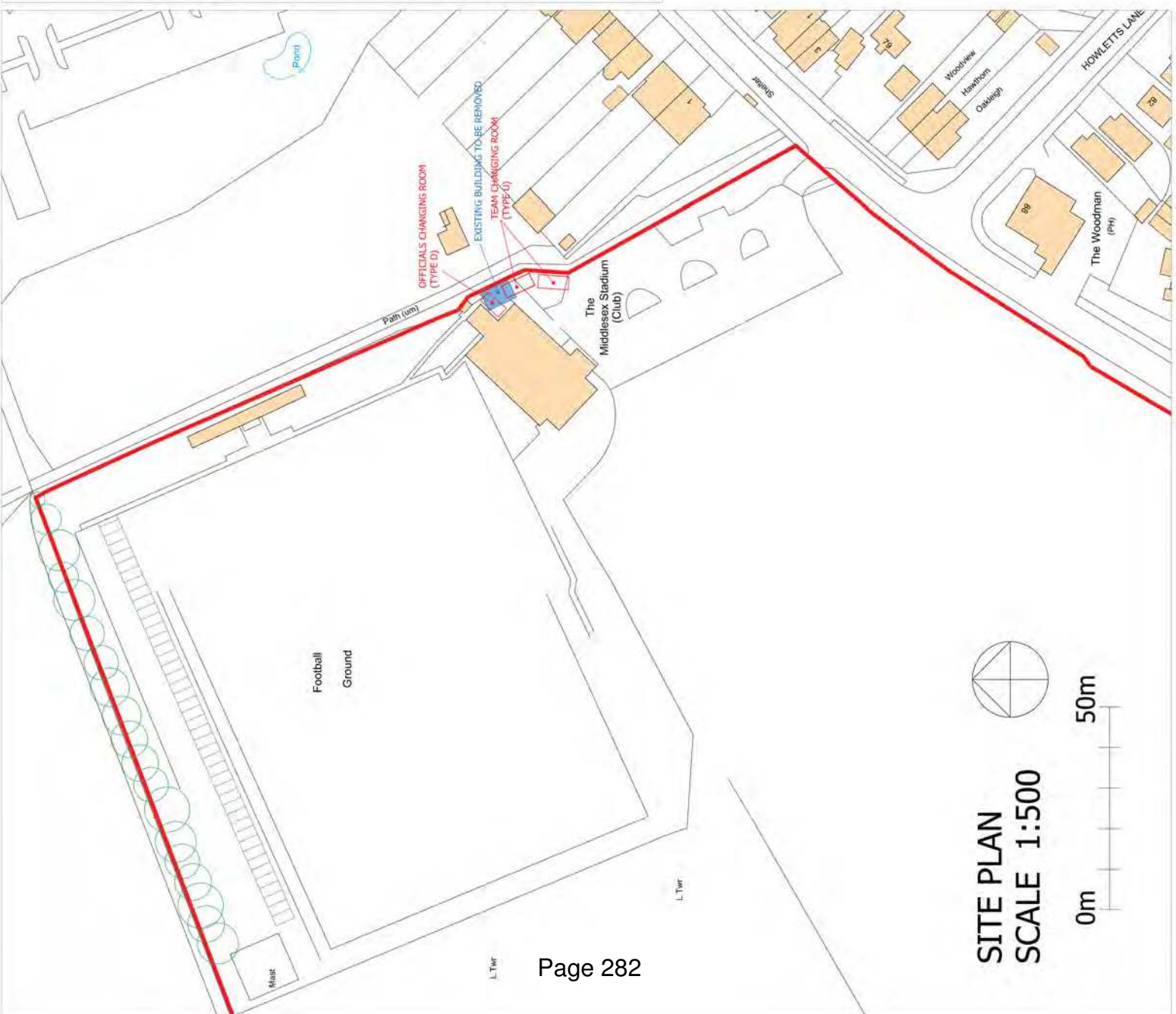


Client
HILLINGDON BOROUGH FC
MIDDLESEX STADIUM
BREAKSPEAR ROAD
RUISLIP HA4 7SB

Drawing Title
TEMPORARY CHANGING FACILITIES
SITE AND LOCATION PLAN

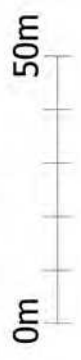
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Package Ref:	
Job Number	282
Drawing Number	001
Revision	-
Date	08.08.16

