



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 23 AUGUST
2017

Time: 7.00 PM, OR UPON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATEST

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 Oswell
Councillor Jazz Dhillon

Published: Tuesday, 15 August 2017

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This Agenda is available online at:
www.hillingdon.gov.uk

Putting our residents first

Lloyd White
Head of Democratic Services
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Useful information for residents and visitors

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	52 Field End Road - 4913/APP/2016/4358	Eastcote & East Ruislip	Two storey, 3-bed, detached dwelling and conversion of dwelling house into 1 x 1-bed and 1 x 2-bed self-contained units involving single storey rear extension with associated parking and amenity space, involving demolition of existing garage. Recommendation: Refusal	7 - 20
7	197 Field End Road - 22149/APP/2017/2101	Eastcote & East Ruislip	Installation of roller shutter. Recommendation: Refusal	21 - 30

8	88 Long Lane - 29164/APP/2016/4622	Ickenham	Three storey building comprising of 7 x 2-bed and 2 x 1-bed flats with associated parking, cycle and amenity space, involving demolition of existing detached dwelling. Recommendation: Approval	31 - 50
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	35 Swakeleys Road, Ickenham - 3445/APP/2017/1715	Ickenham	Change of use from Use Class A2 (Bank) to Use Class A1/A3 (Shops/Restaurants/Cafes) with external alterations Recommendation: Approval	51 - 66
10	236 Swakeleys Road - 72634/APP/2017/769	Ickenham	Change of use from a group home into 5 x 1-bed self-contained flats with associated parking and cycle stores. Recommendation: Approval	67 - 82
11	Pembroke House, 5-9 Pembroke Road - 38324/APP/2017/2287	West Ruislip	Extension of the 4th floor to provide 1 x 2 bedroom unit (Use Class C3) Recommendation: Refusal	83 - 94
12	Club House, Middlesex Stadium - 17942/APP/2017/2084	West Ruislip	Single storey building for use as changing rooms, involving demolition of existing outbuilding. Recommendation: Approval	95 - 104

Other

13 11 Harvil Road - Tree Preservation Order No. 759 - pages 105 - 111

Recommendation: Preserved

PART I - Plans for North Planning Committee - pages 113 - 172

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Agenda Item 3

Minutes



NORTH Planning Committee

2 August 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), Duncan Flynn, Raymond Graham, Manjit Khatra, John Oswell, Jazz Dhillon and David Yarrow (Reserve) (In place of Jem Duducu)</p> <p>LBH Officers Present: Zenab Haji-Ismael (Principal Planning Officer), James McClean Smith (Major Planning Applications Officer), Manmohan Ranger (Transport Consultant), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
43.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Duducu, with Councillor Yarrow substituting.</p>
44.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
45.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
46.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
47.	<p>21 NICHOLAS WAY, NORTHWOOD - 22734/APP/2017/900 (<i>Agenda Item 5</i>)</p> <p>Two-storey, five-bedroom detached dwelling with associated parking and amenity space, involving demolition of existing building.</p> <p>Officers introduced the application, which sought for the erection of a two-storey, five-bedroom detached dwelling, and noted the addendum, which highlighted a change to condition 6.</p> <p>A petitioner spoke in objection to the application, and commented that 28 residents signed the petition. Residents were concerned that the projected loss of three trees covered by Tree Preservation Orders in an Area of Special Character would set a</p>

precedent and Members heard that in a quarter of Copse Wood, 57 trees were already approved for removal, and if this projection continued along the rest of the road, over 200 trees would be removed.

Officers confirmed that it was confirmed more than three trees would be removed, but only three were covered by TPOs; two cypress trees and one oak tree. Responding to Members' questioning, it was confirmed by Officers that when these were surveyed, the trees were considered to be of declining quality and would be replaced with high quality trees. Councillors heard that standard practice was to plant small replacement trees, but this could be altered in a landscaping condition should the Committee wish.

Members confirmed that they wished to alter the landscaping condition to ensure that replacement trees were semi-mature, and the officer's recommendation was moved, subject to the change to the landscaping condition and delegated authority to the Chairman and Labour Lead to ensure that Councillors were satisfied with the proposed condition.

The proposal was then seconded and unanimously agreed when put to a vote.

RESOLVED: That the application was approved, subject to an additional condition regarding landscaping, and delegated authority to the Head of Planning and Enforcement, in conjunction with the Chairman and the Labour Lead.

48. **1A GROVE ROAD, NORTHWOOD - 14379/APP/2017/1592** (*Agenda Item 6*)

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

Officers introduced the application for a two-storey, five-bed detached dwelling, and highlighted the addendum, which proposed an additional condition.

A petitioner, in objection, spoke to the Committee and stated that the building is overbearing with very limited changes from a previous application that was refused. Members heard that in contrast with the previous proposal, the readjustment of the dwelling on the site moves it closer to 1 Grove Road, and as the site sits deeper in the plot, it is now closer to the garden, pool and patio of 26 Moor Park Road; with the dormer windows to the rear of the site, this would lead to overlooking of 26 Moor Park Road, and impact on neighbours' amenities.

The agent for the application addressed the Committee and commented that changes have been made from the previous application to overcome the reasons for rejection. Members heard that the proposal is smaller, with less impact on the street scene and neighbouring amenities, with the ridge height lower than 1 Grove Road and it set back in the plot to match the existing building line on Grove Road.

Councillor Seaman-Digby, Councillor for Northwood Ward, supported the refusal of the application and informed the Committee that he believed there were minimal changes from the previously refused application, and the impact on amenities and size and bulk of the application, in relation to the plot size, were unacceptable.

Responding to questioning from the Committee, the Head of Planning and Enforcement confirmed that the application met planning policy with regards to overlooking, and the distances between the proposal and 26 Moor Park Lane were acceptable.

Members expressed sympathy with the petitioners, but recognised the work the applicant had done to find a more acceptable proposal and noted that the application complies with planning regulations and would be difficult to refuse.

	<p>The Committee stated that they would like to add a condition to ensure obscure glazing was used for the habitable roofspace, and confirmed they also supported a condition to ensure the garage was built for that use only.</p> <p>The officers' recommendation, subject to the additional conditions, was then moved, seconded, and upon being put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application was approved, subject to the additional conditions:</p> <ol style="list-style-type: none"> 1. Obscure glazing was used to the rear windows of the habitable roofspace; and 2. The garage shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.
49.	<p>2 RAISINS HILL, EASTCOTE, PINNER - 32216/APP/2017/1290 (<i>Agenda Item 7</i>)</p> <p>Two two-storey, three-bed semi-detached dwellings with habitable roofspace and associated parking and amenity space.</p> <p>Officers introduced the application which sought the demolition of the existing dwelling, and the erection of two two-storey, three-bed semi-detached dwellings, and highlighted the addendum, which including an amendment to condition 5.</p> <p>A petitioner, in objection to the application, addressed the Committee and stated that the proposal was unprecedented in the area. Members heard that the proposal would lead to a loss of light and visual amenity for neighbouring properties, and its size and bulk constituted an overdevelopment that would lead it be 70% larger than over houses in the street. The petitioner noted that the proposed development was very close to the boundary of the site, and noted that the reduced gap with the neighbouring properties on the ground floor was out of keeping with the street scene. Furthermore, it was noted that the building materials proposed were different to the rest of the street.</p> <p>The agent for the applicant informed Members that two previous applications had been rejected, but the applicant hoped that this proposal had met the planning requirements and addressed previous concerns. The Committee heard that the bulk and size of the application had been reduced and separation differences were improved, along with a reduced roof pitch, removal of dormer windows, and obscured high level rooflights. The agent also noted that the architecture of the proposal matched the street scene, and softened the proposal's appearance.</p> <p>Members sought clarification regarding the rear dormer windows and rooflights, and were informed that the current plans sought high level rooflights but did not include dormer windows. Responding to questioning from the Committee, the Head of Planning and Enforcement confirmed that a condition could be added to ensure that the rooflights do not protrude too far from the roof.</p> <p>Councillors expressed concern regarding the materials used in the development and its impact on the street scene, and were informed that condition 3 could be made more robust to ensure that the materials matched those used elsewhere on Raisins Hill.</p> <p>The Committee moved the officer's recommendation, subject to alterations to conditions 2 and 3, to be agreed under delegated authority to the Head of Planning and Enforcement. This proposal was then seconded and, upon being put to a vote, was agreed with four votes in favour, and three votes against.</p> <p>RESOLVED: That the application was approved, subject to alterations to conditions 2 and 3, and delegated authority to the Head of Planning and Enforcement.</p>

50.	<p>42 RAISINS HILL, EASTCOTE, PINNER - 27718/APP/2017/1559 (<i>Agenda Item 8</i>)</p> <p>The item was withdrawn prior to the meeting.</p>
51.	<p>RUISLIP TELEPHONE EXCHANGE, HIGH STREET, RUISLIP - 10105/APP/2017/1329 (<i>Agenda Item 9</i>)</p> <p>The item was withdrawn prior to the meeting.</p>
52.	<p>ALDIS HOUSE & WETHERBY HALL, GREEN LANE, NORTHWOOD - 68153/APP/2017/793 (<i>Agenda Item 10</i>)</p> <p>Proposed Change of Use of Aldis Hall (from C1 residential to D1 Pre-School Nursery) with associated parking, access alterations and landscaping, and a Change of Use of Wetherby House (from D1 Pre-School Nursery to C3 residential).</p> <p>Officers introduced the application, which sought the proposed Changes of Use of Aldis Hall to a Pre-School Nursery and Wetherby House to residential, and noted the addendum which included an amendment to condition 5.</p> <p>A petitioner spoke in objection to the application on the grounds of traffic and parking concerns. Members heard that the additional vehicles expected would put further strain on traffic in the area, while the limited set-down and pick-up area on site would not help the road cope with more vehicles, and would only lead to traffic issues as parents queued to drop off children or parked illegally, as the proposed car park is 150 metres from the site and it is not feasible that it will be used consistently by parents. The petitioner also commented that the earlier and later opening times would not make a major difference to traffic problems, as there is little demand for these additional hours at nearby nurseries.</p> <p>The agent for the application addressed the Committee and noted that the number of pupils was capped and traffic management had strong proposed conditions in the hope of addressing concerns of local residents. The earlier and later opening times were proposed to suit the lifestyle of working parents, and it also leads to a large spread of pick-ups and drop-offs to help with traffic management. Members heard that on-site pick-up and drop-off was proposed only for children who were under two years old or had a disability and the Green Lane car park has capacity for the other vehicles.</p> <p>Responding to questions from Councillors, the agent confirmed that the proposal to drop-off and pick-up children under two from the site was a late request, and that this would affect 36 children on a daily basis. The agent also stated that there was no available parking for staff members.</p> <p>Members noted that two local Ward Councillors had both confirmed they objected to the application.</p> <p>The Council's Highways Officer confirmed that the proposal would lead to an extra 154 vehicle movements around the site and the trip generation figures estimated that the busiest time would be between 8-9am when 18 vehicles would use the site. The Committee expressed concern that with 36 pupils under the age of two, the on-site parking would not be sufficient, as it is not so easy for parents to drop-off young pupils quickly and this could cause queuing traffic on the road, in addition to illegal parking or drop-offs.</p> <p>Members commented that the current proposal regarding parking arrangements was not sufficient for the number of vehicles that would be coming to the site, including staff</p>

	<p>members, and the proposed use of Green Lane Car Park was not deemed practical for nursery-aged children. In turn, this could result in increased risk to pedestrian and highway safety, especially due to the young age of many of the children. As such, the Committee was concerned that the application would be contrary to planning policy AM7 (ii) regarding the free flow of traffic.</p> <p>Therefore, a motion to refuse the application, subject to delegated authority to the Head of Planning and Enforcement to confirm the final wording, was moved and seconded. Upon being put to a vote, the motion was unanimously agreed.</p> <p>RESOLVED: That the application be refused, subject to delegated authority to the Head of Planning and Enforcement.</p>
53.	<p>10 JACKETS LANE, NORTHWOOD - 70543/APP/2017/1650 (<i>Agenda Item 11</i>)</p> <p>Redevelopment of the site to provide four detached single family dwellings with associated car parking, access and landscaping.</p> <p>Officers introduced the application, which sought the demolition of the existing detached dwelling, and the erection of four single family dwellings, with one four-bed detached dwelling.</p> <p>Members commented that the applicant had worked hard to overcome previous reasons for refusal, and this application was just about within policy. Therefore, the officer's recommendation was proposed, seconded and unanimously agreed at a vote.</p> <p>RESOLVED: That the application was approved, subject to delegated authority to the Head of Planning and Enforcement.</p>
54.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <p>That the enforcement action as recommended in the officer's report was agreed.</p> <p>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 7.24 pm, closed at 9.39 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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.

Report of the Head of Planning, Sport and Green Spaces

Address 52 FIELD END ROAD EASTCOTE PINNER

Development: Two storey, 3-bed, detached dwelling and conversion of dwelling house into 1 x 1-bed and 1 x 2-bed self-contained units involving single storey rear extension with associated parking and amenity space, involving demolition of existing garage.

LBH Ref Nos: 4913/APP/2016/4358

Drawing Nos: Planning Statement
PL01 E
PL02 E
PL03 E
PL04 E
LTH01 E
PL05 E
Planning Statement Addendum
Arbtech Package Tree Survey
Arboricultural Method Statement
Abtech TPP 01
Arbtech AIA 01
01-C
os01

Date Plans Received:	01/12/2016	Date(s) of Amendment(s):	01/12/2016
Date Application Valid:	16/12/2016		12/04/2017
			16/12/2016

1. SUMMARY

The proposed development results in inappropriate development of garden land, resulting in harm to the character and appearance of the surrounding area. The current garden land has a spaciousness and openness which makes an important contribution to local character and the setting of the adjoining Grade II Listed Building. There is insufficient space to do significant boundary planting to mitigate the impact on the setting of the Grade II listed Tudor lodge hotel which will appear more enclosed as a result of the proposal to the detriment of the setting of the listed building, furthermore it is considered that existing boundary trees within the grounds of the Tudor Lodge would be damaged or have to be removed as result of the proposal exacerbating the impact. The loss of the garden land will be detrimental to the visual amenity of the area and the wider street scene which is characterised by development in landscaped grounds. The development would be cramped and the layout, siting and scale of the new dwelling would not respect or improve the existing pattern of buildings. There is also considered to be harm caused by the amount of hardstanding proposed to the side and rear of the existing dwelling and proposed attached dwelling in order to gain rear access and to provide rear parking.

Furthermore the provision of an additional dwelling to the rear with parking provision in close proximity to the rear boundary with no. 54 would result in the occupants of that dwelling to suffer an unacceptable loss of amenity by reason of the noise and disturbance. As such the proposal would fail to comply with Policies BE21 and OE1 of the Hillingdon UDP.

The window arrangement to the rear dwelling prevents overlooking of houses in the Sigers and the separation distance is such that there would be no unacceptable loss of outlook or daylight/sunlight to these properties. There are no concerns regarding the conversion and sub-division of the existing dwelling and rear in-fill extension, which is considered to comply with all relevant planning policies.

The application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development results in inappropriate development of garden land, resulting in harm to the character and appearance of the surrounding area. The current garden land has a spaciousness and openness which makes an important contribution to local character and the setting of the adjoining Grade II Listed Building. There is insufficient space to do significant boundary planting to mitigate the impact on the setting of the Grade II listed Tudor lodge hotel which will appear more enclosed as a result of the proposal to the detriment of the setting of the listed building, furthermore it is considered that existing boundary trees within the grounds of the Tudor Lodge would be damaged or have to be removed as result of the proposal exacerbating the impact. The loss of the garden land will be detrimental to the visual amenity of the area and the wider street scene which is characterised by development in landscaped grounds. The development would be cramped and the layout, siting and scale of the new dwelling would not respect or improve the existing pattern of buildings. There is also considered to be harm caused by the amount of hardstanding proposed to the side and rear of the existing dwelling and proposed attached dwelling in order to gain rear access and to provide rear parking. The proposals would therefore be contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE10, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2015) and the NPPF (March 2012).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of the close proximity of the proposed parking spaces, would be detrimental to the residential amenity of the occupants of Number 54 Field End Road by reason of the noise, disturbance and potential light pollution. As such the proposal would fail to comply with Policies BE19, BE21 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north western side of Field End Road and is bordered to the east and north by the Tudor Lodge Hotel and to the west and south by other residential properties. It comprises a two storey semi detached property with a detached garage to the side. Both this property and the adjoining property have been extended in a similar but not identical way in the past, with a two storey side extensions. The application site has a distinctive cat slide features between the two front gables, whilst the adjoining property has a front projection. The neighbouring property also benefits from an additional two storey rear extension. To the front there is a gravelled driveway, which can accommodate at least 4 cars and to the rear there is a large L shaped rear garden.

The application site lies within the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the erection of a single storey rear extension to the existing dwelling, and then convert this to form two separate (1 x1 bed and 1 x 2 bed) units. It is also proposed to erect a two storey, 3-bed, detached dwelling to the rear of the existing property.

3.3 Relevant Planning History

4913/B/98/0295 52 Field End Road Eastcote Pinner
Erection of a two storey side extension to include garage and study

Decision: 01-04-1998 Approved

4913/PRC/2015/86 52 Field End Road Eastcote Pinner
Part demolition of existing building and construction of an additional dwelling within the site

Decision: 05-08-2015 OBJ

4913/PRC/2016/59 52 Field End Road Eastcote Pinner
Conversion and extension of the existing 4 bedroom dwelling into two dwellings and the construction of a new 4 bedroom dwelling

Decision: 27-09-2016 OBJ

Comment on Relevant Planning History

Various pre-application was given which highlighted a number of issues that would need to

be overcome, an overall objection was given. At the time pre-application advice was given an arboricultural report had not been received and this has increased concerns regarding harm caused by the rear dwelling, in particular on the setting of the Grade II listed Tudor Lodge Hotel.

Design guidance was given regarding the proposed conversion and extension of the existing dwellinghouse.

4913/B/98/0295 - Erection of a two storey side extension to include garage and study.

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.

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.

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.

H4 Mix of housing units

H7 Conversion of residential properties into a number of units

H12 Tandem development of backland in residential areas

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

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

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

8 neighbours were consulted for a period of 21 days expiring on the 10 January 2017. A site notice was also erected on the lamppost to the front expiring on 19 January 2017. There were 5 responses to the consultation raising the following issues:

- Loss of privacy
- Loss of view from the neighbouring properties
- Increased noise, headlights, disturbance, air pollution and traffic generation from the vehicle access, parking and use of the garden.
- Overdevelopment of the site
- Garden grabbing
- Adverse impact on the adjacent grade 2 listed building
- Overbearing
- Out of keeping with the area
- Security compromised as tradesmen, salesmen or visitors could stroll into what has always been a private rear garden space
- Potential light pollution from security lights
- The proposed subdivision of the property would offer a cramped form of accommodation

A petition against the proposal was also submitted.

Eastcote Residents Association - Back yard developments should be resisted wherever possible. The site is currently a well proportioned semi detached property adjacent to the Conservation Area and a listed building and this proposed development would represent overdevelopment, both in terms of size and occupancy. This application unacceptably alters the balance of the properties turning this currently semi detached property into a terrace. This will detract from a current street scene that should be retained to preserve the current ambience and character of the area. The garden house will affect all those living in the Sigers, which are apartments and thus lose living in the 1st floor flats will be particularly affected by the loss of their current views across and towards Tudor Lodge Hotel. Such vistas will be replaced by direct views into the proposed house. Loss of privacy to adjacent occupiers and additional impact of the parking adjacent to the Sigers back garden amenity area. Impact on the adjacent grade 2 listed building and both the Eastcote Park Estate and Eastcote Village Conservation Areas.

Eastcote Village Conservation Panel - The property stands next to the Tudor Lodge Hotel and Grade II listed building and near to both the Eastcote Park Estate and Eastcote Village Conservation Areas. The road is spacious with mainly inter war Metroland semi detached houses. The exception being the Forresters, which is a flatted development, set back from the road in very spacious well landscaped grounds, therefore is not over dominant to the street scene. 52 Field End Road, is part of a pair. Number 52 has been greatly extended. To change this building into two separate dwellings will give the impression of terraced housing, which is out of character with this area. It is probable that the 3 bedroom house will over shadow the amenity space of the maisonettes in The Sigers to

the rear/side of the application site. This proposal will appear overcrowded and detrimental to the street scene in this sensitive part of Eastcote. We ask that this application be refused.

Ruislip, Northwood and Eastcote Local History Society - Overdevelopment of an attractive site with a mature garden, which enhances the street landscape. It will result in a cramped appearance. This form of garden development is against the Hilling Local Plan. The symmetry with the adjoining semi-detached house will be lost. Although the site is not within the Conservation Area is very close. This will be detrimental to the setting of the adjacent listed building. The proposal will ruin the character of a pair of attractive 19th century Victorian cottages built in about 1888 and we request that it be refused.

Internal Consultees

Access Officer - I deem there to be no accessibility issues raised by the proposal

Highways - This application utilises the existing crossover. Field End Road is a classified road with the existing access point that allows vehicles to enter and leave in forward gear. The development would require at least 4 car parking spaces and 5 are provided. At least 1 should be EV charging active and 1 space EV charging passive and this should be conditioned. There will be additional traffic movements compared to the existing but this is not seen as significant. There are no plans showing secure covered cycle parking or refuse/recycling facilities but this can be conditioned. On this basis I have no significant concerns in terms of highways issues.

Conservation and Urban Design - The site is not within a conservation area, nor an area that is sensitive in terms of its archaeology, however to the immediate north-east of the Tudor Lodge Hotel, which is grade II listed and an early timber framed building. Works therefore have potential to impact on the setting of this building. The principle elevation of the historic hotel building is currently seen against a backdrop of mainly 2 storey domestic buildings. The addition of an extra house as proposed will further enclose the boundary when viewed from the street and car park. The existing trees along the boundary provide partial screening of views of the new building from within the hotel car park area. However it must be noted that these trees do not form part of the development site and it is unclear as to how their retention can be secured as part of this development.

Officer comment: The Conservation Officer has raised no criticism of the conversion works as these reflect pre-application advice given on this aspect of the proposal.

Trees/Landscaping - There are no trees or other landscape features of merit on the site, the nearest trees are the off site trees along the side boundary within the grounds of the hotel. If the application is recommended for approval, a landscape condition should be imposed in order to safeguard the trees and enhance the character and appearance of the area. No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Concern has been raised with regard to garden grabbing contrary to the NPPF, which identifies Local Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens.

There is not an in principle objection to conversion of the existing dwelling, nor the rear in-fill extension. It is considered that this has been very sensitively proposed with design characteristics and detailing which reflect that of the Victorian architecture. There is not considered to be any reason why the impression of terraced housing would apply or be unacceptable in this instance (a view shared by the Council's Conservation Officer). A side entry door is added, but this in itself is not so harmful or out of character that it could be refused.

It is the rear dwelling where policy conflicts are considered to apply, both regarding the loss

of garden land in this case and its impact on the character and appearance of the surrounding area and the setting of the Grade II Listed Tudor Lodge Hotel. The parcel of land does provide a break between the development of the Sigers and the grounds of the Tudor Lodge Hotel.

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

Although the existing dwelling has considerable character and is late Victorian it is not a statutory listed or locally listed building.

Concern has been raised with regard to the potential impact on the Conservation Areas of Eastcote Village and Eastcote Park, which sit adjacent to one another to the north of the application site. BE4 advises that development on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities. Whilst noting these concerns given the distance of separation of approximately 112 m and 130 m respectively, and the intervening built form, it is not thought that the application site could be considered as within the fringe and is therefore impact on these Conservation Areas is not considered to be relevant to this proposal.

Concerns have also been raised over the detrimental impact on Tudor Lodge a grade II Listed Building adjacent to the application site by objectors, this concern is considered to be of far more relevance. Policy BE10 advises that consent will not normally be granted for proposals which are considered to be detrimental to the setting of a listed building.

The side boundary of the application site is situated approximately 27m to the south west of the listed building and separated by the car parking area serving the hotel.

Part of the character of the hotel is its setting in spacious landscaped grounds. Many surrounding dwellings have glimpsed views of the hotel and its grounds. The enclosure of the hotel, even by a building some 30m distance is a matter of concern and would affect the setting of the listed building, in particular if such a building cannot be comprehensively screened or results in the loss of existing boundary trees in the grounds of the listed building (irrespective of the individual value of boundary trees within the curtilage of the listed hotel its boundary trees have substantial collective value).

The proposed alterations to the existing dwelling include the removal of the linked single storey garage to the side; the repositioning of the main entrance door from the side of the central single storey element to the front, facing the road; the blocking up of a small first floor side window and the erection of a single storey extension to the rear. The garage is a modern construction of no particular architectural merit. The proposed single storey rear extension would sit between and level with the existing two storey rear projection and the boundary with no. 54. This extension and the proposed alterations are modest in scale and it is not considered they would impact on the setting of the listed building.

The existing property benefits from an extensive L shaped rear garden and the proposal

also includes the erection of a detached two storey dwelling to the rear. This is situated within the northern corner, set back a minimum of 1 m from the boundary and adjacent to the two storey annex building of Tudor Lodge. The Conservation Officer has advised that the principle elevation of the historic hotel building is currently seen against a backdrop of mainly 2 storey domestic buildings. The addition of an extra house as proposed will further enclose the boundary when viewed from the street and car park.

There is insufficient space to do significant boundary planting to mitigate the impact on the setting of the Grade II listed Tudor lodge hotel which will appear more enclosed as a result of the proposed rear dwelling to the detriment of the setting of the listed building, furthermore it is considered that existing boundary trees within the grounds of the Tudor Lodge would be damaged or have to be removed as result of the proposal exacerbating the impact. As such the proposal is considered to be contrary to policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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. 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.'

As previously identified in section 7.03 the alterations to the existing dwelling to facilitate the subdivision into two properties are relatively minor and would not significantly alters its appearance when viewed from within the street scene. The single storey rear extension in-fills a gap between the existing two storey rear projection and the existing single storey element of no. 54. It measures 5.9 m in width, 3.3 m in depth and has a flat roof of 3 m in height. This is a modest extension which would comply with the requirements of HDAS guidance and would not be out of keeping with the character and appearance of the existing dwelling or the wider area.

The proposed REAR dwelling measures 7.8 m in width and 10.8 m in depth and has been designed to complement the existing dwellings to the front, with a pitched gable ended roof and additional front facing gable projection and a high steeply sloping roof form over the single storey front projection reflecting the style of the cat slide detail to the front of the existing dwellings. At a height of 7 m the propose dwelling is slightly higher that the host property which stands at 6.85 m.

The current garden land has a spaciousness and openness which makes an important contribution to local character and the setting of the adjoining Grade II Listed Building. The loss of the garden land will be detrimental to the visual amenity of the area and the wider street scene which is characterised by development in landscaped grounds. The development would appear in this context to be cramped and the layout, siting and scale of

the new dwelling would not respect or improve the existing pattern of buildings. There is also considered to be harm caused by the amount of hardstanding proposed to the side and rear of the existing dwelling and proposed in order to gain rear access and to provide rear parking.

It is therefore considered that the proposed rear dwelling would conflict with policy BE1 which seeks to resist inappropriate development of gardens and green spaces that erode the character of suburban areas.

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 single storey extension to the existing dwelling does not project beyond the rear building line of the adjoining property no. 54 and is set well back from the other boundaries. It complies with the requirements of HDAS: Residential Extensions and it is not considered that this element of the proposal would significantly impact on the amenity of the neighbouring property.

The proposed new dwelling to the rear is situated in the northern corner of the rear garden set back 1m from the side boundaries and approximately 3.5m from the side elevation of the adjacent hotel building. It has been orientated to face the new driveway and the highway beyond. The principle windows to most of the rooms however face south west over the proposed garden area. The properties on The Sigers beyond are situated approximately 21m away. Therefore it is not considered that a new dwelling would result in the loss of privacy to any of these properties. One first floor bedroom faces the hotel car park adjacent, whilst the rear elevation has two windows facing the annex. These windows would serve a bathroom and a secondary window to the kitchen and could be conditioned to be obscure glazed. To the front there is one upper windows facing the rear of nos. 52 and 54 approximately 15 m away. This window serves the stairs and landing and as such could also be conditioned to be obscure glazed and fixed shut below 1.8 m.

Concerns have been made with regard to the potential increase in noise from use of the garden and additional parking to the rear. This is an existing garden area that is used by the occupiers of no. 52. It is also noted that the proposal is situated immediately adjacent to a car park in use in association with the existing hotel. However the intensification of use, particularly with the addition of vehicle movements to the rear and the provision of two parking spaces against the boundary fence to the rear of no. 54, is considered to be detrimental to the occupiers of that property by virtue of increased noise and potential light pollution.

As such it is 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 spaces for the 1 bed, 2 bed and 3 bed properties are 58.7 sqm; 88.25 sqm and 129.95 sqm respectively, in excess of the minimum requirements and therefore are 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 private rear gardens of 40sqm; 60.8 sqm and 90sqm for the 1 bed , 2 bed and 3 bed properties in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The proposed dwellings are served by a total of five parking spaces, two each for the larger dwellings and one for the 1 bed property, in line with adopted standards. The Highway Officer has advised that the proposal would be acceptable and as such would comply with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.11 Urban design, access and security

These issues are considered in other sections of the report.

7.12 Disabled access

The Access Officer has advised there are no accessibility issues raised by the proposals.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Tree Survey and Arboricultural Method Statement has assessed the impact of the development on nearby trees and one elder (C grade) will be felled and five other trees and

shrubs will have pre-emptive tree surgery. The method statement specifies that the project will be monitored/supervised by the project arboriculturalist. The tree survey identifies it is likely that extensive root systems from trees within the grounds of the listed building stretch into the rear garden of 52 Field End Road, this raises serious concerns regarding the long term protection and retention of these trees should the rear dwelling be erected.

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 issue of the loss of a 'view' from a property is not a material planning consideration as there is no right to a view. The other 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.

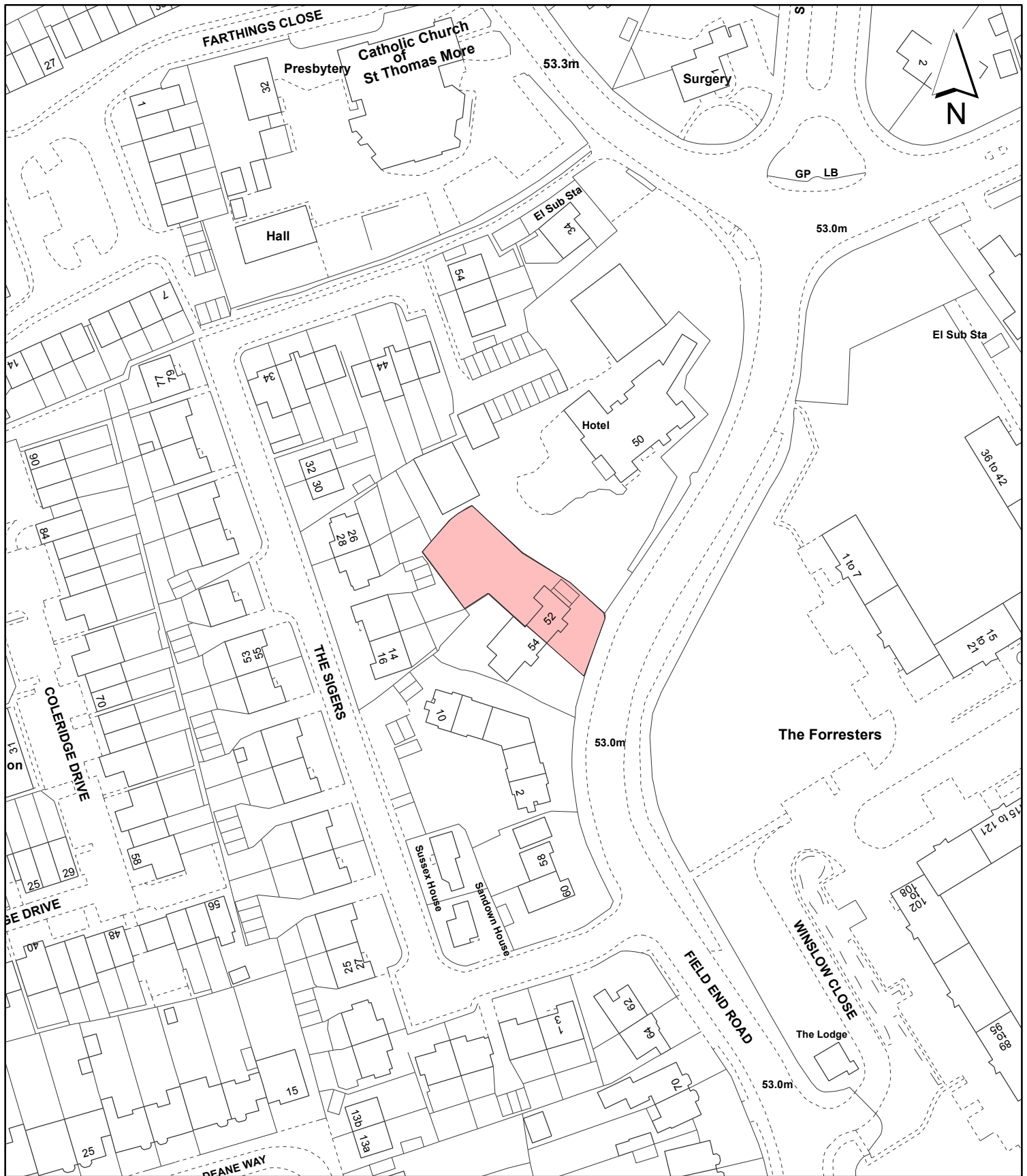
The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area and would provide a satisfactory level of residential amenity to future occupiers. However the provision of an additional dwelling to the rear would result in an unacceptable loss of amenity tot he occupiers of the adjacent property.

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:

52 Field End Road

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

Planning Application Ref:
4913/APP/2016/4358

Scale:
1:1,250

Planning Committee:
North Page 20

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address 197 FIELD END ROAD EASTCOTE PINNER

Development: Installation of roller shutter.

LBH Ref Nos: 22149/APP/2017/2101

Drawing Nos: EFC-P1
EFC-1250 S01
EFC-50 S01

Date Plans Received: 08/06/2017

Date(s) of Amendment(s):

Date Application Valid: 03/07/2017

1. SUMMARY

The planning application was received on 08 June 2017 following previous Enforcement Action and is classified as retrospective since the development is already implemented. The development, subject of this report has caused a considerable level of public reaction, and has resulted in the registering of an e-petition against the development in question, the Local Planning Authority has received 50 objections received (at the time of drafting this report). Some letters of support were also received by the LPA.

It is considered that the development is an unwelcome addition which adds to visual clutter in the street-scene. It is detrimental to the setting of the adjacent locally listed buildings, and to the character of the adjacent conservation area and as such the development fails to accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), and Policies AM8, BE4, BE13, BE15, BE18 BE19, BE27, BE28 and BE29 of the Hillingdon Local Plan Part 2 (November 2012).

NB This list of policies is greater than that quoted in the Enforcement Notice as a result of reflecting on issues raised in the public consultation.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roller shutters are considered to be a visual clutter detrimental to the fabric of the building and the wider street scene, its size, bulk, design and palette of colours neither preserve nor enhance this prominent corner plot adjacent to the Morford Way Conservation Area contrary to Policies BE1 and HE1 of the Hillingdon Local plan: Part One - Strategic Policies (November 2012), Policies AM8, BE4, BE13, BE15, BE18, BE19, BE27, BE28 and BE29 of the Adopted Hillingdon Local Plan : Part 2 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 REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
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
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE26	Town centres - design, layout and landscaping of new buildings
BE27	Advertisements requiring express consent - size, design and location
BE28	Shop fronts - design and materials
BE29	Advertisement displays on business premises
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.15	(2016) Town Centres
LPP 4.7	(2016) Retail and town centre development
LPP 7.8	(2016) Heritage assets and archaeology
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF2	NPPF - Ensuring the vitality of town centres
NPPF7	NPPF - Requiring good design
PPG19	Outdoor Advertisement Control
S12	Service uses in Secondary Shopping Areas

3. CONSIDERATIONS

3.1 Site and Locality

The subject property is a ground floor A1 retail unit located at the junction with North View Road (which is entirely residential) and Field End Road, Eastcote. The site is situated in a busy shopping parade, adjacent to the Morford Way Conservation Area. The parade and site form part of the Secondary Shopping Area of Eastcote Minor Town Centre.

3.2 Proposed Scheme

The application is retrospective, the proposed scheme is described as being for an installation of roller shutters to an external shopping trolley area and a storage for empty boxes.

The application proposal involves the installation of bright orange aluminium structures with perforated roller shutters of 2.595 m in height, 1.5 m in depth and 11.8 m in width with a flat roof have been erected on the main shop windows that previously existed. The proposal extends the South-Eastern elevation of the application property facing North View Road, resulting in creating an enclosed and extended shop floor space that is detrimental to the street-scene. The roller shutters have been erected in a manner that adds to visual clutter. The proposal lacks respect for the character of the local area and the adjacent Morford Way Conservation Area.

3.3 Relevant Planning History

22149/C/89/3640 197 Field End Road Eastcote Pinner
Installation of partial internally illuminated sign

Decision: 26-04-1990 Approved

22149/F/93/3078 197 Field End Road Eastcote Pinner
Installation of internally illuminated elevational signage

Decision: 27-08-1993 Approved

Comment on Relevant Planning History

Planning Application 22149/F/93/3079 for the installation of internally illuminated elevation signage.

Planning Application 22149/C/89/3640 for the installation of partial internally illuminated signage.

The site was previously used as a Pet Care Shop with rather simple corner shopfront with fully glazed shop windows in keeping with a number of the shop frontages within the immediate vicinity of the site. Historically there was a wooden fence with a dwarf wall on the South-Eastern side of property.

Enforcement Notices were authorised to be issued by the North Planning Committee on 13 July 2017.

Enforcement Notice Ref. HS/ENF/11919(A) relating to the unauthorised display of advertisement signs was served on 28 July 2017. This Enforcement Notice takes effect on 28 August 2017 with a time for compliance of one (1) calendar month.

Enforcement Notice Ref. HS/ENF/11919(B) relating to the installation of roller shutters and a roller shutter storage extension at the side of the building without planning permission was served on 28 July 2017. This Enforcement Notice takes effect on 28 August 2017 with a time for compliance of one (1) calendar month.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

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

BE18 Design considerations - pedestrian security and safety

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

BE26 Town centres - design, layout and landscaping of new buildings

BE27 Advertisements requiring express consent - size, design and location

BE28 Shop fronts - design and materials

BE29 Advertisement displays on business premises

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 2.15 (2016) Town Centres

LPP 4.7 (2016) Retail and town centre development

LPP 7.8 (2016) Heritage assets and archaeology

NPPF12 NPPF - Conserving & enhancing the historic environment

NPPF2 NPPF - Ensuring the vitality of town centres

NPPF7 NPPF - Requiring good design

PPG19 Outdoor Advertisement Control

S12 Service uses in Secondary Shopping Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbouring occupiers along with the Chiropractic Clinic and Barclays Bank Plc were consulted by letter.

Eastcote Residents Association were consulted by letter.

Eastcote Village Conservation Panel and Lawrence Rand Estate Agents were consulted by letter/email.

50 letters of objection were received by the Local Planning Authority (LPA). A summary of objectors comments are set out as follows:

The application proposal has already been completed without planning consent. The proposal has resulted in a development that is not in keeping with the local character of the area.

The application scheme is an alien feature in the street scene, it has an adverse impact upon the adjacent conservation area. The proposal extends retail floor space onto the public footpath, it impedes the free flow of pedestrian traffic, and is a hazard.

Two letters of support had no objection to the retail use, but objected to the use of bright orange colours on the erected shutters.

Eastcote Conversation Panel & Eastcote Resident's Association:

The submitted drawing does not bear any resemblance to the construction already in situ which obliterates the decorative brickwork; they ask application to be classed as a retrospective and consider this application as one which has caused a great public outcry against despoiling of a 'metroland' building and ask application to be refused

Ruislip, Northwood and Eastcote Local History Society:

The attached photographs and drawings are very misleading as they bear no resemblance to the actual roller shutters, which have been in place already for some weeks. The roller shutters which have been installed cover a large area and look very obtrusive as they are bright orange. They are totally out of keeping with all the surrounding buildings.

Internal Consultees

Transport Officer:

This application is for the installation of roller shutters on a shop at 197 Field End Road Eastcote. The shop is located on the corner of Field End Road and North View.

The shop is located at a traffic signal junction with pedestrian phases that commence adjacent to the development proposals. The site is adjacent to waiting and loading restrictions on North View.

The footpath adjacent to the site is narrow (approximately 1.8 m) for a busy site close to the traffic

signals. It would appear that the application for a roller shutter is retrospective as the facility is already operational with the applicant selling fruit and vegetables from the site. There is instances where goods are stored on the pavement which restricts pedestrian movement even further.

The roller shutter has been built right up to the applicant's boundary and trading is taking place on or very close to the boundary of the applicant's land and the footpath.

I am concerned that this application interferes with the safe operation of the footpath. By having goods for sale on the boundary of the applicant's land customers are obstructing the free flow of pedestrians which results in pedestrians being forced into the road. On the basis of the above comments I suggest you refuse this application on pedestrian safety grounds.

Conservation and Design Officer:

The proposal would be considered in principle unacceptable. The roller structure has been installed on site prior to the determination of the application. As existing the shutter and structure itself would be considered an incongruous, highly intrusive addition to the building. It would detract from the established local distinctiveness of Eastcote's main shopping core. The addition it has also hidden the existing pilaster features along this elevation of the building. The vivid nature of the shuttering and use of shop as existing fails to safely and aesthetically interact with the surrounding environment and the shop's threshold, particularly in regards to the structure directly abutting the footpath.

The clutter of signage along the side of the building would cause detrimental harm to the amenity of the surrounding area and are not considered in keeping with the streetscene. Furthermore due to the number of signs, the location and scale of the signage it may also require further advertisement consent. On an additional note there are concerns regarding the removal of the entire shopfront (glazing), which has been replaced with orange shutters.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Minor alterations to shop fronts would not create adverse impact nor visual clutter. However the erection of roller shutters designed for use on warehouse and industrial buildings is not suitable development in a high street. A high street, that has developed over time with respect for the character of the local area, has now a detrimental feature, that neither respects the human scale of the parade of shops, its uniformity and close proximity to the adjacent conservation area. The shutters have an agricultural feel and are alien in the street-scene. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM8, BE4, BE13, BE15 and BE28 of the Adopted Hillingdon Local Plan : Part 2 Saved Policies (November 2012).

The application scheme impedes the free flow of pedestrian traffic and safety and would be a hazard, contrary to Policies BE18 and BE19 of the local plan.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

The application proposal fails to respect the character of the local area, and the listed heritage assets in close proximity to the development. The scheme is incongruous and unacceptable. The proposal is not in keeping with Policy BE4 of the Hillingdon Local Plan: Part Two.

7.04 Airport safeguarding

Not applicable to the consideration of this application.

7.05 Impact on the green belt

Not applicable to the consideration of this application.

7.07 Impact on the character & appearance of the area

The application site is located in close proximity to Morford Way Conservation Area along a busy junction of Field End Road, North View and Elm Avenue. The scheme is a discordant feature in this modest parade, that has a coherent form and structure.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of Conservation Areas and those features which contribute to the special architectural qualities. The retrospective application fails to comply with the advice contained in Policy BE4 of the Hillingdon Local Plan: Part Two.

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

The submitted retrospective scheme is an unacceptable development, that created visual clutter and presents a hazard to pedestrian safety.

The shutters have a sharp urban edge in an area, that has a sense of openness.

7.08 Impact on neighbours

The impact has been sited in the body of the Officers Report.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The observations of the Highways Officer cannot be ignored, the scheme is an unacceptable hazard to pedestrian safety and movement. The proposal does not comply with Policy BE18 and BE19 of the Hillingdon Local Plan: Part Two.

7.11 Urban design, access and security

Set out in the body of the Officers Report.

7.12 Disabled access

None.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Set out in summary.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The Enforcement Notices were issued against the applicant on 17 July 2017:

First Enforcement Notice was issued relating to the unauthorised display of advertisement signs on the front and side elevation of subject property.

Second Enforcement Notice concerns the installation of roller shutters and a roller shutter storage extension at the side of the building without planning permission.

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

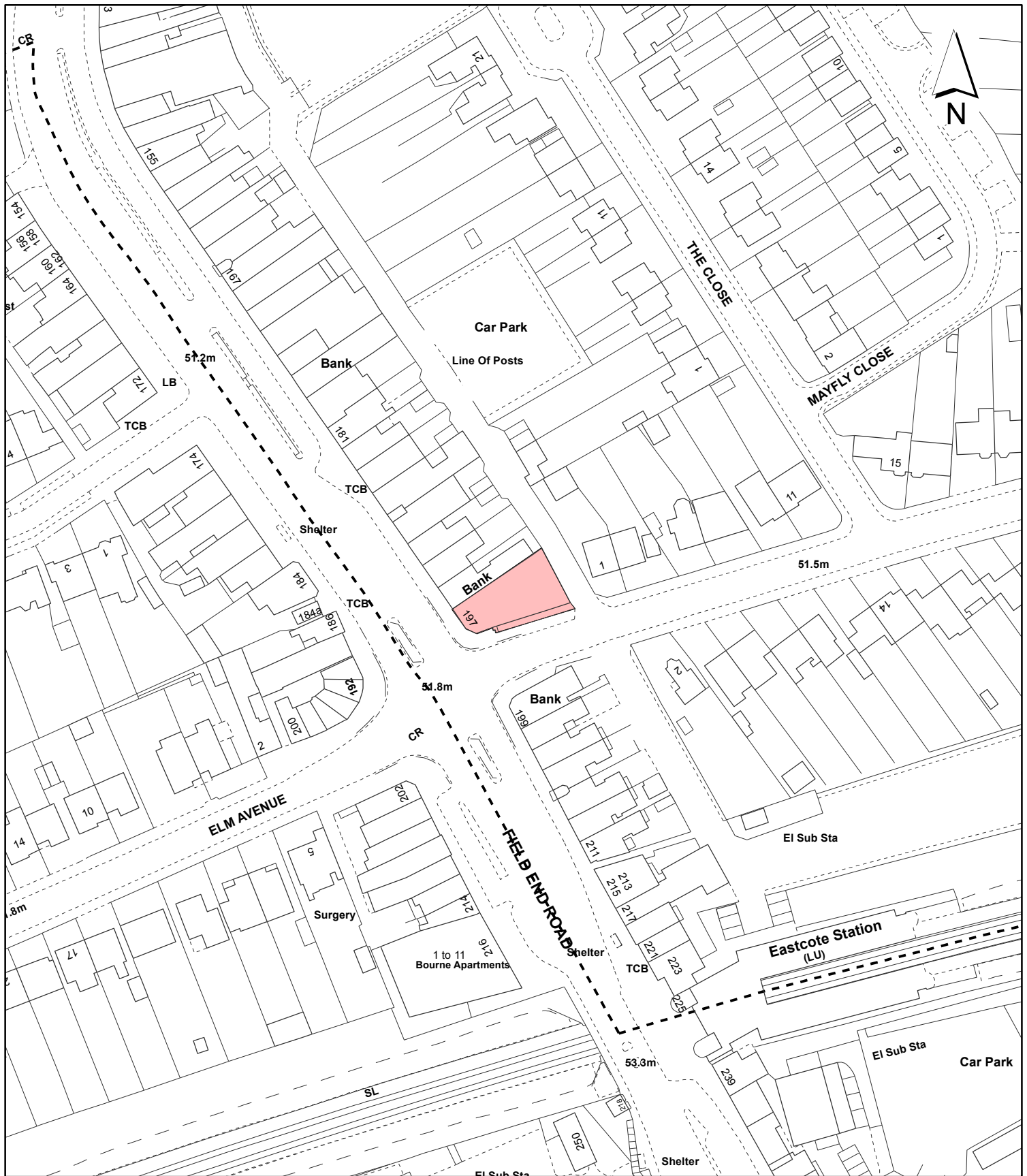
It is concluded that the proposed development fails to accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), and Policies AM8, BE4, BE13, BE15, BE18, BE19, BE27, BE28 and BE29 of the Hillingdon Local Plan Part 2 (November 2012), as such it is recommended for a refusal

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: Maria Tomalova

Telephone No: 01895250320



Notes:

 Site boundary

For identification purposes only.
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Site Address:

197 Field End Road

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

Planning Application Ref:
22149/APP/2017/2101

Scale:
1:1,250

Planning Committee:
North Page 30

Date:
August 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 88 LONG LANE ICKENHAM

Development: The erection of a 3-storey building to provide 9no self contained units (7 x 2-bed and 2 x 1-bed) with associated parking, cycle and amenity space following the demolition of existing detached dwelling.

LBH Ref Nos: 29164/APP/2016/4622

Drawing Nos: 1959-2G
1959-3E
Arboricultural Report
Heritage Impact Assessment
Design and Access Statement Rev A
Location Plan
1959-3 B
16064_01
Location Plan
1959-4 E

Date Plans Received: 22/12/2016 **Date(s) of Amendment(s):** 22/12/2016
Date Application Valid: 06/01/2017 30/06/2017

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to conditions.

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 1959-2G, 1959-3E, 16064_01, 1959-4 E; 1959.1, Heritage Impact Assessment (March 2017), Arboricultural Report and Design & Access Statement Rev A, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details and sample of all materials and external surfaces, including
and all proposed windows and doors (including rooflights), roof tiles, guttering and down

pipes; render finish, any exposed brick work and mock timber detailing (RAL colours would need to be included), 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 RES10 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 BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including installation of 1 electric charging points)

- 2.e Hard Surfacing Materials
- 2.f External Lighting

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

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 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).

6 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Flood Risk Statement dated October 2013 by Water Environment and Updated Structural report by Elliot Wood September 2013 and Site Investigation produced by GEA dated June 2013 and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume;
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated);
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime, including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. Where not an individual landowner, provide details of the body or bodies legally responsible for the implementation of the management and maintenance plan.

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

- i. incorporate water saving measures and equipment;
- ii. provide details of water collection facilities to capture excess rainwater;
- iii. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON:

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

7 NONSC Non Standard Condition

Prior to the first use of the property for the development hereby permitted, level or ramped access shall be provided to and into the properties, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

REASON

To ensure adequate access for all, in accordance with Policy 3.8 of the London Plan (2016), is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

8 NONSC Non Standard Condition

Prior to commencement of development a historic buildings record of the parts of the building subject of this application shall be submitted to and agreed in writing by the Local Planning Authority. This should be to a Level 2 standard in terms of the areas to be covered as defined by Historic England.

REASON

In the interests of recording the historic interest of the building with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

9 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely

affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

10 HO5 No additional windows or doors

No additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing North-East and South-West.

REASON

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

11 HO6 Obscure Glazing

The window(s) facing North-East and South-West shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

12 COM6 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 COM31 Secured by Design

The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building 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 (July 2011) Policies 7.1 and 7.3.