Kevin Threlkirk Associates
 Galehouse Farm
 Causton Green Lane
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 01560 590200/0892042
 kthrelkirk@googlemail.co.uk

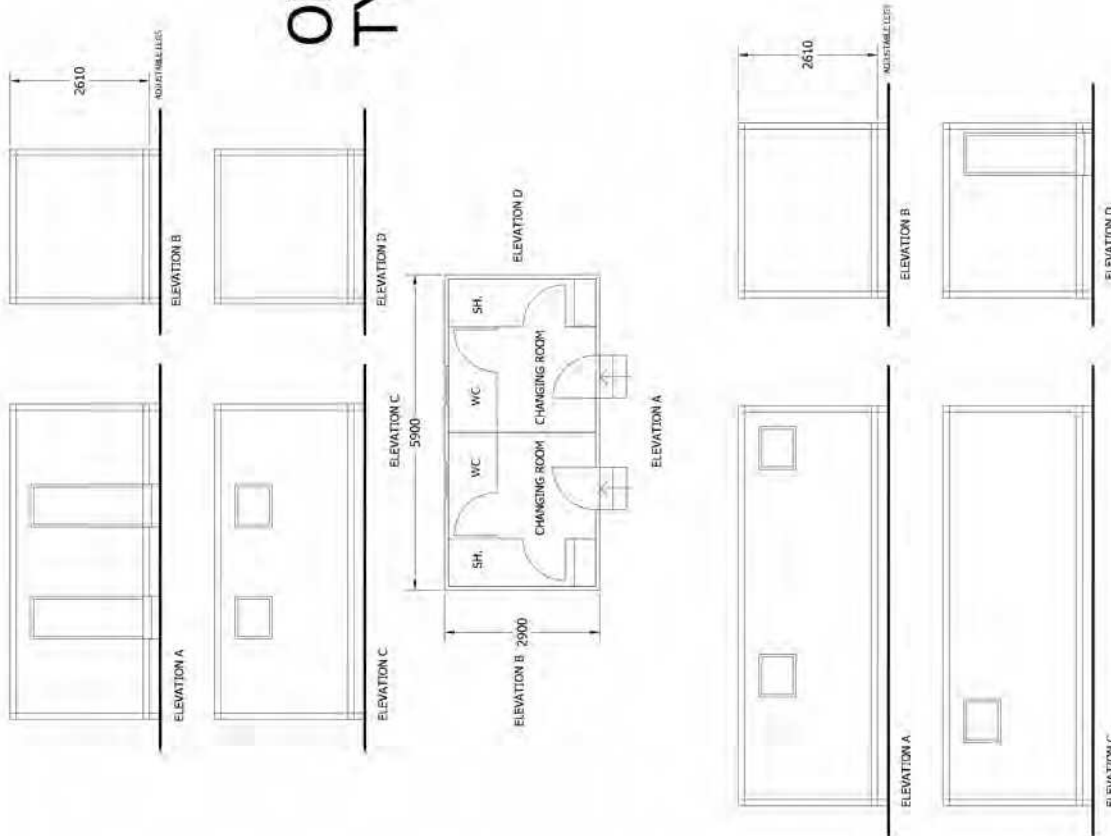



SITE PLAN

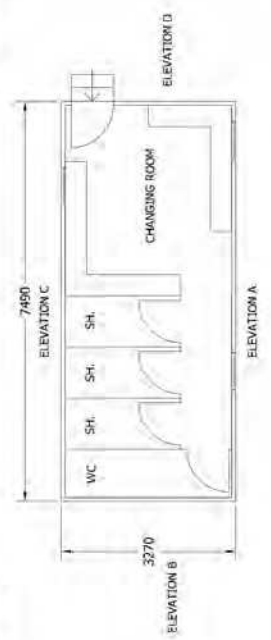
SCALE 1:500



OFFICIALS CHANGING ROOM TYPE D



TEAMS CHANGING ROOMS TYPE U (2 off)