14 RES20 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be

occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8 m long by 3.6 m wide, or at least 3.0 m wide where two adjacent bays may share an unloading area.

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)

15 NONSC Non Standard Condition

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

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 Local Plan: Part Two Saved UDP Policies (November 2012).

16 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

17 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 (2016).

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. 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) 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.

H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE4	New development within or on the fringes of conservation areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

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 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.

6 I25A The Party Wall etc. Act 1996

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.

7 147 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

88 Long Lane is located on the North Western side of Long Lane, some 100 m to the North East of its junction with Swakeleys Drive and comprises an attractive inter-war detached house, set back from the road on a large plot with a deep rear garden. The subject dwelling along with the majority of the adjoining detached houses to the South West (Nos. 90 to 98 Long Lane) are of individual design and have a spacious character. The dwellings are set well back from the road, in an informal setting with a staggered relationship to the road frontage. To the North, the site is adjoined by the Cardinal Hume Campus of the Douay Martyrs School (which contains a locally listed building). To the rear of the application property are the rear gardens of residential properties on surrounding roads. The Dormy House adjoins the rear boundary of the application property.

The views to the rear of the subject property form part of an established residential area, characterised by a spacious, verdant character with properties set well back from the road frontage and surrounded by well established gardens and road frontages that contain many mature trees.

The character of the area has gained recognition thorough its inclusion within the Ickenham Village Conservation Area. The curtilage of the adjoining house at the rear (Dormy House) and part of the end of the rear garden of the adjoining house (No. 90 Long Lane) are also covered by Tree Preservation Orders (TPOs 438 and 482a refer).

3.2 Proposed Scheme

Planning permission is sought for the demolition of the existing building and the erection of a three storey building to provide 9 flats. The proposed flats would be arranged over three floors and would comprise the following:

Flat A 2bed/4 persons 69 SQ.M
Flat B 2 bed/4 persons 69 SQ.M
Flat C 1 bed/2persons 60 SQ.M
Flat D 1 bed/2 persons 60 SQ.M
Flat E 2 bed/4 persons 72 SQ.M
Flat F 2 bed/4 persons 72 SQ.M
Flat G 2 bed/4 persons 111 SQ.M
Flat H 2 bed/4 persons 93 SQ.M
Flat J 2 bed/4 persons 88 SQ.M

9 Parking spaces would be provided to the front of the property and cycle and bin storage would also be provided. 18 cycle parking spaces are proposed.

During the course of the application the following amendments have been made:

- Side dormer windows have been changed to velux windows.
- Velux windows to flats E and F have been changed to dormers.
- Velux windows have been lowered to improve outlook.
- Conservation style velux windows are proposed.
- Defensive planting has been added to ground floor rear units.

3.3 Relevant Planning History

29164/80/1666 05-Jun Hills Lane Northwood
Householder dev. (small extension,garage etc) (P)

Decision: 10-10-1980 Approved

Comment on Planning History

The previous application was dismissed at appeal due to the scale of the proposal. The appeal scheme was of a vastly greater scale than the current proposal. The appeal scheme involved 4 plots and 48m long facade. It is considered that very limited weight can be attributed to the appeal decision as it relates to a completely different scale of development.

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:

H4 Mix of housing units

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

BE13 New development must harmonise with the existing street scene.

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th February 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4no objections were received to the application which are summarised below:

- the proposal is large and bulky;
- the proposal would result in a loss of privacy;
- the proposal is detrimental to the streetscene;
- the proposal would result in a loss of community;
- the proposal is considered to be a cramped form of development; and
- there are too many flatted developments in the vicinity.

Ickenham Residents Association raised the following concerns:

- this proposal appears to be 3 times the depth of the existing house footprint, even though it has been presented with a very pleasant frontal design;
- object in PRINCIPLE to such a project for a flatted development, because, as our recent experience in Swakeleys Road has shown, it may set a precedent in this part of Long Lane in the Ickenham Village Conservation Area and would seriously affect the street scene;
- the Inspector in his 'reason for refusal' of Signature Housing on this site gave as his main reasons for refusal as follows: - the effect of the proposed development on: the character and appearance of the Ickenham Village Conservation Area and the surrounding residential area; and, on the living conditions of the occupiers of neighbouring dwellings, with particular reference to outlook, privacy

and noise and disturbance; and

- the introduction of a building of such bulk and massing, may constitute an overdevelopment of the site and be detrimental to the neighbouring residential property;
- the additional cars for the residents of the proposed 9 flats would have substantial consequences on traffic entering and exiting the site onto a bend in the heavily utilized Long Lane, Many conclusions of the Appeal Decision APP/R5510/W/15/3028171 - SIGNATURE SENIOR LIFESTYLE - 52129/APP/2014/2996 - dated 27.10.15 would relate to individual applications for flatted developments in this area of Ickenham.

Historic England

This application should be determined in accordance with national and local policy guidance.

Internal Consultees

Access Officer

The Access Officer has requested a condition to ensure the building has level access.

Officer comment: An appropriately worded condition is proposed.

Conservation and Design (Summary of Comments):

The existing building is an attractive inter-war detached dwelling, located within the Ickenham Village Conservation Area, and adjacent to the Douay Martyrs School, Cardinal Hume Campus which includes a Locally Listed building. The Ickenham area is characterised by spacious and maturely landscaped residential developments. The frontage to Long Lane comprises of individually designed dwellings, which positively contribute to the appearance of the street scene. Whilst buildings vary in architectural style and design, Ickenham in general, particularly the area surrounding the site, comprises of detached and semi-detached dwellings appropriately positioned on large plots with long rear gardens. Buildings along Long Lane, including no.88, are mostly set back from the road behind green verges and mature front gardens, creating a spacious character and appearance to the area. The existing site comprises of a large front and rear garden, which is well characterised with mature trees and shrubs. Vegetation along the frontage provides natural, soft screening from the street scene. The property is proportionately sized and appropriately situated within the plot. The existing building is characterised by a steeply pitched gable roof with two small dormers to the front, central projecting gable, finished with clad timber boarding and decorative timber framing to the principal facade of the building. It is one and a half storeys in height and contributes positively to the overall character and appearance of the Conservation Area and street scene of Long Lane. Any proposed development would need to aim to preserve and enhance the character and appearance of the Conservation Area, as well as respond to local distinctiveness.

It is important that any new development becomes a positive asset within the area's townscape and contributes to the unique and defined streetscape of Long Lane. It is therefore important that the proposed development does not become an overly dominant structure and detract from the existing street scape. The general appearance and style of the principal elevation would reflect and respond to the existing dwelling on the site and would relate to the character and appearance of the Conservation Area.

There would be limited views of the proposed development from the streetscene. The step in of the rear projecting element from the side would lessen the impact of the building's overall scale.

The main element of the proposed building facing towards to the main road aims to follow the basic roof form of the existing dwelling at a bigger scale, comprising of a steeply pitched gable roof form

with a proportionately designed projecting gable to the front. The rear projecting element comprises of a gambrel roof form. Whilst it would be considered an Arts and Crafts element, the rear projecting element would project a considerable distance into the site.

Trees are a positive contributor within any environments and within Conservation Areas they benefit from additional protection. It is duly noted that the prominent and positively contributing oak tree along the front boundary of the property would be retained. It is inherently important that this tree is well safeguarded during any works on the site. Impact to other trees within the vicinity of the site would need to be duly avoided.

Should the application be approved the following conditions would need to be added.

- Building recording condition up to level 2 (in accordance to Historic England's guidance)
- Prior to the commencement of relevant works, details and samples of all proposed windows and doors (including rooflights)
- Prior to the commencement of relevant works, details and samples of proposed external finishes and materials, including; roof tiles, guttering and down pipes; render finish, any exposed brick work and mock timber detailing (RAL colours would need to be included).

Highways

This application is for the construction of a block of flats on Long Lane Ickenham. Long Lane (B466) is a classified road on the Council road network. This route is already subject to peak period delays. The site has a PTAL of 2 (poor) which suggests there will be a reliance on private cars for trip making to and from the site. The plans show car parking and that would have 20% active (2) and 20% passive EVCP (conditioned). There are secure covered cycle parking spaces (9) shown on the plans along with refuse/recycling bins. There is car parking stress on Long Lane under the current arrangements. On the basis of the above comments and those made previously the application does not cause significant highway concerns .

All the units are 2 and 1 bedroom The parking provision complies with Standards. There will be an intensification of use of the access. The existing access provides a single lane. Whilst the opening in the front boundary wall cannot be widened to the desired width owing to the proximity of a large tree and its roots, the long cross over outside should be widened to 4.1 m to provide two way access to avoid vehicles entering the site having to wait on a busy road. Subject to amended cross over or a Condition requiring details of a widened cross over no objections would be raised on highway grounds.

Officer comment: Condition 14 (traffic arrangements) would secure the wider crossover.

Trees

The Arboricultural Report by Tim Moya Associates and email from Charles McCorkell addresses the concerns regarding the proximity of the building to the off-site Beech tree, subject to a building method employing piled foundations and the supervision / monitoring of tree protection measures by the arboricultural consultant.

No objection subject to conditions COM8 (to include the provision of on -site supervision / monitoring by the tree consultant), RES9 (parts 1,2,4,5 and 6) and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy 3.4 of the London Plan (2016) 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.

Paragraph 3.3 of the Hillingdon Design and Accessibility Statement (HDAS) Residential Layout notes that the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable. Planning history in relation to this street and Council Tax records have been analysed as part of the assessment of this application. There are no other properties along Long Lane that are used as flats. It is therefore considered that the proposal that optimises the site to provide additional residential accommodation is acceptable in principle subject to all other material considerations being considered acceptable.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 2 (poor). The London Plan (2016) range for sites with a PTAL of 2 to 3 in an urban area is 35-65 units per hectare. Based on a total site area the site would have an appropriate residential density.

The density matrix, however has limited value when judged against a small scale development such as that proposed with this submission. 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

Section 72 of the (Planning Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that 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 development site falls within the Ickenham Village Conservation Area. Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies Policies states that the Council will conserve and enhance BE4 of the , states that new development within or on the fringes of conservation areas, will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

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

The applicant has submitted a Heritage Assessment in support of their application which states the following "the current house reflects the type of early 20th century 'Metroland' development, made up of individually designed, detached houses, set in large gardens with mature plantings, that characterises the Ickenham Village Conservation Area. While the house itself is of limited interest, its size, position and mature plantings contribute to the surrounding streetscape. Therefore, any negative impact caused by the redevelopment of the site should be mitigated by sensitive design, which is addressed inasmuch as the architectural form of the proposed development is clearly informed by the local vernacular, and the preservation of mature trees and shrubs".

The proposed development, makes provision for 9 self contained flats and is designed to read as a single dwelling set on a generous plot that reflect the existing dwelling on the site and the character and appearance of the Conservation Area. The proposed development would be set within a well landscaped setting and partially screened by a large mature oak tree. The scheme would retain generous spaces between the properties as such the proposal is not considered to cause any harm to the Ickenham Village Conservation Area.

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

Covered above in 'impact on Conservation Area'.

7.08 Impact on neighbours

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

The proposed development would not involve any additions or extensions and thus would not breach the 45-degree line from neighbouring dwellings. The proposed development would not extend beyond the rear building line of the adjoining property to the South-West. The neighbouring property to the North-East is a secondary school, and has buildings that extend beyond the rear building line of the proposed development. Given the position of the dwelling the proposed development would not breach the 45-degree line. Windows are proposed on the side elevations, however they are proposed to be obscurely glazed and fixed shut about 1.7M. This has been duly conditioned. The proposed balconies would have a minimal projection, and given the separation distances between the properties of at least 21m, they would not cause any undue overlooking.

The proposed development would not cause any undue visual intrusion, loss of daylight, loss of sunlight or overlooking by virtue of the siting and massing. The scheme is considered acceptable and would not constitute an un-neighbourly form of development in compliance with Policies BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The London Plan Housing SPG (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 dwellings provide adequate floorspace in accordance with the requirements of the London Plan and therefore is considered acceptable. All bedrooms exceed the minimum area requirements.

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

The development provides adequate private amenity space for each of the units being provided. The amenity space provides 820 sq.m of communal amenity space. In addition patio areas and balconies are provided at the rear. This is in excess of minimum amenity space standards and therefore the development accords with 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 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

9 parking spaces have been provided at the front of the building, which complies with policy standards and no objections are raised in terms of highway safety. Details of the parking arrangements and other traffic details in particular the width of the crossover) have been sought by way of a pre-commencement condition.

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to retain landscape features which contribute to the character of local areas. Paragraph 11.2 of HDAS states that where parking layouts are altered as part of an extension to a property, at least 25% of the front garden should be retained in soft landscaping. Adequate soft landscaping has been provided.

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

7.12 Disabled access

Secured by Design is now covered by Part M of the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Policy BE38 seeks to protect and retain trees and landscaping in new development. There is a large, mature Oak situated within the front garden and a large mature Beech tree situated on third party land to the East. The Tree Officer has identified that these trees are attractive landscape features that significantly contribute to the amenity and arboreal character of the area. The submitted Arboricultural Report and email addresses earlier concerns regarding the proximity of the building to the off-site Beech tree. Any previous objections from the Tree Officer have now been withdrawn and it is considered that existing trees can be retained through the use of appropriately worded conditions.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

None.

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 identified.

7.5 Urban Design/Access & Security

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.

A 2-bedroom property for 4 persons is required to provide 70 sq.m of floor area; a 1-bedroom 2 persons house is required to provide 50 sq.m floor area. The proposed development would provide between 69-111 sq.m of floor area for the two bedroom flats; and 60 sq.m for the one bedroom flats. It is considered that overall the units comply with minimum requirements, and two of the units would be marginally below the space requirement by 1 sq.m. It is considered that the scheme would not be refusable on these grounds.

7.6 Other Issues

Objectors have criticised the depth of the proposed building. The adjoining plot have buildings that extend further than London Lane. The other neighbouring property (No 90) also extends a great distance to the rear of the existing dwelling at No 88. In this context, the proposed building depth is considered to be acceptable.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

The application seeks to provide the demolition of the existing building and the erection of a three storey building comprising 9 self contained units (7 x 2 and 2 x 1 bedroom flats). The site is a generous plot and the proposed building line would be set further back than the existing building line which would be screened by mature trees and vegetation. The proposal is considered to have an acceptable impact on the character and appearance of the Ickenham Conservation Area. The application is therefore recommended for approval

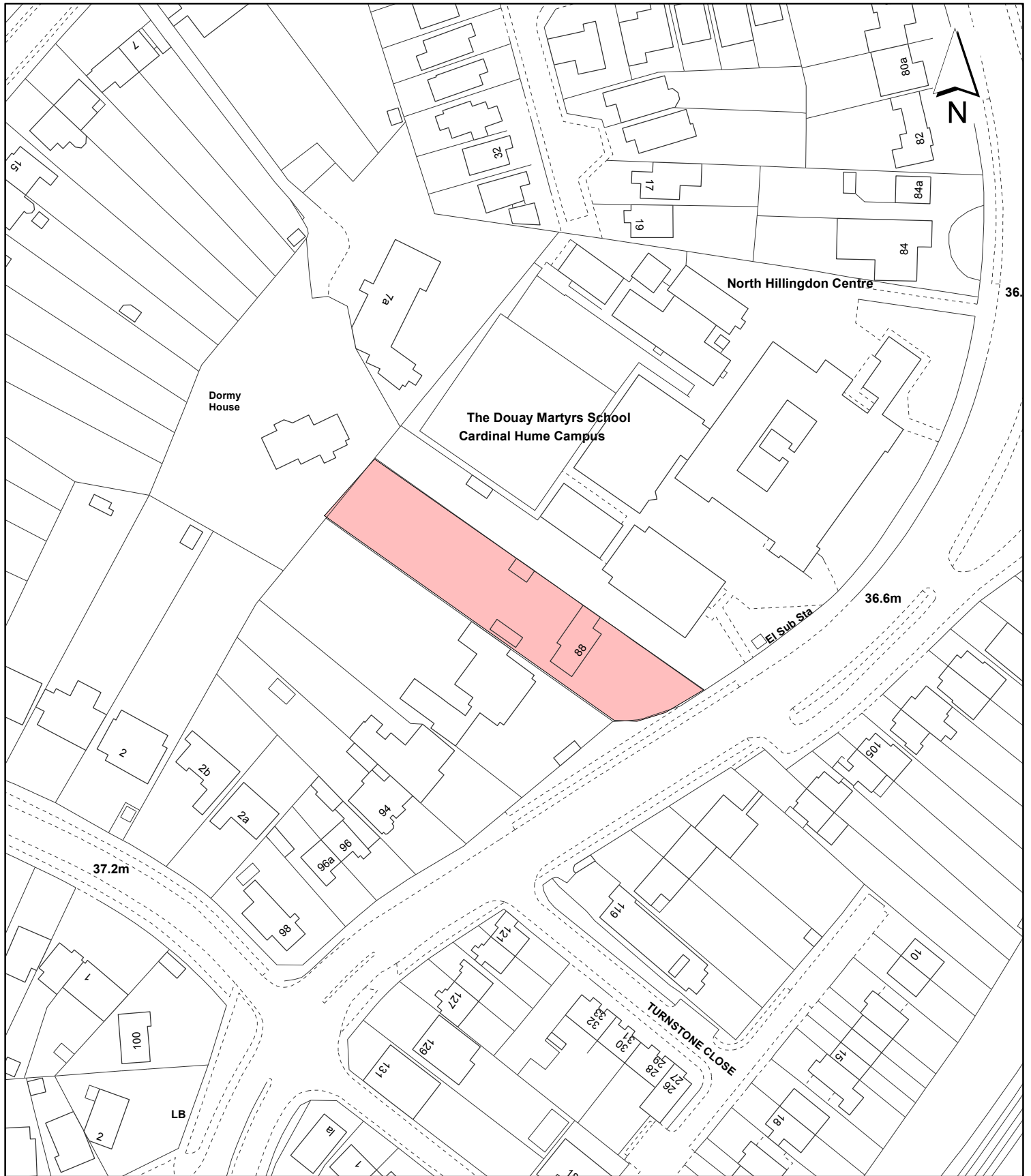
subject to condition.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

88 Long Lane

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

Planning Application Ref:

29164/APP/2016/4622

Scale:

1:1,250

Planning Committee:

North Page 50

Date:

August 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 35 SWAKELEYS ROAD ICKENHAM

Development: Change of use from Use Class A2 (Bank) to Use Class A1/A3 (Shops/Restaurants/Cafes) with external alterations

LBH Ref Nos: 3445/APP/2017/1715

Drawing Nos: 53.27/A.1.0
53.27/A.1.3
53.27/A.1.2
53.27/A.1.4

Date Plans Received: 11/05/2017 **Date(s) of Amendment(s):**

Date Application Valid: 11/05/2017

1. **SUMMARY**

The application is for the change of use of an existing vacant A2 to a mixed A1/A3 coffee shop involving an amended shopfront door and associated signage, which is subject to a separate advertisement application (Ref: 3445/ADV/2017/57).

It is considered that the use is appropriate to the high street in a local town centre and that it would contribute to its vitality and viability. Furthermore the proposed minor alterations are considered to respect the character and appearance of the property and the street scene. Subject to appropriate conditions it would not give rise to any adverse impact on the amenities of adjoining occupiers, nor would there be any unacceptable impact on the Conservation Area or the parking/traffic generation in this town centre location.

The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 53.27/A.1.0, 53.27/A.1.1, 53.27/A.1.2, 53.27/A.1.3 and 53.27/A.1.4 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Use restriction

The premises shall be used solely as a mixed A1/A3 use class and at no time shall become an A3 use class only.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

4 NONSC Coffee Shop and Goods Restriction

The premises shall not be used other than as a coffee bar serving coffee, other hot and cold drinks, sandwiches and similar light refreshments for consumption on or off the premises.

REASON

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of neighbouring residential and other adjoining properties and the character of the area in compliance with policies OE1 and S6 of the adopted Unitary Development Plan Saved Policies 2007.

5 NONSC Details of chimney/vent

No development shall take place until details of the height, position, design and materials of a chimney or extraction vent and any air conditioning equipment to be provided in connection with the development 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

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 Noise affecting residents/neighbouring property

Noise affecting residential property:

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

7 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in

accordance with policy OE1 of the Hillingdon Unitary Development Plan.

8 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 include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in full compliance with the approved measures 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.

9 COM23 Hours of Use (Restaurant etc.)

The premises shall not be open for customers outside the following hours: -
0700 to 1900, Mondays - Fridays
0700 to 1900 Saturdays
0900 to 1700 Sundays, Public or Bank Holidays.

REASON

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

10 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 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
BE20	Daylight and sunlight considerations.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
S6	Change of use of shops - safeguarding the amenities of shopping areas
BE28	Shop fronts - design and materials
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
LPP 3.5	(2015) Quality and design of housing developments
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

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

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

6 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of

Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the South side of the High Street Ickenham. The property was previously occupied by Lloyds TSB Bank but it is now vacant. The application site is adjoined by a Community Hall to the East and a commercial unit to the West.

The application site is situated within the Ickenham Village Conservation Area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is within Ickenham Local Centre, but not within a core or primary shopping area as identified within the adopted UDP.

3.2 Proposed Scheme

The application seeks planning permission for change of use from Use Class A2 (Financial And Professional Services) to Use Class A1/A3 (Shops, Restaurants and Cafes) and external alterations to the front elevation.

3.3 Relevant Planning History

3445/ADV/2006/99 35 Swakeleys Road Ickenham
INSTALLATION OF INTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGNS

Decision: 29-12-2006 Refused

3445/ADV/2007/29 35 Swakeleys Road Ickenham
INSTALLATION OF EXTERNALLY ILLUMINATED FASCIA AND PROJECTING SIGN.

Decision: 26-04-2007 Approved

3445/ADV/2013/20 Lloyds Tsb Bank Plc 35 Swakeleys Road Ickenham

Installation of 1 internally-illuminated fascia sign, 1 internally-illuminated hanging sign and 3 non illuminated other signs

Decision: 07-06-2013 Approved

3445/ADV/2017/57 35 Swakeleys Road Ickenham

Installation of externally illuminated fascia sign and internally illuminated projecting roundel sign

Decision: 10-07-2017 Approved

3445/APP/2007/1403 35 Swakeleys Road Ickenham

DETAILS - NO FURTHER ACTION.

Decision: 17-05-2007 NFA

3445/J/98/3095 35 Swakeleys Road Ickenham

Installation of a non-illuminated projecting box sign and an externally illuminated 'Lloyds TSB' fascia sign

Decision: 28-10-1998 Approved

Comment on Relevant Planning History

3445/ADV/2017/57 - Installation of externally illuminated fascia sign and internally illuminated projecting roundel sign.

There is no relevant planning history in this instance. The majority of the previous applications relate to advertisement consents for the previous use.

4. Planning Policies and Standards

No additional policies for consideration.

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
BE20	Daylight and sunlight considerations.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
S6	Change of use of shops - safeguarding the amenities of shopping areas
BE28	Shop fronts - design and materials
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
LPP 3.5	(2015) Quality and design of housing developments
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **28th June 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Ickenham Residents Association - Objection:

The proposed COSTA fascia sign would be externally illuminated, whereas the standard COSTA projecting sign would be internally illuminated, not allowed in the Ickenham Village Conservation Area.

(OFFICER COMMENTS - This is not part of this application and is dealt with separately under the advertisement application, ref: 3445/ADV/2017/57.)

They go on to state:

Already plenty of coffee shops in Ickenham, and the location is immediately adjacent to the Village Hall, where many charities and local organisations hold their own Coffee Mornings.

There are currently 23 restaurants/cafes or hot food takeaway establishments (out of a total of 37 retail shops) in the shopping parade along Swakeleys Road, Glebe Avenue and High Road + West Ruislip Station.

Swakeleys Road ICKENHAM

- 1 WENZEL's Bakery and Takeaway.
- 2 Fry Days Fish and Chips Takeaway.
- 3 The Tichenham Inn Public House .
- 4 Maison de Soleil - Cafe.

- 5 Roc Cottage Chinese Restaurant Takeaway.
- 6 Birothi Indian Restaurant Takeaway.
- 7 Lotus House Chinese Restaurant Takeaway.
- 8 73 Swakeleys Road Restaurant and Coffee Shop.

Long Lane ICKENHAM

- 9 Coach & Horses Public House.
- 10 Pink Garlic.
- 11 Fresh Bites.

Glebe Avenue ICKENHAM

- 12 Blue Saffron Indian take away.
- 13 Peking Palace Chinese take away.
- 14 Iced 'n' Sliced cafe.
- 15 No. 2 Glebe Avenue / MAPLESTONE - Change of Use for hot takeaway approved (2771/APP/2012/2062)

High Road ICKENHAM

- 16 Soldiers Return Public House.
- 17 Old Fox Public House introducing
- 18 a new Italian Restaurant

High Road ICKENHAM / West Ruislip Station

- 19 Dominos Pizza, Great Central Parade,
- 20 Darjeeling Tandoori, Great Central Parade,
- 21 Ickenham Rendezvous.
- 22 Ickenham Fish Bar.
- 23 Pakora East India Takeaway (next to West Ruislip Station)

Plus two Petrol Stations (one in Long Lane and one in High Road) with shop outlets and facilities for takeaway food.

OFFICER COMMENTS:

The objection from Ickenham Residents Association is noted. However it is important to note that although the proposal is for A1/A3 use, it is quite specific in regard to the proposed 'Coffee Shop' and not say restaurants or hot food takeaway establishments. In addition from their own submission it is clear that the 'search area' taken is much wider than just the application site. Nevertheless taking just Swakeleys Road, there are currently only 2 existing cafes along this stretch, as taken from their submission. Therefore it is considered that this is not an over intensification of one particular use in this area. Furthermore the proposal would help bring an existing vacant unit back into use thereby increasing the viability and vitality of the local town centre.

Internal Consultees

Highways Officer Comments - no objection:

There is no on site parking provision for the existing or proposed uses. The parking standards for the existing and proposed uses are similar. No objections are raised on highway grounds.

Access Officer - no objection:

I have considered the detail of this planning application and have no comments to make.

Conservation Officer - no objection.

Environmental Protection Unit - no objection subject to conditions:

Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Sound insulation of commercial premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Control of environmental nuisance from construction work (Informative)

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

Planning Policy Team - No Objection:

I note that the application is for change of use from A2 to A1/A3. Whilst I am aware of the complexities around the planning definition of 'coffee shops' and the tendency to submit mixed-use definitions for sites of this nature, applicants should still seek to justify why a mixed-use definition is required. This may include evidence of a forecasted sales breakdown or information on the number of covers. As the applicant will likely be aware, A1 retail policies are prominent across planning policy and the London Borough of Hillingdon's local policies are no exception.

In regards to the principle of development, there is no policy objection to the proposed change of use. The site is currently vacant and the proposed change of use would allow the site to come back into operation. Paragraph 5.2.1 of the Mayor of London's Town Centre SPG highlights that:

'Vacant properties can lead to a spiral of decline, engender feelings of neglect and lack of confidence in town centres, and act as a magnet for crime and antisocial behaviour. Redeveloping and bringing vacant and under-used sites and properties back into use can help stimulate vitality and economic viability.'

It is acknowledged that coffee shops are common in high streets and town centres and can add to the vitality and viability of a town centre. Coffee shops can enhance the shopping experience by providing a location for shoppers to relax and acts as a location for people to meet.

Furthermore, regardless of 'coffee shop' land use definition, the change of use would not result in the loss of Use Class A1 shop and so is not in conflict with Policies S9 and S10 of the UDP Saved Policies (2007) or Policy DMTC 3 of the emerging Local Plan Part 2.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S6 states changes of use applications will be granted where: a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion. The proposed external alterations to the building would not appear out of keeping with the existing building or impact unduly on the visual amenities of the surrounding area. Loss of residential amenity and highway issues are dealt with elsewhere in the report and as such, the proposal is considered to comply with all the criteria listed in Policy S6 of the UDP (Saved Policies September 2007).

It is generally accepted that coffee shops have a similar footfall to mainstream retail units therefore providing a significant contribution toward the patronage of shopping areas as a whole. It is also the case that this proposal is a hybrid A1/A3 use as generally food would only be re-heated on the premises. To ensure only a coffee shop is implemented as part of this consent the permission is recommended to be conditioned as a hybrid A1/A3 use only. It is therefore considered that the application proposal would positively contribute to the vitality and viability of the Local Town Centre Area.

The proposal involves change of use from A2 to a mix A1 and A3 use. It does not involve the loss of any retail frontage.

The proposal would provide an appropriate use within the high street. The proposed use would contribute to the vitality and viability of the high street and would not result in an undue concentration of non A1 retail units. Therefore, the principle of a mixed use A1/A3 (shop and restaurant/cafe) is considered acceptable.

Furthermore the Planning Policy Team have also confirmed that there is no policy objection to the proposed change of use. The site is currently vacant and the proposed change of use would allow the site to come back into operation. Regardless of 'coffee shop' land use definition, the change of use would not result in the loss of Use Class A1 shop and so is not in conflict with Policies S9 and S10 of the UDP Saved Policies (2007) or Policy DMTC 3 of the emerging Local Plan Part 2.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Furthermore Policy BE4 requires development to preserve and enhance the character of Conservation Areas. Policy BE4 reflects the relevant legal duties.

The application site is located within the Ickenham Village Conservation Area. The Council's Conservation Officer has no objections to the proposed change of use. The external alteration involving the amendment to the shop front door is considered to have minimal impact on the character and appearance of the street scene. Therefore, the application is considered to preserve and enhance the character of the Conservation Area in accordance with Policies BE4, BE13 and BE15 of the Hillingdon UDP.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene. The proposal would have minimal impact on the character and appearance of the street scene and as such would comply with Policy BE13 of the Hillingdon UDP..

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The Council's Environmental Protection Officer has not raised an objection to the application subject to appropriate conditions being imposed.

The proposal is for change of use from A2 to A1/A3 use. The application forms confirm that the hours of operation would be 07:00 to 19:00 Monday to Saturday and 09:00 to 17:00 on Sundays. The hours of operation are considered acceptable. This would be secured through a condition.

The application does not include details of any extraction/ventilation. However, the details would be secured through a condition.

Therefore subject to these conditions the proposal is considered to accord with Policies OE1 and OE3 of the UDP (Saved Policies September 2007).

Policy S6 states changes of use applications will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion.

The proposal would not have any adverse impact in respect of any of these matters, given its town centre location.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the proposal would not give rise to any harm in terms of traffic impact or pedestrian safety in this location. There is no external seating proposed.

There is no off street car parking immediately associated with this unit. The existing access and servicing arrangements would remain as per the existing retail uses. In this respect, it is therefore considered that there would be no conflict with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

It is recommended that if permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'.

Therefore the proposal would comply with the intentions of the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees or other landscape features of merit would be affected by the development and the proposal will have little visual impact when viewed from the public realm. There is no opportunity for landscape enhancement as part of this town centre site. As such the proposal is considered acceptable in accordance with Policy BE38 of the Hillingdon UDP.

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

Policy OE1 states that permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The Environmental Protection Officer has not raised an objection to the application subject

to a number of safeguarding conditions being applied relating to the extract ventilation systems and odour control, noise and sound insulation, in order to safeguard the amenity of residents and the surrounding area.

7.19 Comments on Public Consultations

The issues raised have been addressed in the main report.

7.2 Impact on Street Scene

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

Policy BE4 states that: "New development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Policy BE4 reflects the relevant legal duties.

The proposed alterations to the frontage are considered acceptable. They would not detract from the character and appearance of the existing building or the Conservation Area.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.4 Carparking & Layout

There is no on site parking provision for the existing or proposed uses. The parking standards for the existing and proposed uses are similar.

It is considered that the proposal would not give rise to any harm in terms of traffic impact or pedestrian safety in this location.

The existing access and servicing arrangement would remain as per the existing.

In this respect, it is considered that there would be no conflict with policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.6 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.

10. CONCLUSION

The proposal would not be detrimental to visual amenity of the conservation area and the proposed use is compatible with the neighbouring uses, with no loss of amenity to residential properties.

There are no identified traffic, highways related or parking concerns as a result of the proposal.

The application accords with the Council's adopted planning policies and is therefore recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007),
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development
Plan, Saved Policies, September 2007).
London Plan (2016)
NPPF

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

35 Swakeleys Road

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

Planning Application Ref:
3445/APP/2017/1715

Scale:
1:1,250

Planning Committee:
North Page 66

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address 236 SWAKELEYS ROAD ICKENHAM

Development: Change of use from a group home into 5 x 1-bed self-contained flats with associated parking and cycle stores.

LBH Ref Nos: 72634/APP/2017/769

Drawing Nos: 503/P/07
503/P/06
503/P/02
503/P/04
503/P/05
503/P/01 (as amended)
2017/P/F/SW/01

Date Plans Received:	28/02/2017	Date(s) of Amendment(s):	28/02/2017
Date Application Valid:	14/03/2017		23/06/2017
			13/03/2017
			14/03/2017
			03/07/2017

1. SUMMARY

The proposed Change of Use of the building is compatible with surrounding residential development and provides 1 bedroom units that will contribute towards the residential mix within the surrounding area.

Satisfactory living conditions would be provided for future occupants and the amenities of neighbouring residents would not be compromised.

Adequate parking facilities would be provided.

2. RECOMMENDATION

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

Non-monetary contributions:

Enter into a S278/S38 for all highways works related to the provision of layby parking on Hetherington Way:

- a) Adjustment to kerb lines;
- b) Diversion of the existing pavement;
- c) Surfacing and marking out of the layby parking area;

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being

completed.

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

D) If the Legal Agreement/s have not been finalised within 3 months, or such other date as agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of delivery of necessary offsite highway and landscaping works). The proposal therefore conflicts with the National planning Policy Framework, Policy 7.4 of the London Plan (March 2015), Policies AM7 and BE 38 of the adopted Local Plan and the Council's Planning Obligations SPG.'

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

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

Delegated authority be given to the Head of Planning and Enforcement to APPROVE subject to the legal agreement.

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:-

503/P/07
503/P/06
503/P/02
503/P/04
503/P/05
503/P/01 (as amended)
2017/P/F/SW/01

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 COM21 Sound insulation /mitigation

The development shall not begin until a scheme for the control of noise transmission between adjoining residential units has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE 1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 H8 Surfacing and marking out of access/parking/servicing areas

The development shall not be occupied until the parking areas shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM 14 of the adopted Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 I13 Asbestos Removal

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

4 I17 Communal Amenity Space

Where it is possible to convey communal areas of landscaping to individual householders, the applicant is requested to conclude a clause in the contract of the sale of the properties reminding owners of their responsibilities to maintain landscaped areas in their ownership and drawing to their attention the fact that a condition has been imposed to this effect in this planning permission.

5 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

6 I45 Discharge of Conditions

Your attention is drawn to conditions 3 and 4 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and

advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

7 147 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site consists of a single unit within a wider two-storey complex which houses flats. The unit is distributed over both floors with the first floor level extending over 234 Swakeleys Road which is a single-storey one bedroom flat. The unit has an integral staircase which is accessed via a footpath that connects with Swakeleys Road and Hetherington Way.

The surrounding area is characterised by the Hetherington Way development of two-storey blocks of flats and terraced dwellings to the south, larger, predominately detached residential dwellings and occasional flatted development on Swakeleys Road to the north and east and large, detached dwellings on Highfield Drive to the west. Buildings are generally set back from the road and there is a strong presence of mature landscaping including trees, grass verges and small greens which combine to produce an open and verdant character and appearance to the surrounding area.

3.2 Proposed Scheme

The proposal involves the change of use of a vacant part of a building, previously used as a group home, to 5 self contained one bedroom flats. The conversion will be achieved through internal alterations and there will be no extensions to the building or external modifications.

Whilst the use as a group home is already classed as C3, a change of use application is required as the development involves the division of the group home into a number of separate units.

All flats within Hetherington Way have access to communal parking. There is no designated parking. Nonetheless the lease to the group home appears to indicate access to 2 designated parking spaces.

Officers are taking the view the development as proposed has access to five parking spaces for future occupants of the flats. Two of these will be accounted for by the existing off street parking serving the group home. A further three spaces will be provided within a

new layby formed to the side of Hetherington Way, close to the junction with Swakeleys Road. This will result in the loss of a portion of the grass area adjacent to 2, 6 and 8 Hetherington Way. The existing tarmac footpath will be diverted around the layby. These works will be secured by way of a legal agreement.

3.3 Relevant Planning History

Comment on Relevant Planning History

236 Swakeleys Road was constructed as part of a Council flatted development scheme, now known as Hetherington Way, under application 8380/75/589. The original dwelling at 236 Swakeleys Way was demolished as part of the development. The building was initially intended to accommodate flats but it was subsequently converted to group housing residents with learning difficulties and associated live-in support workers.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

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
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 16/03/2017 and a site notice was displayed on 23/03/2017 close to the application site.

Five letters of objection received and are summarised below:-

Objection to use of green space for parking due to loss of landscaping and highway and pedestrian safety implications.

This would be cramped development and there should be no more than 3 units created.

Includes the renovation of 234 Swakeleys Road which is not included in the description and so is misleading.

Three additional parking spaces are not enough for the development.

No details of where cycle storage will be located.

OFFICER COMMENT: Plans have been amended and the green space on Swakeleys Road will no longer be used for car parking. The number of parking spaces provided complies with the Council's adopted parking standards. Any alterations to No. 234 are internal only, the unit will remain in use as a flat and planning permission would not be required for such alterations.

ICKENHAM RESIDENTS ASSOCIATION:

No objection to the conversion to flats but there appears to be confusion over the amount of spaces that will be provided in each location.

We are totally opposed to the introduction of private parking management companies to the public streets of Ickenham

suggested by the following statement included in the Design and Access Statement, i.e. "The parking spaces will be dedicated to the flats and controlled by a Parking Management Company."

We oppose strongly, as we have in the past, any development on this important local site (D-shaped Green).

Internal Consultees

ACCESS OFFICER:

No comments to make.

LANDSCAPES OFFICER:

There is no objection to the change of use of the building. However, the provision of parking within site B sets a most undesirable precedent and is not supported. It is totally impracticable - and undesirable for safety reasons - that anyone would use these parking spaces to access site A which involves crossing a very busy road.

Moreover, it would be impossible to secure these areas for private parking without introducing removable bollards or similar street 'clutter' which will exacerbate the visual impact on this attractive open space.

HIGHWAYS:

This latest application is a revision of an application that I commented on earlier in the year. The site was previously 5x1 bed units and was converted to a group home with 2 allocated car parking spaces provided close to the site in Hetherington Way.

The latest scheme has seen 3 additional spaces are now provided off Hetherington Way which is a congested local access road. Car parking stress in the area is high with residents parking on footpaths and close to junctions.

The proposal is to revert the property back to 5 new 1 bed flats with 2 existing allocated car parking spaces as well as provide the 3 additional spaces created by converting a grass verge on Hetherington Way which is supported.

The proposed development will result in a small number of additional trips to and from the property but this is not likely to be significant. The development has 5 cycle lockers provided nearby which is also supported.

I presume the development will use the existing refuse/recycling facilities.

On the basis of the above comments I do not have significant highway concerns over the latest proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established residential area and utilises an existing building that was previously in C3 use as a group home.

Para. 14 of the National Planning Policy Framework (NPPF) instructs Planning Authorities to maintain a presumption in favour of sustainable development. Compliance with relevant local, regional and national policies indicates sustainable development and this report will assess the proposed development on this basis.

Para. 17 recognises the conversion and re-use of existing buildings as a core planning principle.

Policy H 7 of the Local Plan states that the conversion of residential properties into more units is 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. In addition, adequate sound insulation should be provided, car parking should meet standards adopted by the local planning authority, all units should be 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 adequate amenity space should be provided for the benefit of residents of the proposed development.

The proposed units are all self contained with their own designated entrances and all upper floor units are served by an internal staircase. Other criteria within Policy H 7 will be assessed further within this report.

Policy H 4 of the Local Plan requires a practicable mix of housing units of different sizes and specifically encourages one and two bedroom units.

7.02 Density of the proposed development

Table 3.2 of the London Plan (2016) provides a matrix that indicates the optimum residential density level, expressed in units per hectare, for development based on the character of its surroundings (central, urban or suburban), public transport accessibility level (PTAL) on a sliding scale of 0 (poor) to 6 (excellent) and the type of units being offered (based on the amount of habitable rooms per unit).

In this instance, the site is located in a suburban setting with a low PTAL score of 1b and the proposed units would each provide 2 habitable rooms. As such, the optimum density level for the efficient use of the site falls between 50 and 75 units per hectare, or 150 - 200 habitable rooms per hectare.

The overall area of the site is approximately 182 m² and the converted building will provide 5 residential units, thereby equating to a residential density of approximately result in a residential density of approximately 275 dwellings, or 550 habitable rooms, per hectare.

Whilst it is noted that the density figures are well in excess of those set out in the matrix, it is considered acceptable in this instance as, due to the nature of the development, the communal area surrounding the units has not been taken into consideration, as would generally be the case when calculating densities. Furthermore, the size of the proposed flats is comparable with the size of other flats housed within the the building and other surrounding buildings. Para 1.3.52 of the London Plan Housing SPG (2016) states that local or site specific features may be given weight when assessing acceptable density and, in this instance, it is considered the site specific circumstances of the application allow for the density of development proposed.

It is therefore considered that the proposed development is compliant with Policy 3.4 of the London Plan (2016)

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

Not applicable to the proposed development.

7.04 Airport safeguarding

Not applicable to the proposed development.

7.05 Impact on the green belt

Not applicable to the proposed development.

7.07 Impact on the character & appearance of the area

The proposal does not involve any external alterations to the existing building. The use of the unit will remain as residential, with a similar number of occupants as would have been present for the existing use. It is therefore considered that the proposed change of use of the unit would be compatible with its surroundings and not result in any adverse impact upon the character and appearance of the street scene.

The layby parking that will be formed at the entrance to Hetherington Way will not result in the loss of any significant proportion of the landscaped communal area adjacent to 2, 6 and 8 Hetherington Way and will therefore not compromise the established open and verdant character and appearance that is maintained in that location.

It is therefore considered that the proposed development would be in accordance with Local Plan Policies BE 13, BE 19 and OE 1 and London Plan Policies 7.4 and 7.6.

7.08 Impact on neighbours

The proposed change of use to flats is from an existing residential group home use which includes 8 bedrooms and, as such, it is considered that the conversion to a total of 5 x one bedroom flats would not materially alter or intensify the use of the site nor the subject building.

Conversion works will be internal only and the flats that will be created will utilise existing fenestrations with any currently obscurely glazed windows remaining as such. As a result, it is not considered that there will be any potential for increased and / or intrusive overlooking of neighbouring properties as a result of the proposal.

No extensions or other external works will be carried out and, as such, there are no concerns regarding potential overbearing or overshadowing impact towards adjoining neighbours.

The creation of layby parking at the entrance to Hetherington Way will not compromise the amenities of neighbouring residents as parked cars will be a sufficient distance from habitable room windows and the layby will not result in the loss of a significant proportion of the communal amenity space adjacent to 2, 6 and 8 Hetherington Way.

It is therefore considered that the proposed development would comply with Local Plan Policy BE 24 and London Plan Policy 7.6.

7.09 Living conditions for future occupiers

The internal space standards enshrined within the London Plan stipulate minimum Gross Internal Area (GIA) for dwellings based on the amount of bedrooms provided, occupancy rate and the amount of storeys over which the space is distributed. These standards are informed by the Department for Communities and Local Government (DCLG) Technical housing standards - nationally described space standard (2015).

The minimum GIA for a 1 bedroom single floor flat is 39 m², assuming occupation by 1 person or 50 m² assuming occupation by 2 people. All but one of the proposed flats have a GIA of 50 m². The remaining flat has a GIA of 48 m² and, as such, would only be suitable for single occupancy.

All new units will therefore provide adequate GIA for their proposed occupation and are in accordance with Policy 3.5 of the London Plan.

Policy BE 23 of the Local Plan requires that all new development both preserves private amenity space serving existing properties and provides sufficient private amenity space for future occupants. The Council's SPD for Residential Layouts provides standards for the amount of private amenity space that should be provided for the occupants of a residential unit. This takes the form of a sliding scale based on the amount of bedrooms that the unit provides.

Whilst the proposed flats would not benefit from any designated private amenity space it is

considered that this can be considered acceptable for the following reasons. The units provided are all one bedroom properties where it is recognised that the need for private amenity space is not as great. The proposal is for a Change of Use of an existing building where it would not be feasible to provide private amenity space and it should be noted that none of the existing flats within the building, or in other buildings on Hetherington Way, have private balconies or rear gardens. There is good quality landscaped communal amenity space provided immediately adjacent to the building.

All habitable room windows are well served by windows and openings that would allow effective natural light permeation, in accordance with Local Plan Policy BE 20 and paras. 2.3.37 and 2.3.40 and Standard 32 of the London Plan Housing SPG.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed flats would be served by a total of 5 car parking spaces, a rate of one space per unit. 2 of these car parking spaces comprise of those allocated to the existing use. A further 3 spaces are intended to be provided in the form of a layby on Hetherington Way.

The ratio of car parking spaces to residential units is in compliance with the Council's car parking standards and, as such, the proposed change of use would not lead to an adverse impact on parking provision within the surrounding area.

The proposed layby will be sited in a position where there is good visibility for motorists entering and leaving the parking spaces and on a residential road where, in any case, traffic would be moving slowly. The car parking spaces would be of acceptable dimensions to accommodate vehicles.

The existing footpath bordering Hetherington Way will be realigned around the layby and, as such, the proposed parking spaces would not be disruptive to pedestrians or cause any unacceptable hazard.

It is therefore considered that the proposed development would comply with local Plan Policies AM 7 and AM 14 and London Plan Policy 6.13.

7.11 Urban design, access and security

The building is located within an existing residential development which benefits from good levels of surveillance and would not result in any residential units within a secluded area.

The development is therefore in accordance with Local Plan Policy BE 18 and London Plan Policy 7.13.

7.12 Disabled access

As this is an application for Change of Use of an existing building, the development is not required to fully comply with Part M of the Building Regulations, as confirmed by para. 2.1.13 of the London Plan Housing SPG.

7.13 Provision of affordable & special needs housing

The proposed development falls below the threshold for provision of affordable housing, which is attached to developments involving a net gain of 10 or more residential units.

7.14 Trees, landscaping and Ecology

The building is sited with the wider Hetherington Way development which already benefits from adequate landscaping. The proposed layby car parking spaces would remove a small portion of lawn area close to the junction with Swakeleys Road but it is not considered that the loss of greenery would be to an extent that would damage the overall quality of the landscaping on the street.

It is therefore considered that the proposed development accords with Local Plan Policy BE 38.

7.15 Sustainable waste management

Future occupants would utilise the existing waste collection service provided on Hetherington Way.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

Existing drainage measures would remain in place. The site is not located within Flood Zone 2 or 3 and future occupants would not be exposed to unacceptable risk of flooding.

7.18 Noise or Air Quality Issues

The development involves residential development within an area surrounded by similar uses and it is therefore not considered that there would be any uncharacteristic level of noise generated. Air quality would not be affected by the proposal.

7.19 Comments on Public Consultations

Parking arrangements have been amended as per plan number 2017/P/F/SW/01 and the green space on Swakeleys Road will no longer be used for car parking. The size of the proposed units are comparable to others within the building and the provision of one bedroom units add to the residential mix within the surrounding area. The number of parking spaces provided complies with the Council's adopted parking standards. Any alterations to No. 234 are internal only, the unit will remain in use as a flat and planning permission would not be required for such alterations.

7.20 Planning obligations

The proposal involves the creation of 5 new residential units with a combined external floor area of 270 m² and therefore represents chargeable development in relation to both the Mayoral and LBH CIL requirements. A liability notice setting out the required CIL payment will be issued should planning permission be granted.

The proposal involves works to the Highway and under the ownership of the Council. Any approval will therefore be granted only when a Section 278 agreement securing these works has been agreed and signed.

7.21 Expediency of enforcement action

7.22 Other Issues

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 development is considered to be acceptable for the reasons set out in this report and it is therefore recommended that it be approved, subject to conditions and the recommended legal agreement to secure the off-street parking area.

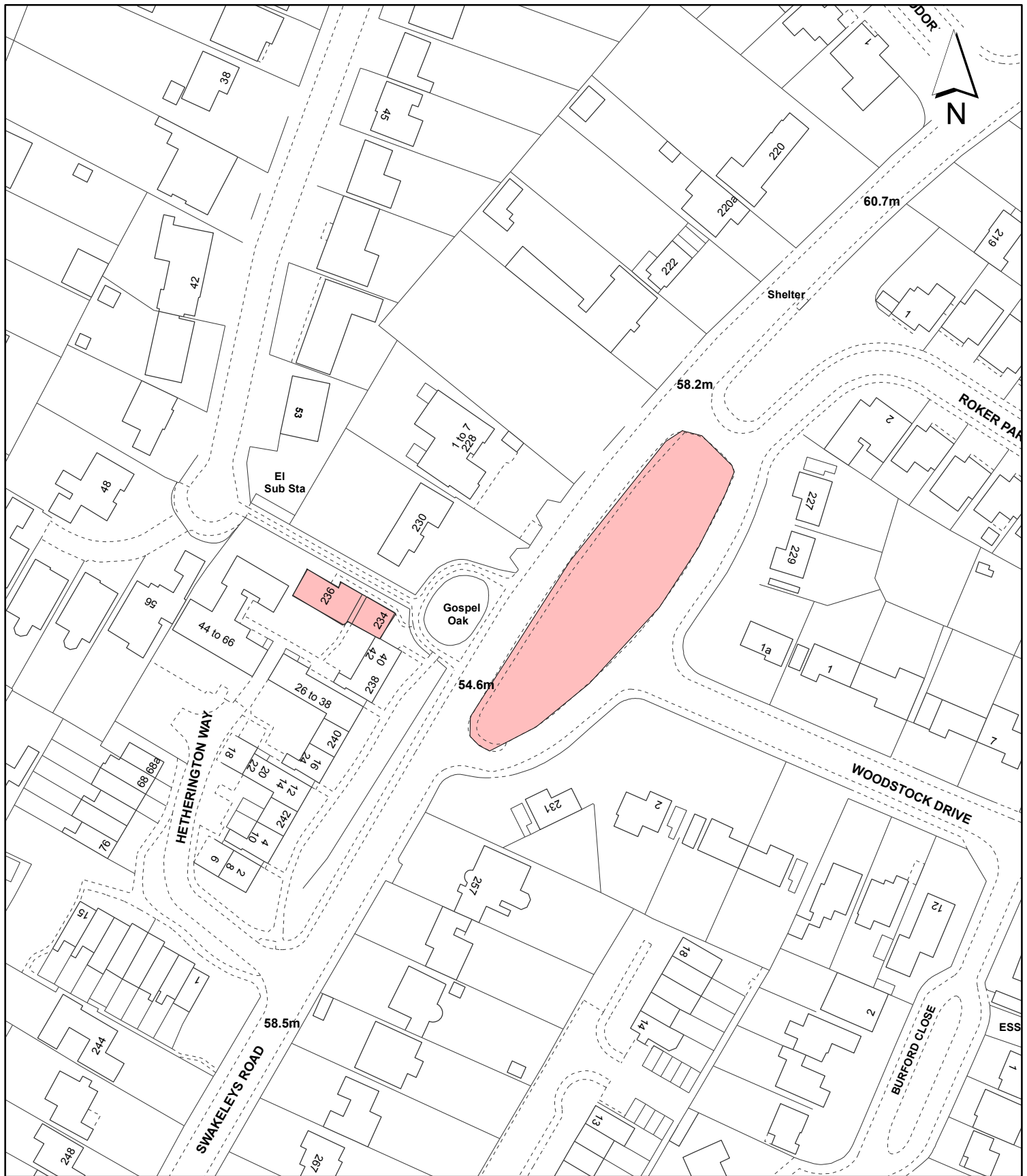
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Planning Obligations SPD
National Planning Policy Framework (NPPF)
DCLG Technical housing standards - nationally described space standard (2015)

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

236 Swakeleys Road

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

Planning Application Ref:

72634/APP/2017/769

Scale:

1:1,250

Planning Committee:

North Page 81

Date:

August 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address PEMBROKE HOUSE 5-9 PEMBROKE ROAD RUISLIP

Development: Extension of the 4th floor to provide 1 x 2 bedroom unit (Use Class C3)

LBH Ref Nos: 38324/APP/2017/2287

Drawing Nos: 15.530.P03- Existing Elevations
15.530.P02- Existing Floor Plan
15.530.P01- Proposed Site Layout
15.530.P05 Rev B - Proposed Elevations
15.530.P04 Rev B - Proposed Floor Plans
15.530.B01- Block Plan
15.530.L01- Location Plan

Date Plans Received: 22/06/2017 **Date(s) of Amendment(s):**

Date Application Valid: 22/06/2017

1. SUMMARY

This application is being reported to committee because the site has previous planning enforcement history.