Client
HILLINGDON BOROUGH FC
MIDDLESEX STADIUM
BREAKSPEAR ROAD
RUISLIP HA4 7SB

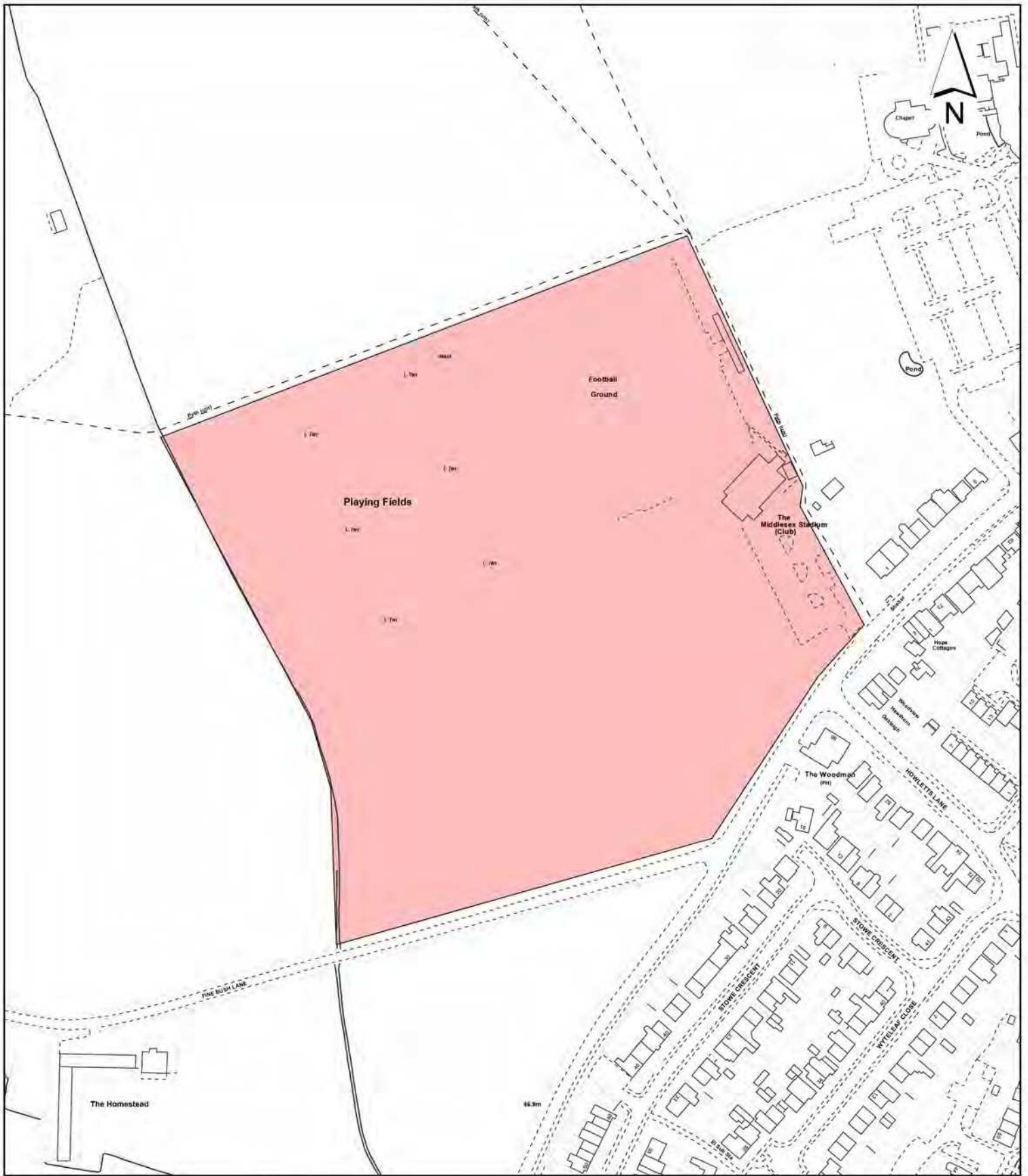
Drawing Title
PLANS AND ELEVATIONS OF
TEMPORARY CHANGING FACILITIES

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Package Ref:			
Job Number	Drawing Number	Revision	Date
282	002	A	08.08.16

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Notes:

 Site boundary

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Site Address:

**Hillingdon Borough FC
 Breakspear Road**

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

Planning Application Ref:
17942/APP/2016/3158

Scale:
1:2,500

Planning Committee:
North Page 284

Date:
February 2017



HILLINGDON
 LONDON