This application seeks consent for an extension at roof level to create 1 x 2 bedroom residential unit. The proposal by reason of its design, massing, siting and form would appear as a visually dominant and incongruous addition on the roof of the building, which would detract from the buildings setting within the street scene and adjacent Conservation Area and Area of Special Local Character. The scheme by virtue of its siting and design, would also appear visually dominant when viewed from the neighbouring properties, to the detriment of their amenity. The scheme, by virtue of the unacceptable layout would fail to provide an adequate standard of accommodation for future occupants.

Little information has been provided in support of the application in terms of use of the existing car park and how car parking demand from the proposed flats will be satisfied, nor is there any information provided in support of the application in terms of additional secure covered cycle or any additional refuse/recycling facilities.

Overall, there are concerns with the scheme as presented and it fails to comply with the Councils adopted policies and guidance, and is thereby recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Design and scale

The proposal, by reason of its unacceptable design, massing, siting and form would appear as a visually dominant and incongruous addition to Pembroke House, that has had little regard to the pattern, design and grain of the host building. The proposed residential accommodation and associated amenity space would detract from the buildings setting within the street scene and adjacent Conservation Area and Area of Special Local Character and would constitute an unacceptable overdevelopment of the site and the host building. The proposal fails to comply with the National Planning Policy Framework,

Policies 3.5 and 7.4 of the London Plan (2016) and paragraphs 128-134 of the NPPF (2012), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE5, 5BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Pembroke Road. It is situated immediately to the rear of Pembroke House and the proposed building would be located in the north western corner of the car park to the rear of the main building. Pembroke House is a partly four and five storey detached property and former office building fronting Pembroke Road. All floors of the building have consent for their conversion to residential under either the prior approval process or planning/appeal.

The proposed development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC). Although Pembroke House is a later intrusion within the street scene, to the rear of the site, it is characterised by well landscaped rear gardens. This part of the area includes housing development following the introduction of the railways in 1904 and a proposed urban expansion for a Garden Suburb. The immediate surrounding area is characterised by inter and post war properties and the rear of the commercial units on Ruislip High Street.

The site lies within Ruislip Town Centre and the Developed Area as identified within the Hillingdon Local Plan Part 2.

3.2 Proposed Scheme

This application seeks consent for the extension at roof level to create 1 x 2 bedroom unit which would wrap around the existing unit. The application does not indicate whether car parking would be provided.

3.3 Relevant Planning History

38324/APP/2013/2763 Pembroke House, 5 - 9 Pembroke Road Ruislip

Change of use from B1 (office) to residential (C3) (Application for Prior Approval under Schedule Part 3 Class J of the The Town and Country Planning (General Permitted Development) Order 1995 (as amended))

Decision: 13-11-2013 PRN

38324/APP/2013/3629 Pembroke House, 5 - 9 Pembroke Road Ruislip

Removal of condition No. 4 (Development) of planning permission ref:38324/APP/2011/786 date 22/12/2011 (Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and x threebedroom flats with associated parking, amenity space, cycle store and bin store, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape and alterations to existing vehicular crossover.)

Decision:

38324/APP/2014/2680 Pembroke House Pembroke Road Ruislip
Two storey building to rear for use as office space and storage involving installation of railings a gates

Decision: 11-11-2014 Refused **Appeal:** 02-10-2015 Part Allowed

38324/APP/2016/3586 Pembroke House 5-9 Pembroke Road Ruislip
Extension of 4th floor accommodation to provide 2 x 1 bedroom flats

Decision: 23-11-2016 Refused **Appeal:** 23-05-2017 Dismissed

38324/APP/2016/407 Pembroke House Pembroke Road Ruislip
Erection of detached building to accommodate refuse storage at ground floor and office accommodation above

Decision: 21-06-2016 Refused **Appeal:** 11-11-2016 Allowed

Comment on Relevant Planning History

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:

H4 Mix of housing units

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

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

BE4 New development within or on the fringes of conservation areas

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

AM7 Consideration of traffic generated by proposed developments.

AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th August 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and neighbouring residents were consulted between 20-07-17 and 10-08-17. 2 no objections were received to the application which are summarised below:

Neighbouring resident

- the application will block daylight and sunlight to existing dwellings.

Ruislip Resident's Association

The application is not dissimilar to the application that was submitted previously which was refused and dismissed at appeal. The reason for refusal and the Inspector's remain relevant to this application.

Internal Consultees

Highways

Pembroke Road is a busy classified road on the Council's road network. There are existing waiting restrictions on Pembroke Road to deter on-street parking. The site has a PTAL value of 4 (good) as a result of proximity to Ruislip Station and local bus services but there will be some demand for car parking from the proposed development. The existing development consists of a previous office conversion whereby the site was converted into 19 flats with the majority of studio and 1 bed configuration.

There are 21 car parking spaces and 10 cycle parking spaces on site. The site has its own vehicular access point on Pembroke Road which is located opposite Station Approach. The proposal is to create an additional 2bed flats on the roof of the building. There has been a recent appeal against a similar 2x1 bed development on the roof of the building that was dismissed but not on highway grounds. The inspector was of the opinion that such a development would not generate any significant impact on the local highway. The only information provided in support of the application in terms of use of the existing car park and how car parking demand from the proposed flats will be satisfied is the Planning Statement.

The Planning Statement suggests the 19 existing flats are served by the 21 space car park and the Inspector at the recent appeal accepted this notion. Should the application be considered acceptable condition should be secured ensuring this flat has an allocated parking space and that no parking spaces are to be let or sold to others outside the development. There is no information provided in support of the application in terms of additional secure covered cycle or any additional refuse/recycling facilities but these issues can be conditioned. The same applies to EVCP points and the site should contain at least 4 active and 4 passive charging points.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF has a requirement to encourage the effective use of land. Pembroke House comprises 19no units converted from former offices and as such there is 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 (2016) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 4 (good). The London Plan (2016) range for sites with a PTAL of 4 to 6 in an urban area is 45-185 u/ha per hectare. Based on a total site area the proposal would be in keeping with the density matrix. 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

Section 72 of the (Planning Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that 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 development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC).

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies Policies states that the Council will conserve and enhance BE4 of the , states that new development within or on the fringes of conservation areas, will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

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

The surrounding area is mixed in terms of the style and character of the buildings. Given the location of many of the buildings to the west and north within the Conservation Area and Area of Special Local Character, these buildings are much more modest in scale and of a traditional character and design. To the west and north, the prevailing character is for largely two/three storey development. Similarly to the east of the application site, the immediate properties are three storey and the remainder single storey bungalows. To the south of the site is the five storey Kings Lodge building.

In terms of the application site, at present it is a largely 4 storey building that sits back from Pembroke Road and by virtue of its location, is read more in the context of the buildings on the northern side of Pembroke Road. Given its set back from Pembroke Road, and its existing recessed roof form and glazed upper floors, when this building is viewed from the Conservation Area and surrounding approaches to the site, it does not appear overly dominant in view. The roof form is not alien nor intrusive

This application seeks to extend the existing fifth floor of the building to provide 1 x 2 bedroom flat. The existing fifth floor development, appears unduly dominant and overbearing on the roof, and when viewed from Pembroke Road, fails to integrate successfully or maintain the modest step in height that the building achieves on its eastern elevations. The addition of further development on the roof, by reason of its design, siting and massing would fail to integrate with the host or adjacent buildings and would appear as a visually incongruous addition on the roof. By virtue of its width and length it would also give the impression of a top heavy development, and further highlights the unacceptable scale and incongruous nature of the development. The scheme would dominate views from the surrounding Conservation Area and Area of Special Local Character to an unacceptable degree and is considered unacceptable.

Furthermore, it is noted that roof terraces are proposed on the roof, which extend to the edges. Roof terraces are not common features within the surrounding area, and where they exist, they are always set back from the edges so as to reduce their visual impact. The proposal would introduce a vertical formation that would have a stark urban edge.

Overall, it is considered that the proposal, by reason of its unacceptable design, excessive scale, massing, siting and form would appear as a visually dominant and incongruous addition on the roof of the building, which would detract from its setting within the street scene and adjacent Conservation Area and Area of Special Local Character.

7.04 Airport safeguarding

Not relevant to the determination of this application.

7.05 Impact on the green belt

Not relevant to the determination of this application.

7.07 Impact on the character & appearance of the area

See above 'impact on conservation area'.

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to

safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

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. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The site is bounded by housing to the north-west and north-east with Ruislip Station and Kings Lodge flats located to the south. The nearest residential properties on the High Street are set some 25m from the application building, the properties to the rear on Brickwall Lane are set some 35m to 45m away, those within the Kings Lodge Development set 31 metres away and those on Pembroke Road to the east 10 metres away. It is noted that the scheme would be close to those properties in Pembroke Road, however, given that the location of the proposed development is set behind the existing fifth storey addition, the scheme is not considered to have a detrimental impact on the occupiers. In respect of the distances to other surrounding properties, these distances are in excess of the 21 metres set out in the Council's Supplementary Planning Document HDAS: Residential Layouts, designed to protect the privacy of existing residents.

Terraces are proposed on the roof, however given the location of these spaces, they are not considered to overlook the surrounding properties to an unacceptable degree. Similarly, the scheme is not considered to result in an unacceptable loss of light to these occupants.

In terms of the visual impact of the proposal, there is concern with regards to the design and detailing of this addition on the roof which in addition to the added bulk on the roof would appear unduly visually intrusive within the surrounding area.

7.09 Living conditions for future occupiers

Policy OE5 of the Local Plan: Part Two (November 2012) notes proposals for noise sensitive developments where occupiers may suffer from noise and vibration will not be permitted in areas which are expected to be become subject to unacceptable levels of noise or vibration. Applications are required to demonstrate that developments can be insulated and designed to protect them from external noise.

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 minimum floorspace requirements for a 2 bedroom 3 person flat is 61 sqm. The proposed plan indicates the proposed flat would be 89sqm. The layout of bedroom two is a concern due to the limited

width at 1.9m.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The site has a PTAL of 4 (Good) which suggests there will be a reduced reliance on private cars for certain trips to and from the property. There are 21 car parking spaces and 10 cycle parking spaces on site. The site has its own vehicular access point on Pembroke Road which is located opposite Station Approach. The proposal is to create an additional 2bed flats on the roof of the building. There has been a recent appeal against a similar 2x1 bed development on the roof of the building that was dismissed but not on highway grounds. The inspector was of the opinion that such a development would not generate any significant impact on the local highway.

The Planning Statement suggests the 19 existing flats are served by the 21 space car park and the Inspector at the recent appeal accepted this notion. Should the application be considered acceptable condition should be secured ensuring this flat has an allocated parking space and that no parking spaces are to be let or sold to others outside the development. There is no information provided in support of the application in terms of additional secure covered cycle or any additional refuse/recycling facilities but these issues can be conditioned. The same applies to EVCP points and the site should contain at least 4 active and 4 passive charging points.

7.11 Urban design, access and security

These issues are covered elsewhere in the report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not relevant to the determination of this application.

7.14 Trees, Landscaping and Ecology

Not relevant to the determination of this application.

7.15 Sustainable waste management

Not relevant to the determination of this application.

7.16 Renewable energy / Sustainability

Not relevant to the determination of this application.

7.17 Flooding or Drainage Issues

Not relevant to the determination of this application.

7.18 Noise or Air Quality Issues

Not relevant to the determination of this application.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not relevant to the determination of this application.

7.21 Expediency of enforcement action

Not relevant to the determination of this application.

7.22 Other Issues

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not relevant to this application.

10. CONCLUSION

This application seeks consent for an extension at roof level to create 1 x 2 bedroom residential unit. The proposal by reason of its design, massing, siting and form would appear as a visually dominant and incongruous addition on the roof of the building, which would detract from the buildings setting within the street scene and adjacent Conservation Area and Area of Special Local Character. The scheme by virtue of its siting and design, would also appear visually dominant when viewed from the neighbouring properties, to the detriment of their amenity.

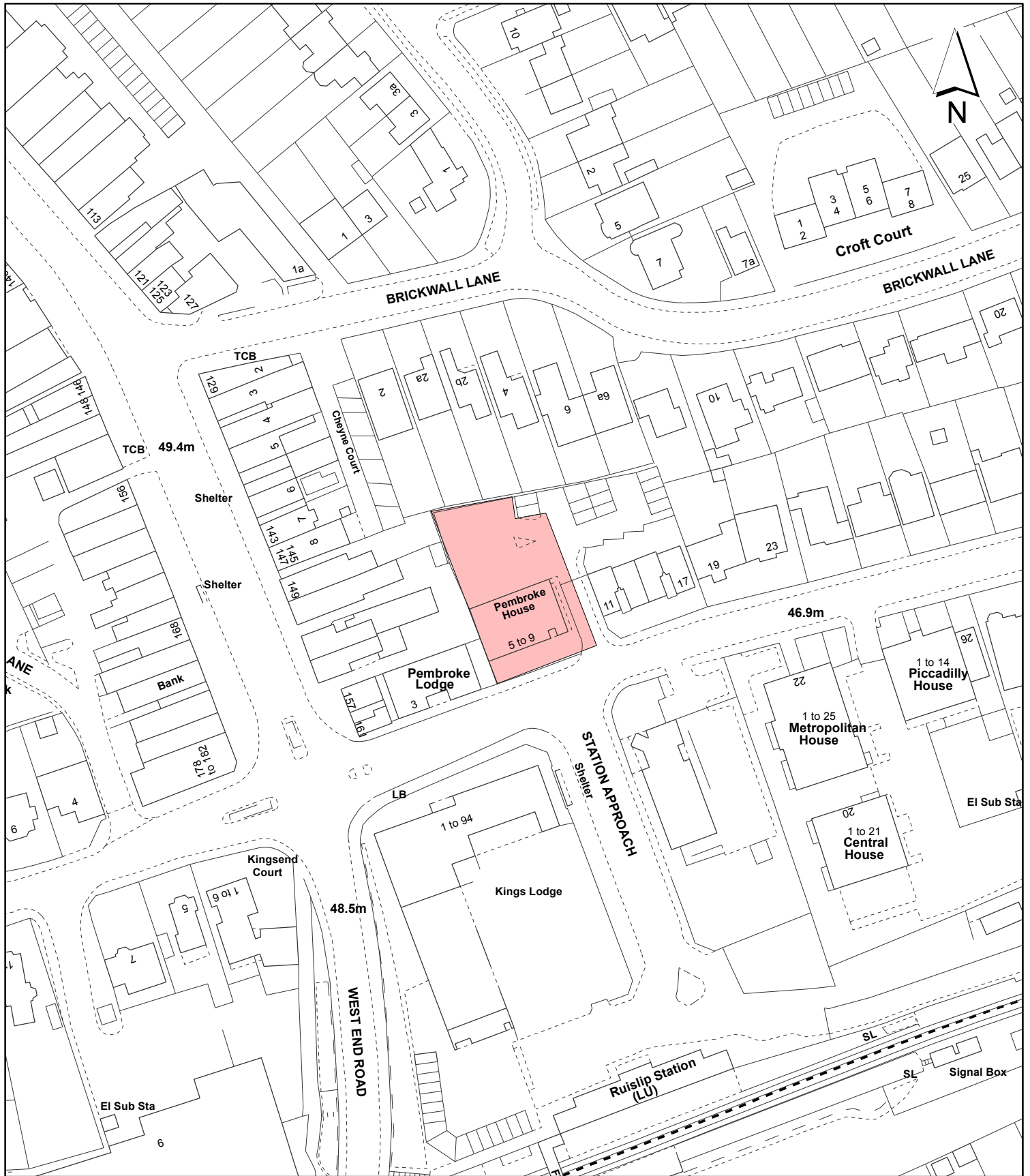
Overall, there are concerns with the scheme as presented and it fails to comply with the Councils adopted policies and guidance, and is thereby recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan Part 2
The London Plan (2016)
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

Site boundary

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Site Address:

**Pembroke House,
 5-9 Pembroke Road**

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

Planning Application Ref:
38324/APP/2017/2287

Scale:
1:1,250

Planning Committee:
North Page 94

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address CLUB HOUSE, MIDDLESEX STADIUM BREAKSPEAR ROAD RUISLIP

Development: Single storey building for use as changing rooms, involving demolition of existing outbuilding.

LBH Ref Nos: 17942/APP/2017/2084

Drawing Nos: 001
002
003 a

Date Plans Received: 07/06/2017 **Date(s) of Amendment(s):** 07/06/0017

Date Application Valid: 19/06/2017

1. **SUMMARY**

The proposal is to remove two existing changing room buildings and a shed and replace them with one single storey building for use as changing rooms.

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. They are therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 003 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 (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 Policies BE13 and BE15 of the 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 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.

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
OL2	Green Belt -landscaping improvements
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
NPPF	National Planning Policy Framework

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 North Eastern side of Breakspear Road. It falls within the Green Belt as designated in the Hillingdon Local Plan.

3.2 Proposed Scheme

The proposal is to remove the existing temporary changing room buildings and replace them with a single storey building for use as changing rooms. The changing rooms would be for two separate teams, and a further separate room for referees.

3.3 Relevant Planning History

17942/APP/2016/3158 Hillingdon Borough Football Club, Breakspear Road Ruislip
Installation of 3 x temporary changing room cabins.

Decision: 01-02-2017 Approved

18443/ADV/2008/65 The Middlesex Stadium Breakspear Road Ruislip
Display of a temporary banner sign for 18 months. (Retrospective application)

Decision: 29-09-2008 Refused

18443/APP/2012/3037 The Middlesex Stadium Breakspear Road Ruislip
The installation of a 24m lightweight lattice mast with 3 no. antennas installed on 3m head frame
1 no. 300mm dish, radio equipment housing and ancillary development.

Decision: 28-05-2014 NFA

18443/APP/2013/3732 Middlesex Stadium Breakspear Road Ruislip
Single storey front extension

Decision: 25-03-2014 Approved

18443/APP/2014/827 Middlesex Stadium Breakspear Road Ruislip
Use of land as a dog training school involving installation of 2 x sheds (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 21-05-2014 Refused

18443/APP/2015/3181 Middlesex Stadium Breakspear Road Ruislip
Installation of parking area to rear of site

Decision: 18-11-2015 Refused

Comment on Relevant Planning History

17942/APP/2016/3158 - Installation of 3 x temporary changing room cabins. Granted temporary planning permission for 2 years.

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
- OL2 Green Belt -landscaping improvements
- 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
- 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

A total of 2 neighbouring occupiers and the Ruislip Residents Association were consulted on 21.06.2017. A site notice was also displayed.

No comments were received.

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 the erection of a single storey building on an area of land which is currently occupied by existing buildings and/or surfaced in hard standing. This area is already in use as a Club and car park. The proposal would comprise a single storey building for use as changing rooms. The existing standalone buildings which currently houses the club's changing facilities are to be demolished.

Changing facilities in this scale of building to support an open air recreation use such as football are judged to be an appropriate development in the Metropolitan Green Belt.

Overall, it is considered that the proposal would not have a significantly or unacceptably 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 at paragraph 87 that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. At paragraph 88 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. This objective is broadly reiterated in paragraph 89 of the NPPF.

The proposal would increase the size of the building area to 80 sq.m and with the demolition of the existing buildings to be removed (60 sq.m), the increase would be 20 sq.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 adversely 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 Clubhouse building.

Taking into consideration the positioning and the overall height and depth of the proposal, it would appear compatible with the existing main building and the surrounding area. It would therefore not have a detrimental 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).

7.08 Impact on neighbours

Local Plan: Part 2 policies BE19, BE20, BE21 and BE24, in addition to the Council's Supplementary Planning Document on Residential Layouts, seek to safeguard residential amenity.

The nearest residential property would be located approximately 50m away to the south east of the application site. Given this distance, combined with the relatively minor nature of the proposals and existing trees and planting which would significantly screen views of the building, it is not considered that the scheme would have any adverse impact on residential amenity.

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 park. Given its limited size and position 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 proposal.

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

None.

7.20 Planning Obligations

Not applicable to this site.

7.21 Expediency of enforcement action

Not applicable to this proposal.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

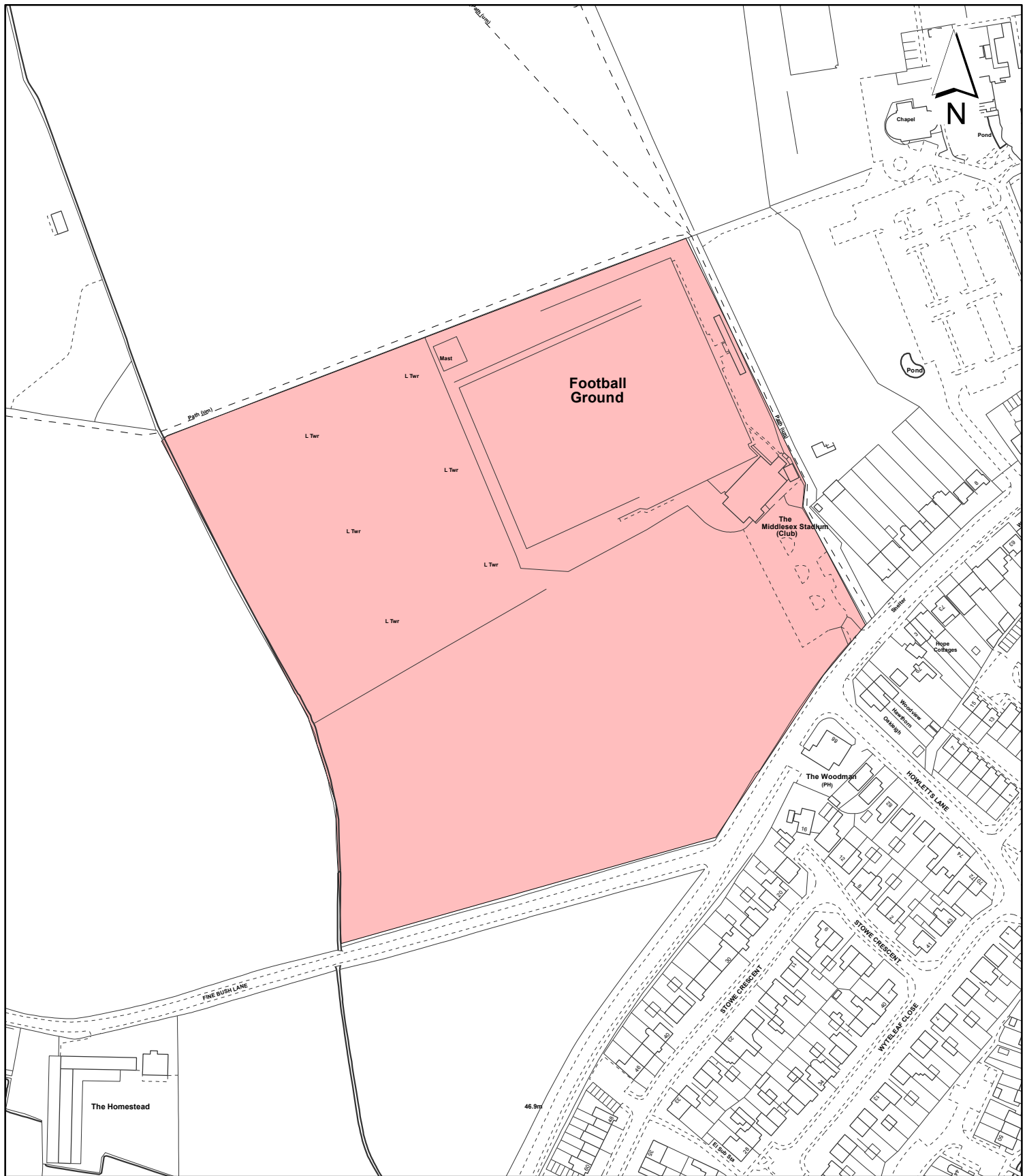
The proposed changing rooms due to their overall size, scale and positioning would integrate with the existing Club house and the surrounding area. The proposal would therefore not detract from the openness, character and appearance of the Green Belt and would be in compliance with relevant Hillingdon 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:

**Club House,
 Middlesex Stadium**

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

Planning Application Ref:
17942/APP/2017/2084

Scale:
1:2,500

Planning Committee:
North Page 104

Date:
August 2017



Report of Head of Planning & Enforcement
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),
SECTIONS 198-201 AND 203

**TREE PRESERVATION ORDER NO. 759 (TPO 759):
11 HARVIL ROAD, ICKENHAM**



Figure 1: The subject Beech tree in the front garden of 10/11 Harvil Road (viewed from Highfield Rd)

1.0 Summary

1.1 To consider whether or not to confirm TPO 759 (with or without modification).

2.0 Recommendations

2.1 That TPO 759 is confirmed.

3.0 Information

3.1 The making of TPO 759 was authorised under delegated powers on 26th April 2017, because a nearby resident advised the Council that the subject Beech tree was under threat of being removed.

3.2 This Beech tree is an attractive landscape feature that contributes to the amenity and arboreal character of the local area. The tree merits protection on amenity grounds.

3.3 The tree has a long-life expectancy and so has the potential to develop into a significant landscape feature that will provide amenity for decades to come.

4.0 The Objection

4.1 A formal objection (summarised verbatim below) to TPO 759 was received from Mr & Mrs Matharu (at No. 11 Harvil Road) for the following reasons:

1. **Boundary Wall** - The tree is currently on my property boundary wall and in the long-term, we wish to build a brick or fence boundary wall to preserve my family's privacy and better space maintenance. The current positioning of the tree may prevent such development.
2. **Right to Privacy** - Our right to privacy (Article 8 of Human Rights Act 1998) will be affected if we are not able to maintain our privacy by developing a suitable wall or fence with my neighbour. As a consequence of the Order, we would be forced to lose our right to privacy on my property and family life.
3. **Access Concerns** - Due to the tree and vast hedges surrounding my property boundary, the access entry between no. 10 and no. 11 Harvil Road is detrimental impact as there are open gaps to enter through my premises without permission.
4. **Tree Condition** - The tree does not get look to be in good health condition and over time the tree branches may get weaker and will damage my property.
5. **Visibility Concerns** - The tree impacts our visibility from my property as it prevents our view from the left hand side of the property.
6. **Safety Concerns** - Due to the close positioning of the tree to my property, poor weather may cause the tree to fall and put my property at risk of damage and thus my family at potential danger risk
7. **Financial Implication** - The Preservation Order puts a financial risk where any tree maintenance or work with seeking the Council's approval would come at a significant risk to my family.
8. **General Garden Maintenance** - The tree acts as a shade over the front garden and doing so prevents parts of the front lawn getting sunlight and in doing so preventing growth and plantation. Leaves falling in the garden frequently need to be cleared and causes prolonged garden maintenance.

5.0 Observations on the objections to TPO 759:

5.1 It is possible to build a wall or fence to each side of the tree and /or also box it off (see Figure 2 below). Alternatively, a boundary hedge could be planted.



Figure 2: An example of a fence constructed around a tree

5.2 As mentioned in Section 1, it is possible to successfully construct a wall or fence around an existing tree. It is also worth noting that only a 2m wall or fence could be constructed along the boundary (without planning permission). This tree could add to and improve privacy.

5.3 The access point into the property is situated on the opposite side to the Beech tree and so it does not impede access in any way (see Figure 3 below).



Figure 3: The Beech and the entrance to 11 Harvil Road

5.4 At the time the Beech tree was inspected, it appeared to be in good health. There are no reasons to suspect the tree is dangerous or that any branches will become weaker. If, in the unlikely event, the tree did become dangerous, consent would not be required for its removal.

5.5 The house is centrally located within a large, wide plot and the Beech tree is on the boundary. The small Horse Chestnut situated centrally within the front lawn blocks more of the views than the Beech. In any case, there are still very impressive views from most parts of the house.

5.6 As already mentioned in section 4.4, the tree appears to be in good health. There is no reason to suspect the tree will fall.

5.7 A TPO adds no extra financial burden to tree maintenance and there is no cost to submit a TPO application.

5.8 The Beech tree is located south-east of the house and so can only shade a part of the front garden and the front of the house in the morning. The main amenity area (the rear garden) will not be affected. In any event, shading (and leaf fall) is a natural phenomenon associated with trees and is to be expected as a consequence of living in a sylvan environment.

5.0 Other matters:

There were no other objections to or representations about TPO 759.

6.0 Conclusion

It is recommended that TPO 759 be confirmed.

The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 759 (2017)
- Letter of objection to TPO 759

SIGNED

MEMBER OF THE COUNCIL

SIGNED

AUTHORISED OFFICER

Beech at 11 Harvil Road
Ickenham

Tree Preservation Order Number

759

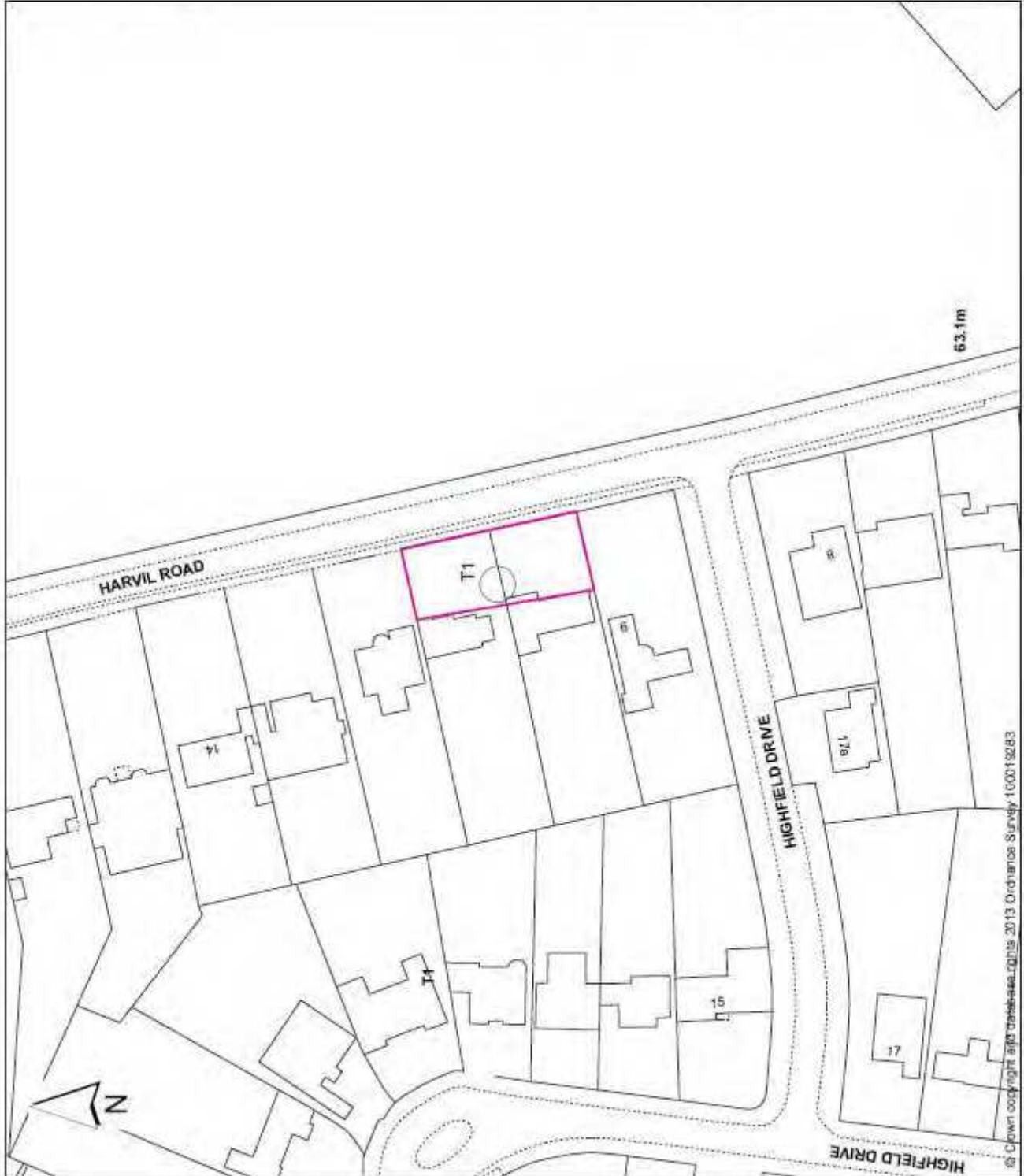
LONDON BOROUGH OF
HILLINGDON
Residents' Services

Civic Centre, Uxbridge, Middx, UB8 3UW
Telephone No. : 01895 250111



Scale: 1:750

Date: April 2017



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Plans for North Applications Planning Committee

Wednesday 23rd August
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address 52 FIELD END ROAD EASTCOTE PINNER

Development: Two storey, 3-bed, detached dwelling and conversion of dwelling house into 1 x 1-bed and 1 x 2-bed self-contained units involving single storey rear extension with associated parking and amenity space, involving demolition of existing garage.

LBH Ref Nos: 4913/APP/2016/4358

Date Plans Received: 01/12/2016

Date(s) of Amendment(s): 01/12/2016

Date Application Valid: 16/12/2016

12/04/2017

16/12/2016

IT IS HEREBY DECLARED THAT THIS DRAWING IS A COPY OF THE ORIGINAL DRAWING AND NOT A REPRODUCTION OF THE ORIGINAL DRAWING.

PROJECT No.	1610
DRAWING No.	0501
SCALE	1:1250 A4
DATE	01/03/2016
DRAWN BY	TOC
CLIENT	RICHARDSON

52 FIELD END ROAD
EASTCOTE
HA5 2QN

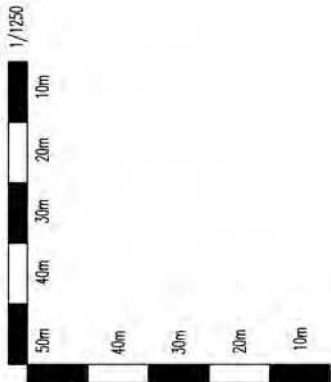
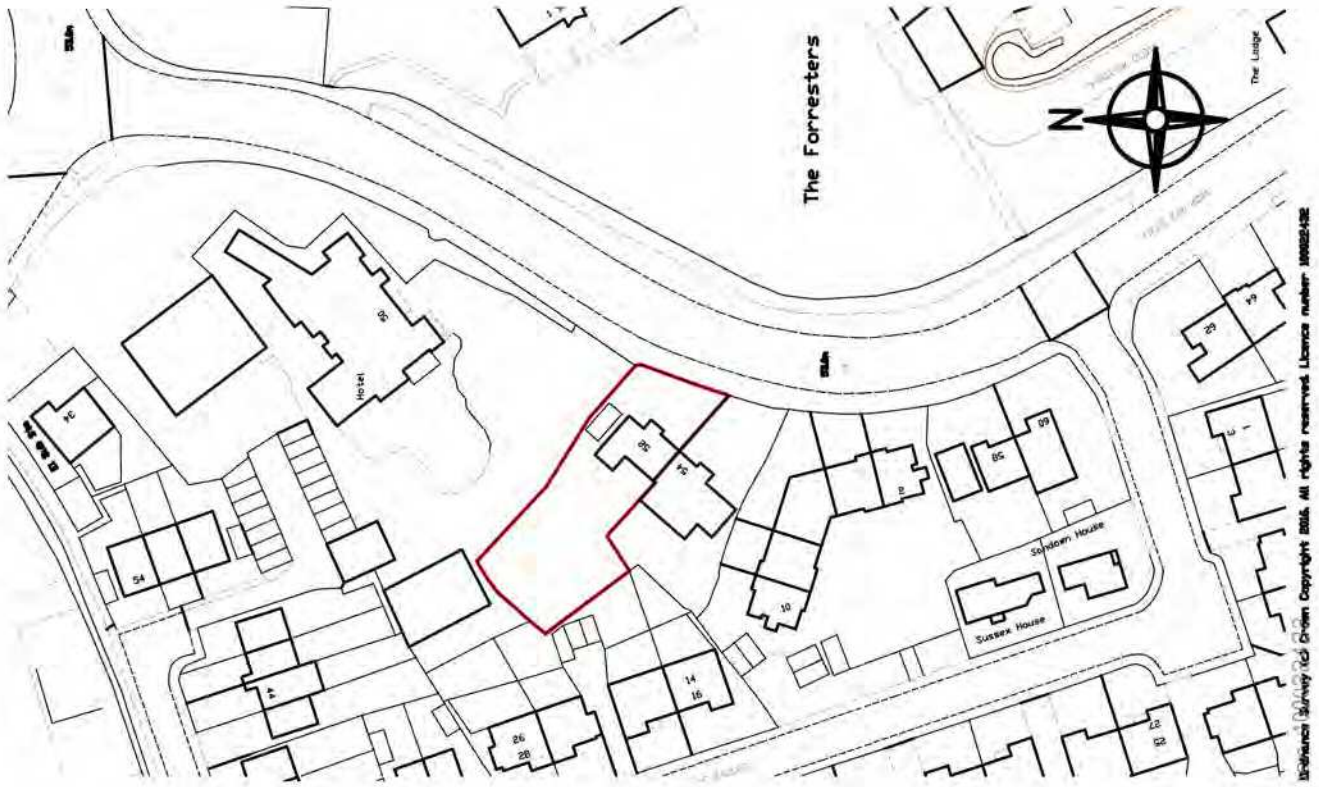
LOCATION PLAN



12 Cambridge Road,
Sandy, Bedfordshire
SG19 1JE

T. 01767 683 692
M. 07846 507 883
E. info@toc-a.uk

Thomas O'Connor Architecture



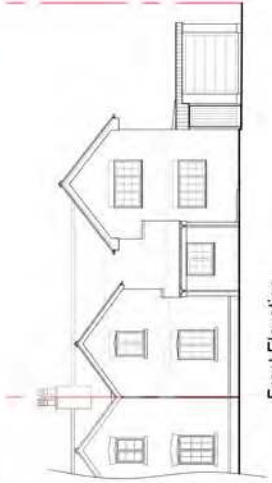


Site plan 1:200

PLANNING ISSUE

1810
PL05 E
52 FIELD END ROAD CASTLETON DUMFRIES
2024-2025
PROPOSED SITE PLAN @ FIRST FLOOR LEVEL

TOC Architecture
12 Cambridge Road,
Sandy, Bedfordshire
SG19 1UE
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M. 07946 507 863
E. info@toc-a.uk
Thomas O'Connor Architecture



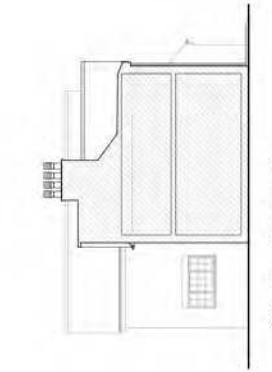
Front Elevation



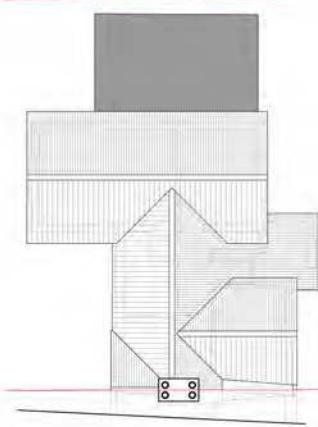
Side Elevation



Rear Elevation



Side Elevation / Section



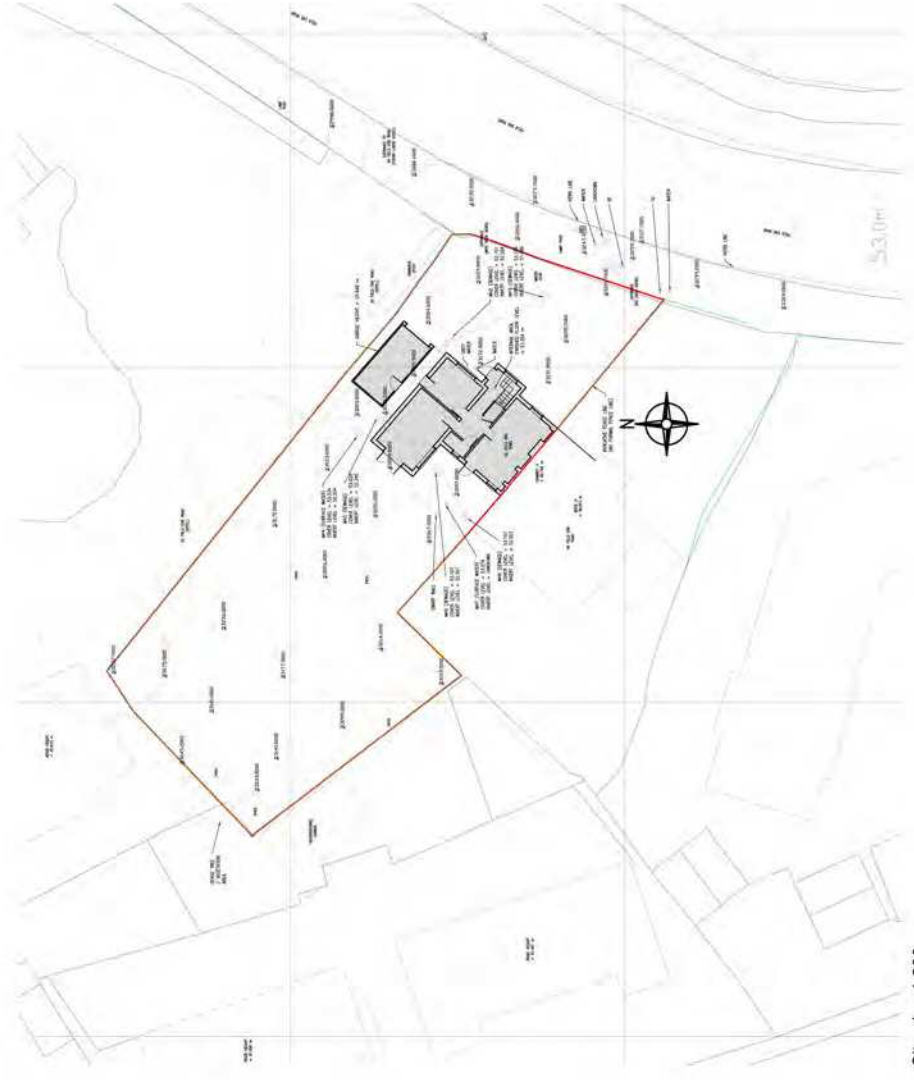
Roof Plan



First Floor



Ground Floor



Site plan 1:200

PLANNING ISSUE

1510
01 - C
SCHUMBERSON

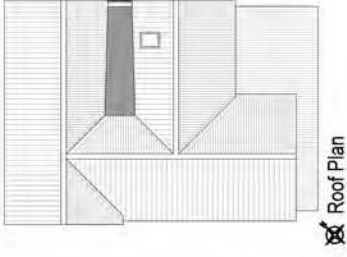
52 FIELD END ROAD
GASTON
EAST AUCKLAND
ELEVATIONS, & SECTIONS



12 Cambridge Road,
Stony Ridge,
SG19 1JE

T. 01787 683 682
M. 07946 507 883
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Thomas O'Connor Architecture

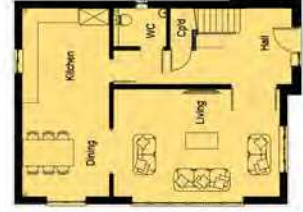


Roof Plan



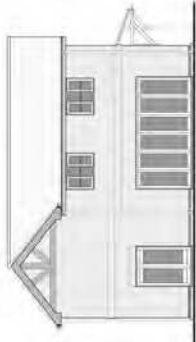
First Floor

See Drawing U1812E for Millers Home details



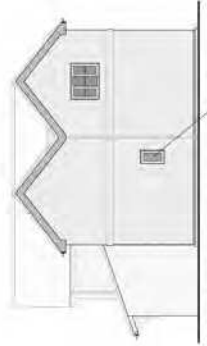
Ground Floor

See Drawing U1812E for Millers Home details



Side (Garden) Elevation

See Drawing U1812E for Millers Home details



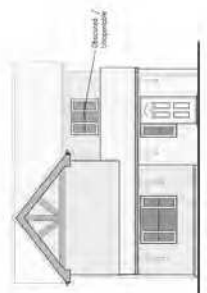
Side (Hotel) Elevation

See Drawing U1812E for Millers Home details



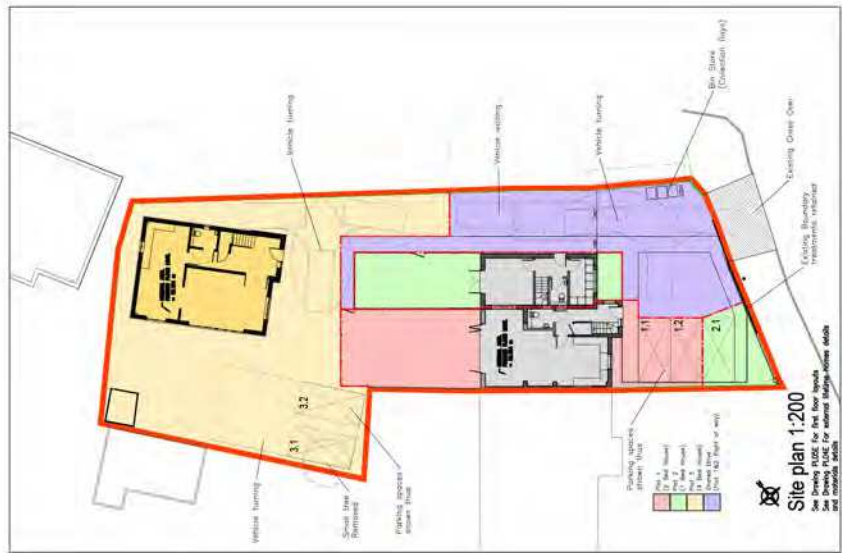
Rear Elevation

See Drawing U1812E for Millers Home details



Front Elevation

See Drawing U1812E for Millers Home details



Site plan 1:200

See Drawing U1812E for Millers Home details and Drawing U1812E for Millers Home details



PLANNING ISSUE

1810
FIELD E
SCHAMBERSON

52 FIELD END ROAD
GASTCOTE
DULZSEN

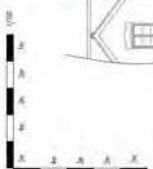
PROPOSED PLANS,
DRAWINGS & SECTIONS
FOR A NEW PROPERTY
NEW PROPERTY



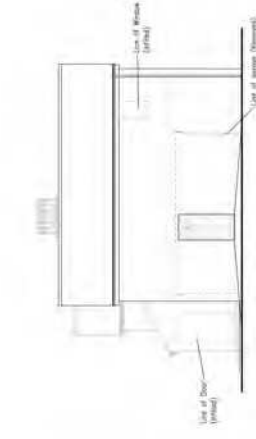
12 Cambridge Road,
Sandy, Bedfordshire
SG19 1UE

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M. 07846 507 863
E. info@toc-a.uk

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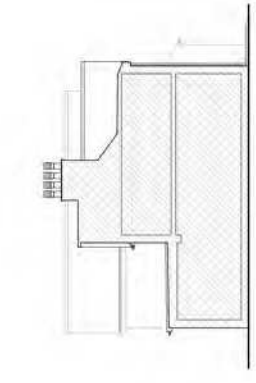
Front Elevation



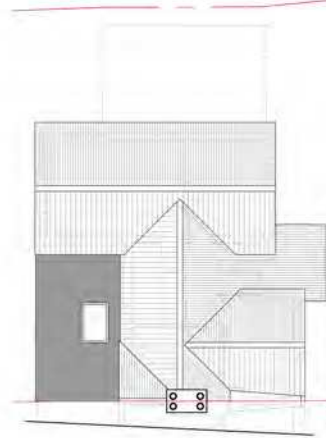
Side Elevation



Rear Elevation



Side Elevation / Section



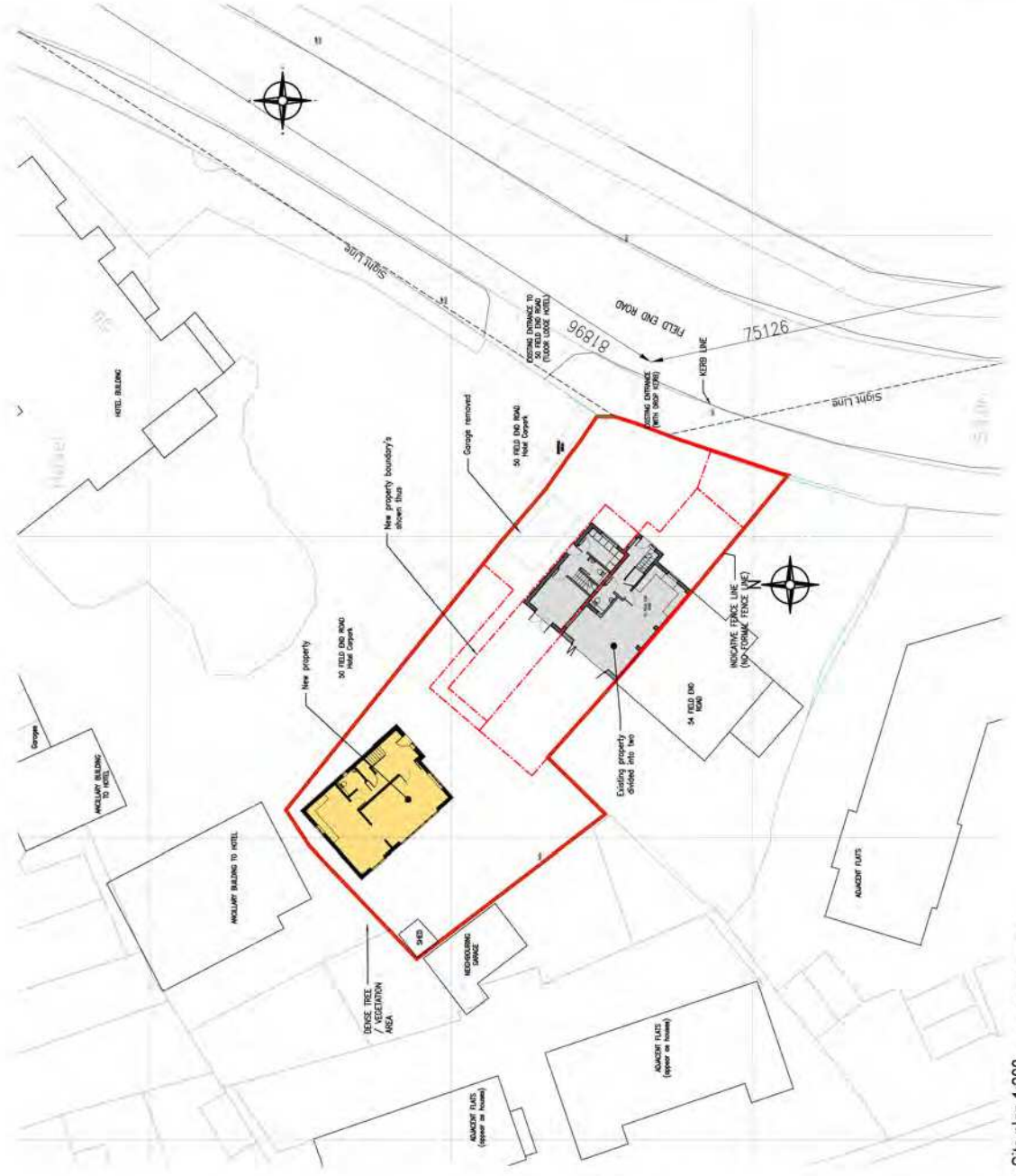
Roof Plan



First Floor



Ground Floor



Site plan 1:200 See Drawing P155E for first floor layout

PLANNING ISSUE

1810
FIG 1 E
SCHUMBERSON

52 FIELD END ROAD
GASTCOTE
LUDLOW

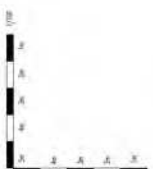
PROPOSED PLANS
FOR THE
RENOVATION AND
CONVERSION OF
EXISTING PROPERTY



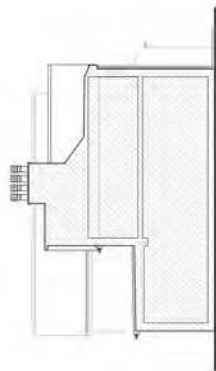
12 Cambridge Road,
Sandy Bedfordshire
SG18 1UE

T. 01787 663 662
M. 07846 507 863
E. info@toc-a.uk

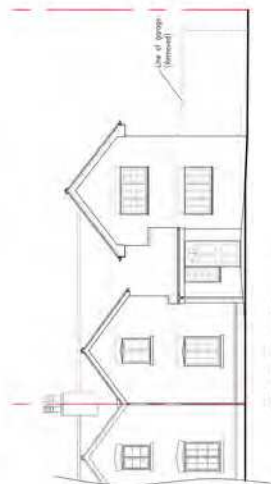
Thomas O'Connor Architecture



Rear Elevation



Side Elevation / Section



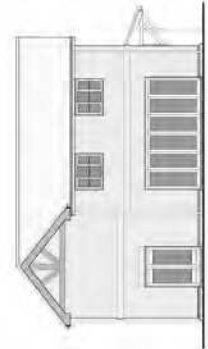
Front Elevation



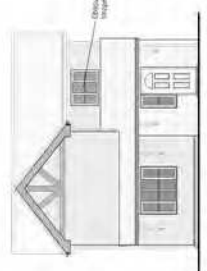
Side Elevation



Rear Elevation



Side (Garden) Elevation



Front Elevation



Side (Hotel) Elevation



Ground Floor



First Floor



Ground Floor



First Floor

PLANNING ISSUE

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PLANNING ISSUE

1810	PLD E	1	1
1810	PLD E	1	1

APPROVED
52 FIELD END ROAD
CASTLETON
MID-ESSEX

HIGHWAY PLAN
& SITE SECTION



12 Cambridge Road,
Sandy, Bedfordshire
SG19 1JE

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M. 07946 507 863
E. info@toc-a.uk

Thomas O'Connor Architecture



Tree Work Schedule	
No.	Tree
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

Hard Surfacing Removal

...

Supervisors

...

Arboriculture Supervision

...

Arboricultural Method Statement

...

ARBTECH
 52 Field End Road,
 Epsom,
 HA5 2EN

Client: M. N. Richardson
 Drawing: Tree Protection Plan
 Date: 16/10/2018
 Scale: 1:100 @ A4
 Project: 16/10 PLOA C



Tree Protection Area
KEEP OUT
 Do not move the fence

ARBTECH

Protective Fencing

...

Tree Protection

...

COMPASSES

...

Ground Boundary

...

Foundations within ROWs

...

Supervisors Excavation

...

Tree Dig Surfacing

...

Arboreal Impacts	
No. of trees	No. of groups
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

Tree Work Schedule		
No.	Month	Day
1	Jan	15
2	Jan	22
3	Jan	29
4	Feb	5
5	Feb	12
6	Feb	19
7	Feb	26
8	Mar	5
9	Mar	12
10	Mar	19

No. of groups to be removed	
No.	Month
1	Jan
2	Jan
3	Jan
4	Feb
5	Feb
6	Feb
7	Feb
8	Mar
9	Mar
10	Mar

Arboreal Method Statement	
No.	Month
1	Jan
2	Jan
3	Jan
4	Feb
5	Feb
6	Feb
7	Feb
8	Mar
9	Mar
10	Mar

No. of individual trees to be removed	
No.	Month
1	Jan
2	Jan
3	Jan
4	Feb
5	Feb
6	Feb
7	Feb
8	Mar
9	Mar
10	Mar

ARBTECH
 101 J. Van Loon Drive, Orange, CA 92668
 Phone: (714) 961-1111
 Fax: (714) 961-1112
 Email: info@arbtech.com

Project: 52 PINE ELM ROAD
 HMC 20N

Client: M. N. Richardson
 Consultant: Arboreal Impact Assessment

Project No: 1610 PUA-C
 Drawing: AP02/AAA 01
 Date: 11/01/2016
 Scale: 1:100 @ A
 MCM



Tree Categories

Category 1: Trees to be removed that have reached maturity.

Category 2: Trees to be removed that are in the early stages of maturity.

Category 3: Trees to be removed that are in the early stages of maturity.

Category 4: Trees to be removed that are in the early stages of maturity.

Category 5: Trees to be removed that are in the early stages of maturity.

Category 6: Trees to be removed that are in the early stages of maturity.

Category 7: Trees to be removed that are in the early stages of maturity.

Category 8: Trees to be removed that are in the early stages of maturity.

Category 9: Trees to be removed that are in the early stages of maturity.

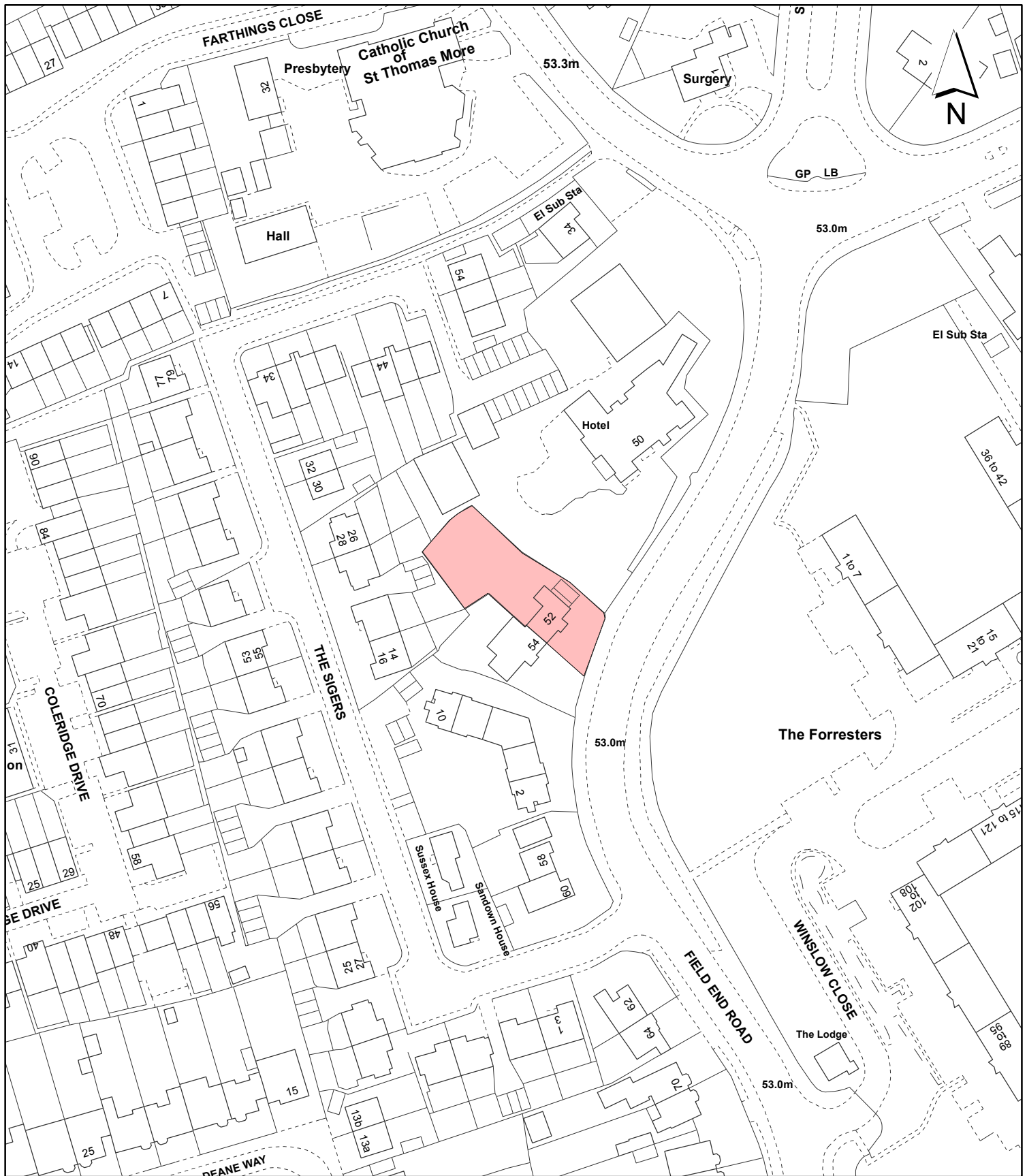
Category 10: Trees to be removed that are in the early stages of maturity.

Road Protection Area

Site Investigations

Foundations with RPA's

Utility Apparatus



Notes:

 Site boundary

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Site Address:

52 Field End Road

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

Planning Application Ref:
4913/APP/2016/4358

Scale:
1:1,250

Planning Committee:
North Page 125

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address 197 FIELD END ROAD EASTCOTE PINNER

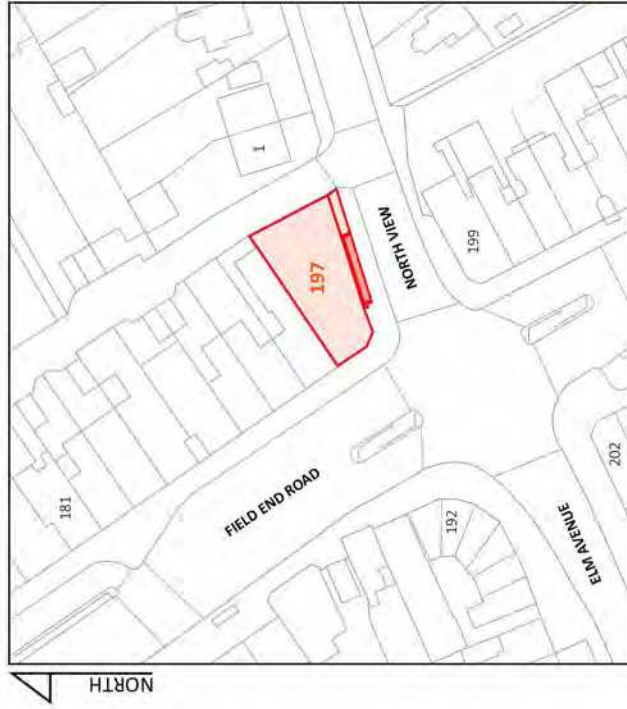
Development: Installation of roller shutter.

LBH Ref Nos: 22149/APP/2017/2101

Date Plans Received: 08/06/2017

Date(s) of Amendment(s):

Date Application Valid: 03/07/2017



Client

SIHMEHMET GOZLUGOL

Project Title

PROPOSED INSTALLATION OF EXTERNAL SHUTTER

197 Field End Road, Eastcote, HA5 1QR

Drawing Title

LOCATION PLAN

Sheet Size

Scale

A4

1:1250

Drawn by

SA

Drawing No.

EFC-1250

Revision

S01

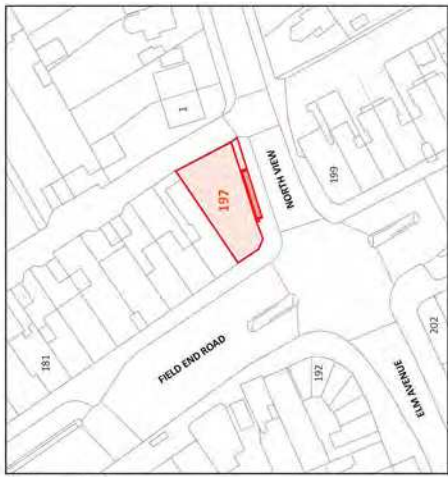


51 Fairley Avenue,
Hayes, UB8 4HZ

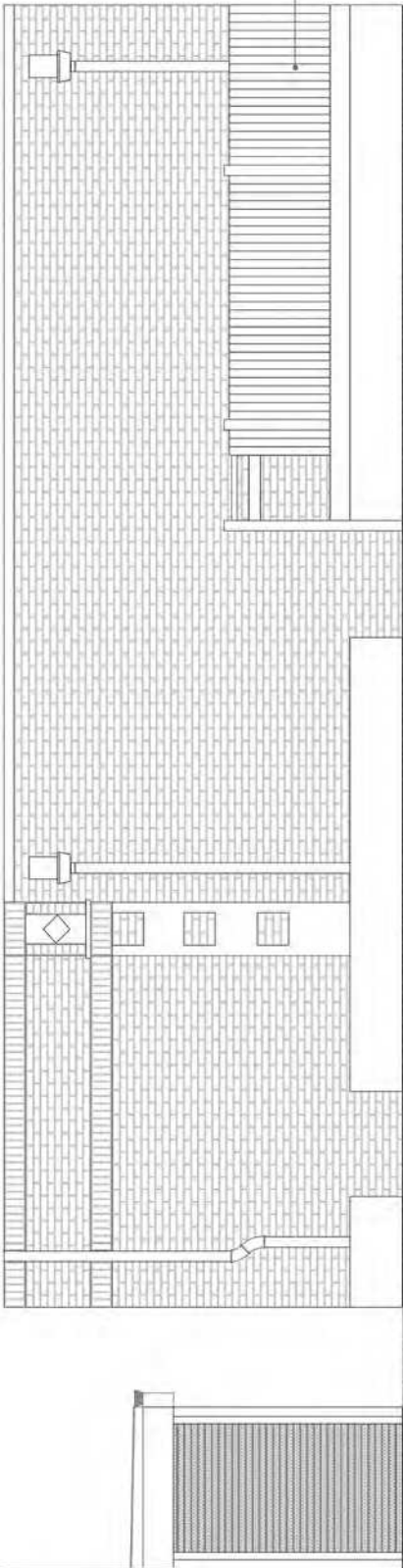
M: 0752 76 76 74
E: roza@roza.com

Do not scale off this drawing. All dimensions to be checked on site by contractor. Roza Design is to be informed of any variations that may occur before commencement of the work.

PLANNING

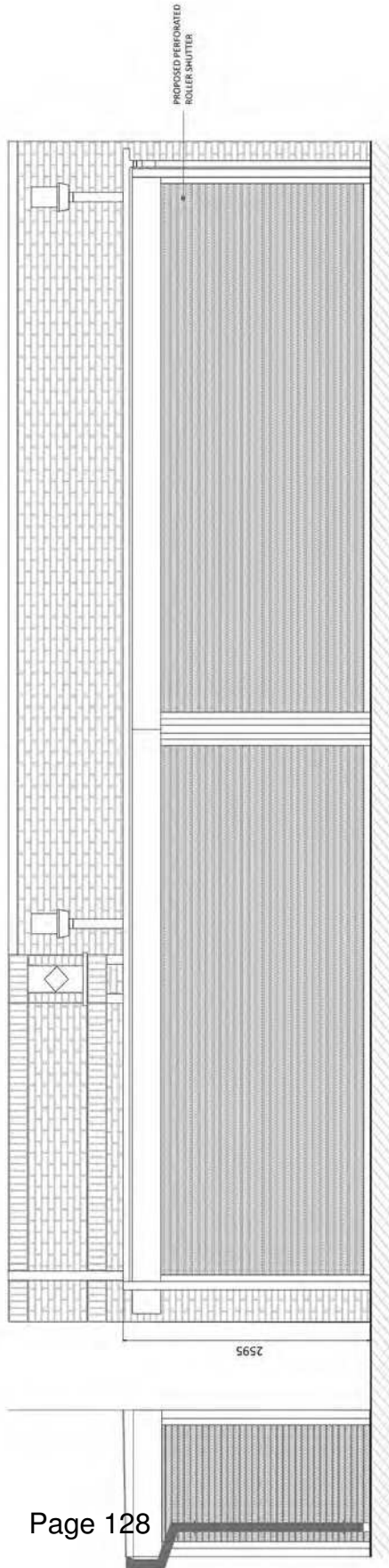


LOCATION PLAN
SCALE: 1:250



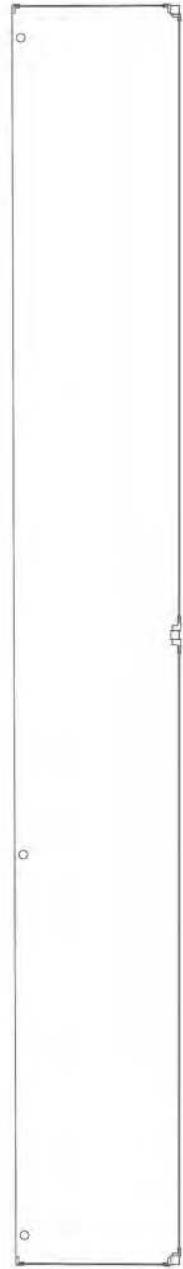
PROPOSED WEST
ELEVATION

EXISTING FRONT ELEVATION



PROPOSED EAST
ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED FLOOR PLAN



Client
SHIMHEMET GOZLUGOL

Project Title
PROPOSED INSTALLATION OF EXTERNAL SHUTTER

Drawing Title
197 Field End Road, Eastcote - HAS IQR

EXISTING / PROPOSED PLANS & ELEVATIONS

Sheet Size
A3

Scale
1:50

Drawn by
SA

Drawing Date
JUNE 2017

Drawing No.
EFC-50

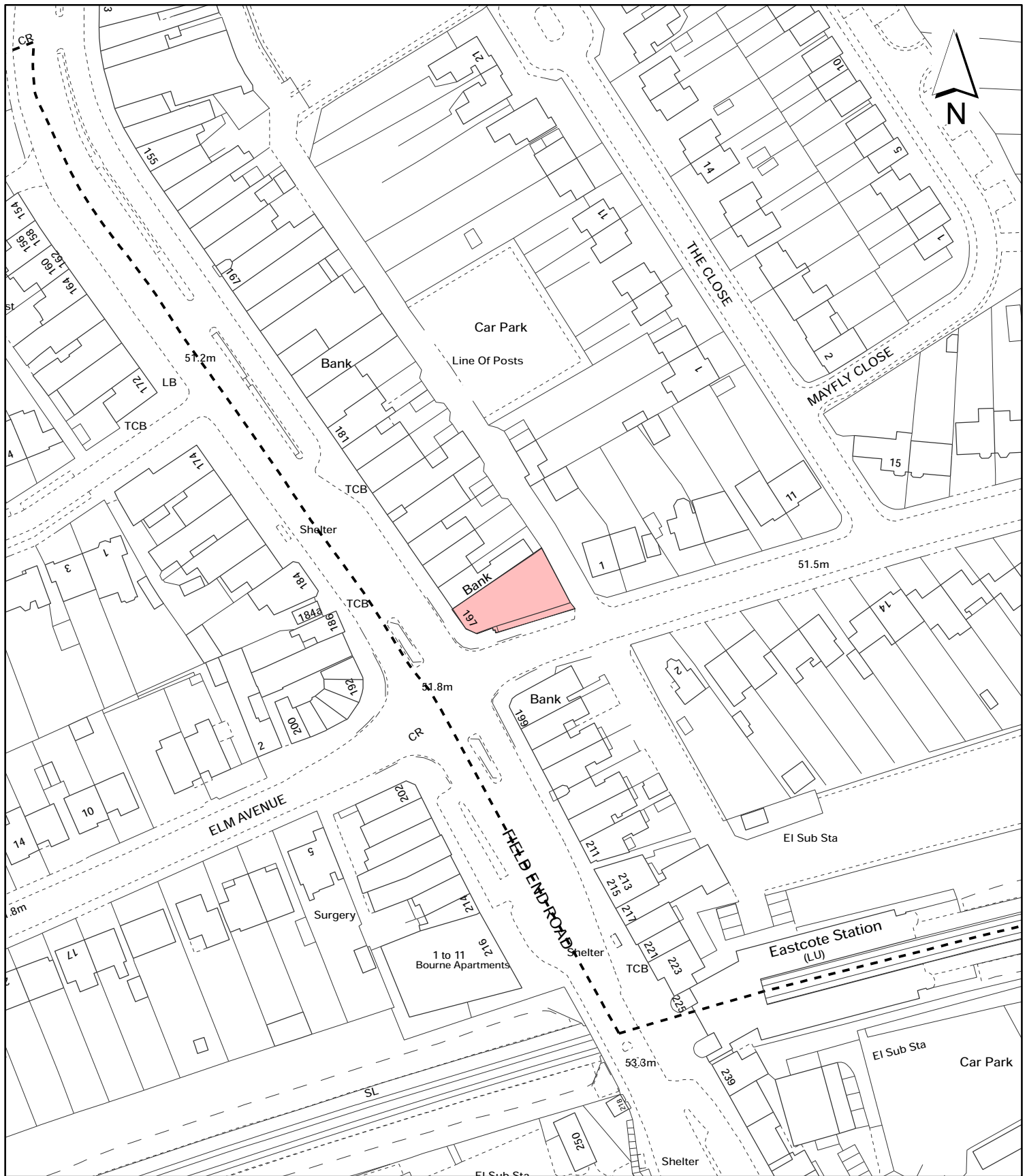
Revision
S01



51 Ferry Avenue,
Hayes, UB8 3JZ.
M: 0742 20 20 24
E: rozadp@gmail.com

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Site Address:

197 Field End Road

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

Planning Application Ref:
22149/APP/2017/2101

Scale:
1:1,250

Planning Committee:
North Page 129

Date:
August 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 88 LONG LANE ICKENHAM

Development: Three storey building comprising of 7 x 2-bed and 2 x 1-bed flats with associated parking, cycle and amenity space, involving demolition of existing detached dwelling.

LBH Ref Nos: 29164/APP/2016/4622

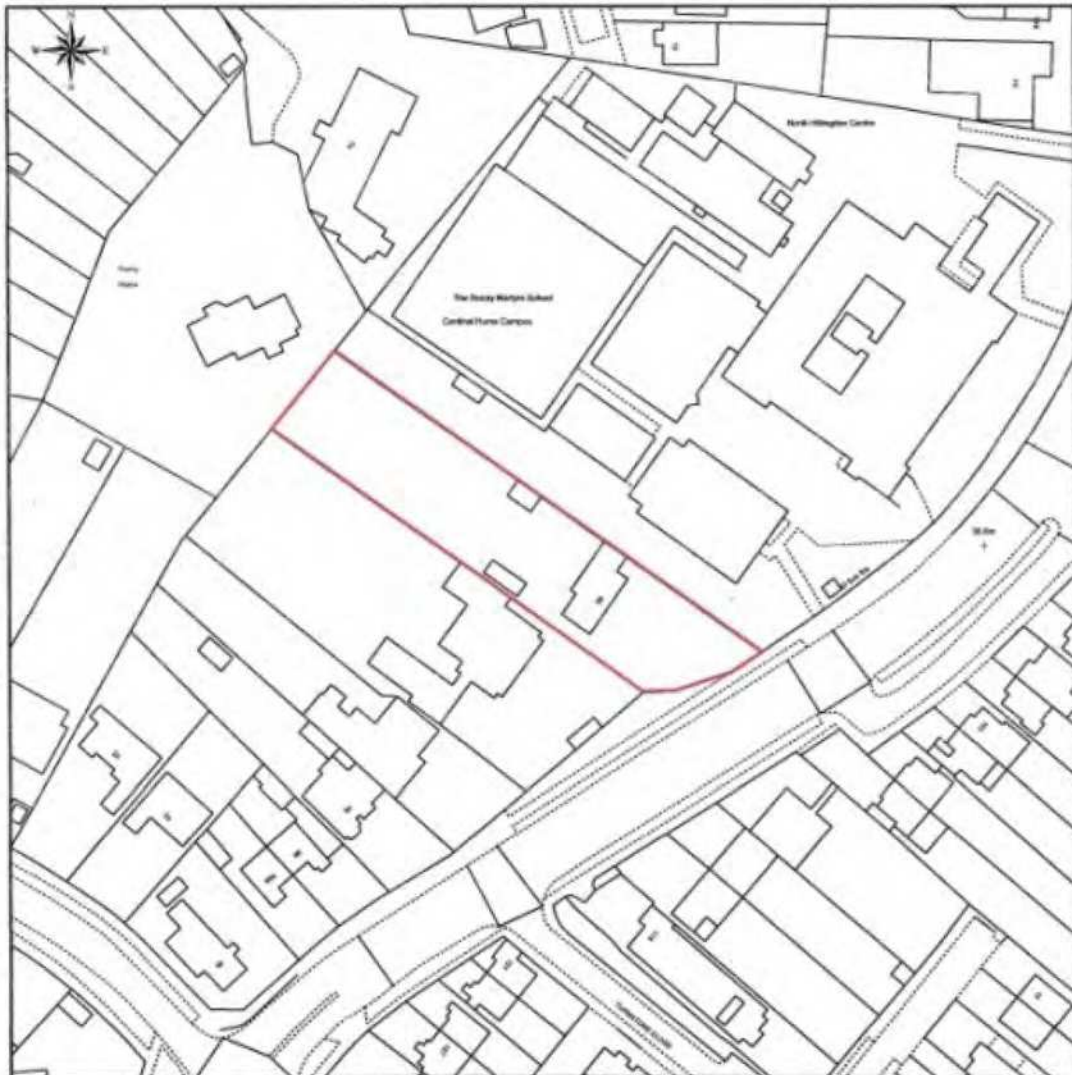
Date Plans Received: 22/12/2016

Date(s) of Amendment(s): 22/12/2016

Date Application Valid: 06/01/2017

30/06/2017

LOCATION PLAN



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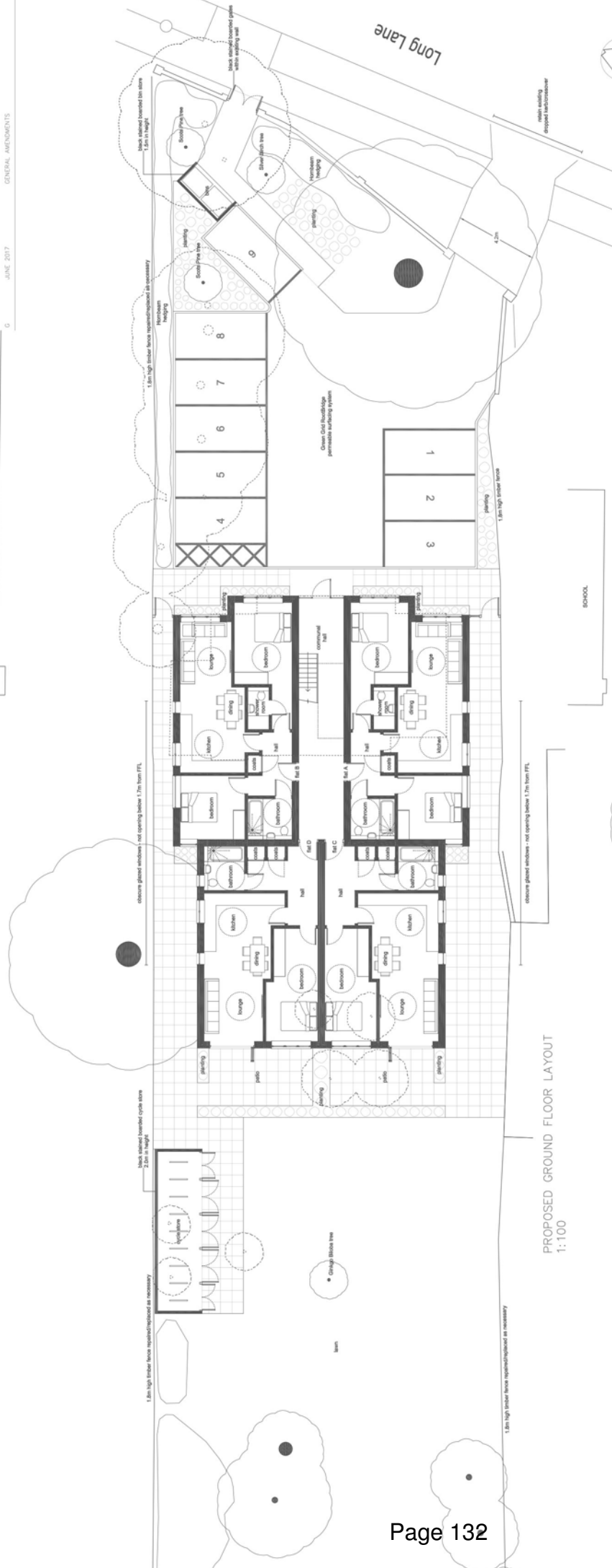
0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

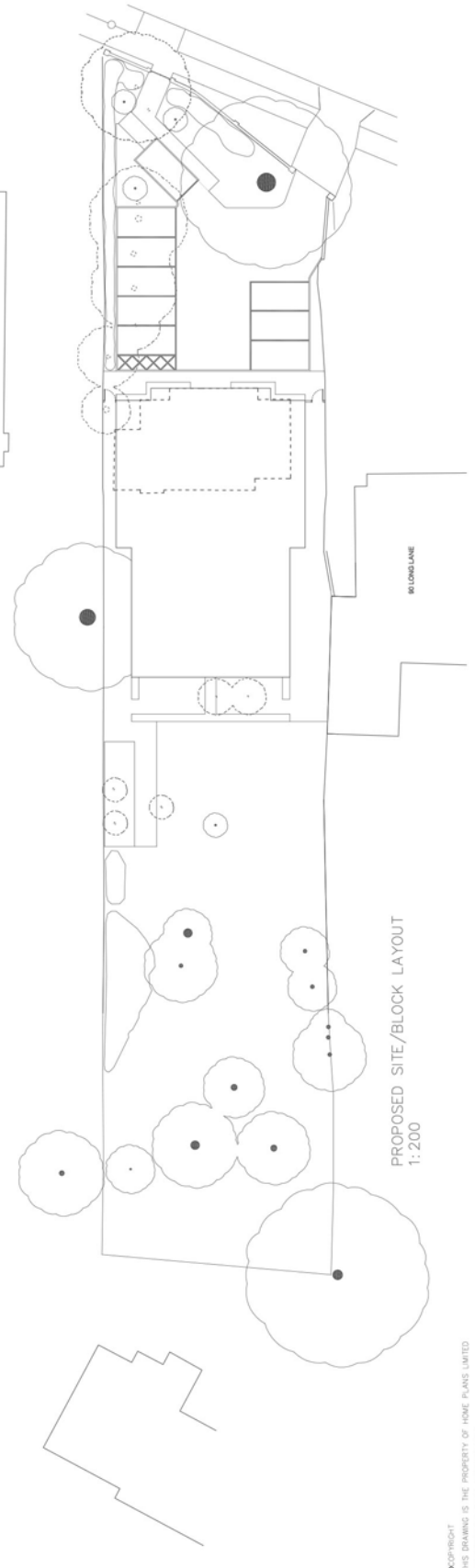
88 LONG LANE ICKENHAM UB10 8SX

160316 / 01

REVISION	DATE	NOTE
A	DECEMBER 2016	BN STORE PATH
B	DECEMBER 2016	ANNOTATIONS ADDED
C	DECEMBER 2016	LANDSCAPING AMENDMENTS
D	DECEMBER 2016	LANDSCAPING AMENDMENTS
E	FEBRUARY 2017	GENERAL AMENDMENTS
F	FEBRUARY 2017	GENERAL AMENDMENTS
G	JUNE 2017	GENERAL AMENDMENTS



PROPOSED GROUND FLOOR LAYOUT
1:100



PROPOSED SITE/BLOCK LAYOUT
1:200

homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU
 T: 01895 822488
 E: enquiries@homeplansharefield.com
 W: www.homeplansharefield.com

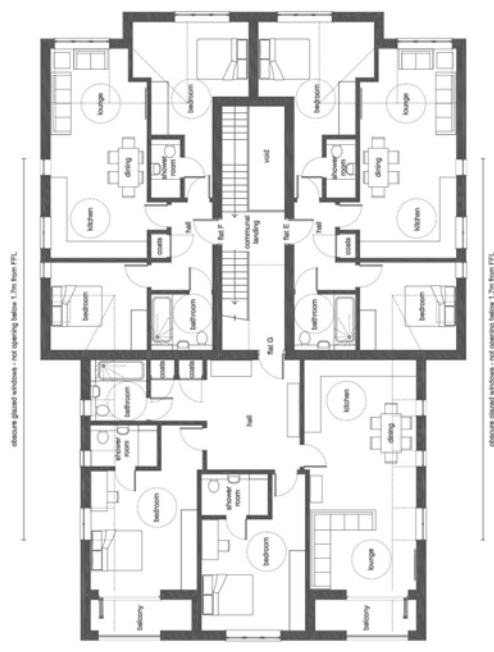


CLIENT: MR M DEMPSEY
 PROJECT: 88 LONG LANE
 ICKENHAM, UB10 8SX

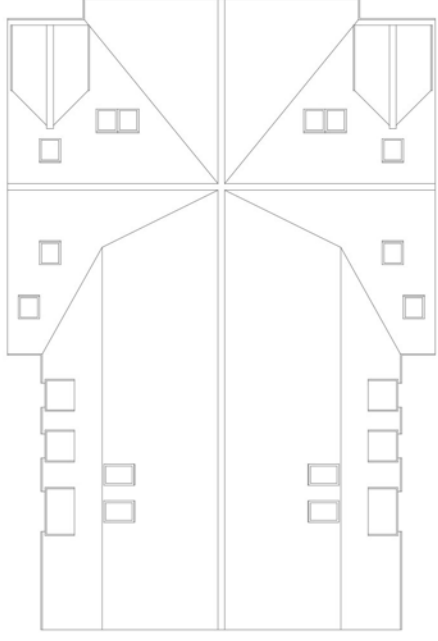
TITLE:	OUTLINE PROPOSAL PROPOSED GROUND FLOOR LAYOUT
DATE:	DECEMBER 2016
SCALE:	1:100 & 200 @ A1
DRAWN:	A B C D E F G
DRG NO.:	1959 - 2

REVISION	DATE	NOTE
A	DECEMBER 2016	FLAT UNIT SCHEDULE AMENDMENT
B	DECEMBER 2016	ADDITIONAL SHOWER ROOM TO FLAT J

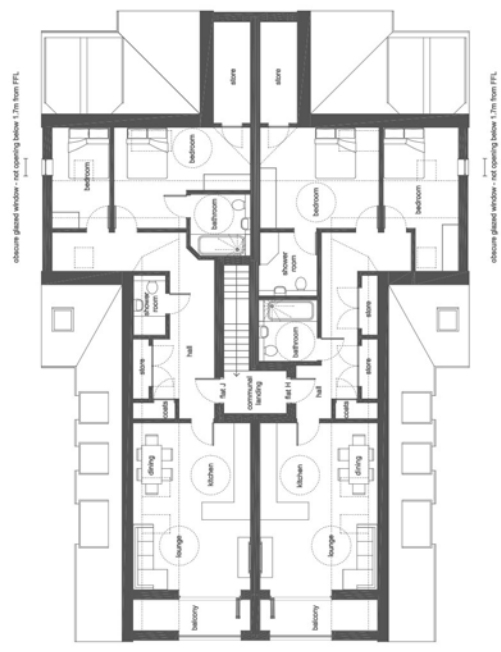
PROPOSED FIRST FLOOR LAYOUT



PROPOSED ROOF LAYOUT



PROPOSED SECOND FLOOR LAYOUT



Flat A	2 bedrooms penton	72sq'
Flat B	2 bedrooms penton	72sq'
Flat C	1 bedroom penton	60sq'
Flat D	1 bedroom penton	60sq'
Flat E	2 bedrooms penton	72sq'
Flat F	2 bedrooms penton	72sq'
Flat G	2 bedrooms penton	111sq'
Flat H	2 bedrooms penton	80sq'
Flat J	2 bedrooms penton	80sq'



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 T: 01895 822488
 E: 0044-01895-822488@homeplanshorefield.com
 W: www.homeplanshorefield.com



CLIENT: MR M DEMPSEY

PROJECT: 88 LONG LANE
 ICKENHAM, UB10 8SX

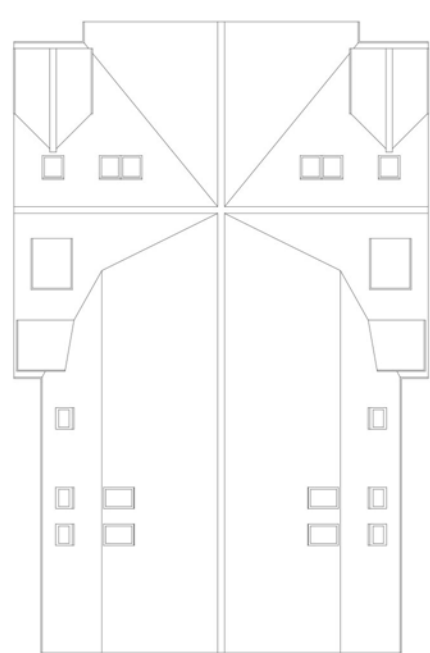
TITLE: OUTLINE PROPOSAL
 PROPOSED FLOOR & ROOF LAYOUTS

DATE: DECEMBER 2016
 SCALE: 1:100 @ A1
 DRAWN:

DRG NO:	DATE	SCALE	DRAWN:
1959 - 3			

REVISION	DATE	NOTE
A	DECEMBER 2016	FLAT UNIT SCHEDULE AMENDMENT
B	DECEMBER 2016	ADDITIONAL SHOWER ROOM TO FLAT J
C	FEBRUARY 2017	GENERAL AMENDMENTS
D	FEBRUARY 2017	GENERAL AMENDMENTS
E	JUNE 2017	GENERAL AMENDMENTS

PROPOSED ROOF LAYOUT



Flat A	2 bedrooms	68sq'
Flat B	2 bedrooms	68sq'
Flat C	1 bedroom	60sq'
Flat D	2 bedrooms	72sq'
Flat E	2 bedrooms	72sq'
Flat F	2 bedrooms	111sq'
Flat G	2 bedrooms	80sq'
Flat H	2 bedrooms	80sq'
Flat J	2 bedrooms	80sq'



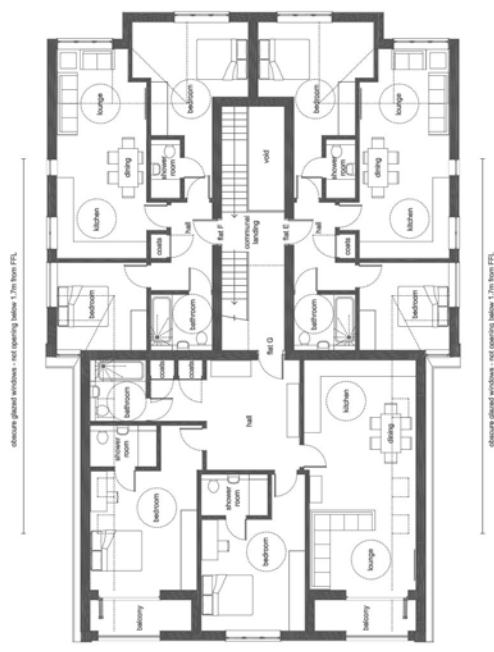
homeplans

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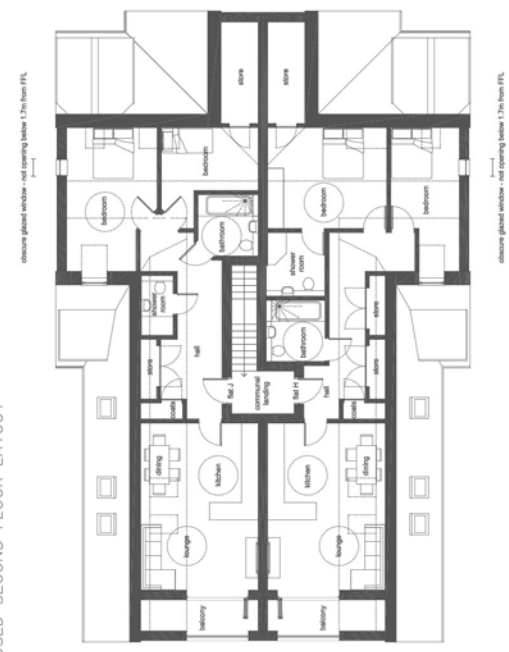
CLIENT: MR M DEMPSEY
 PROJECT: 88 LONG LANE
 ICKENHAM, UB10 8SX

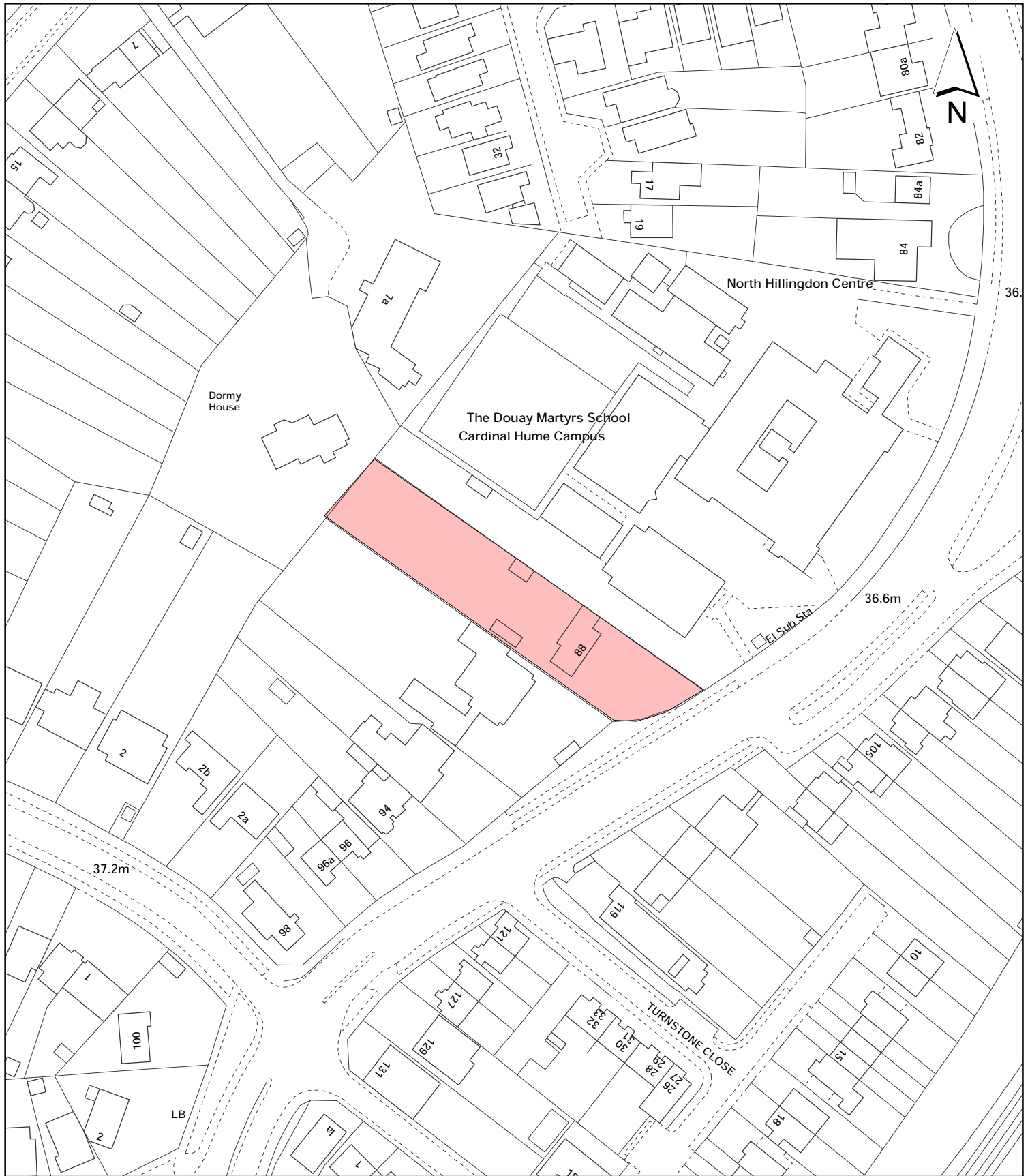
TITLE: OUTLINE PROPOSAL
 PROPOSED FLOOR & ROOF LAYOUTS
 DATE: DECEMBER 2016
 SCALE: 1:100 @ A1
 DRAWN: [] [] [] [] [] [] [] [] [] []
 DRG NO: 1959 - 3

PROPOSED FIRST FLOOR LAYOUT



PROPOSED SECOND FLOOR LAYOUT





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Site Address:

88 Long Lane

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

Planning Application Ref:
29164/APP/2016/4622

Scale:
1:1,250

Planning Committee:
North Page 135

Date:
August 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

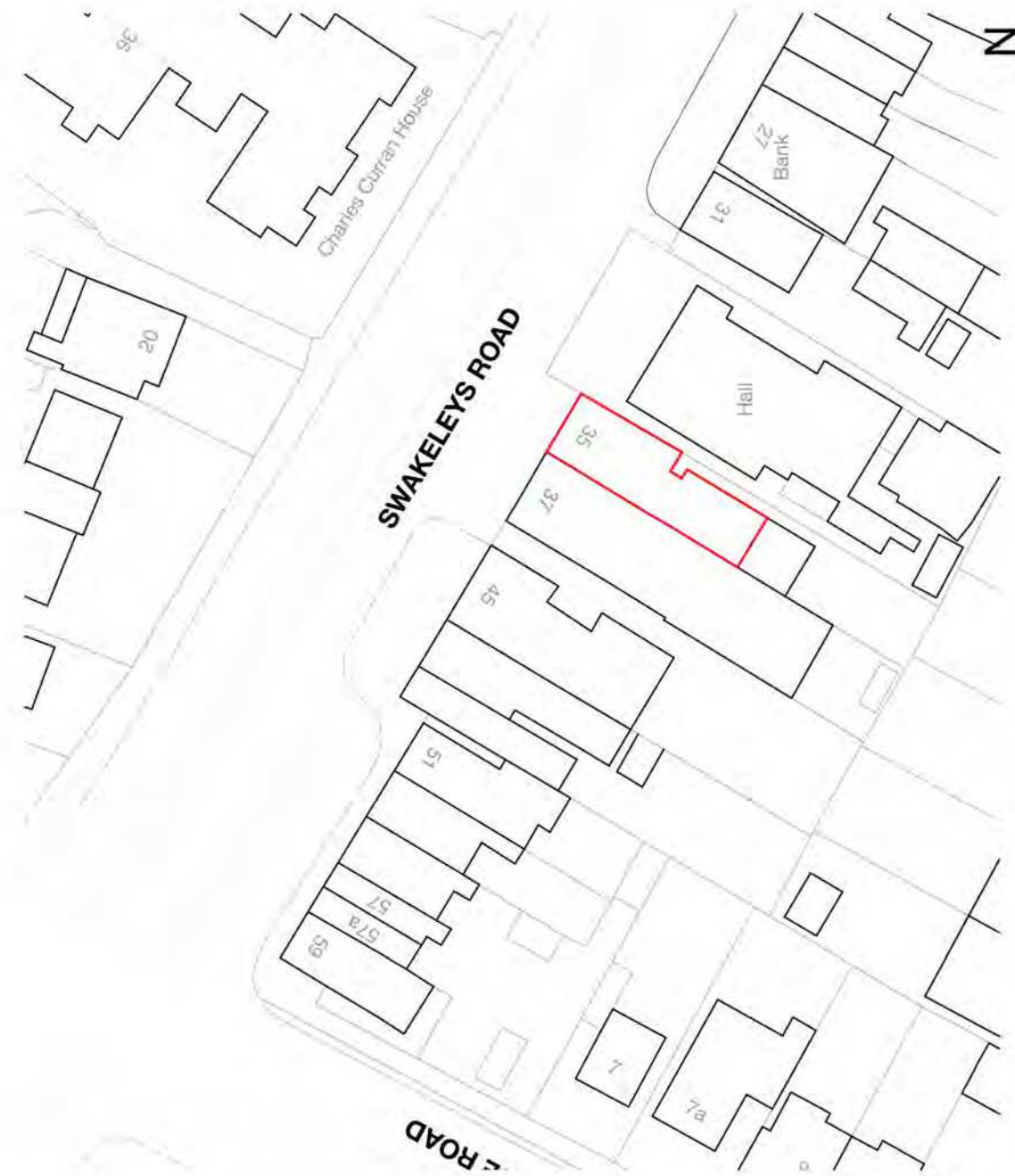
Address 35 SWAKELEYS ROAD ICKENHAM
Development: Change of use from Use Class A2 (Bank) to Use Class A1/A3
(Shops/Restaurants/Cafes) with external alterations
LBH Ref Nos: 3445/APP/2017/1715

Date Plans Received: 11/05/2017
Date Application Valid: 11/05/2017

Date(s) of Amendment(s):



Block Plans
1:1250
0 10 20 30 40 50 60 70

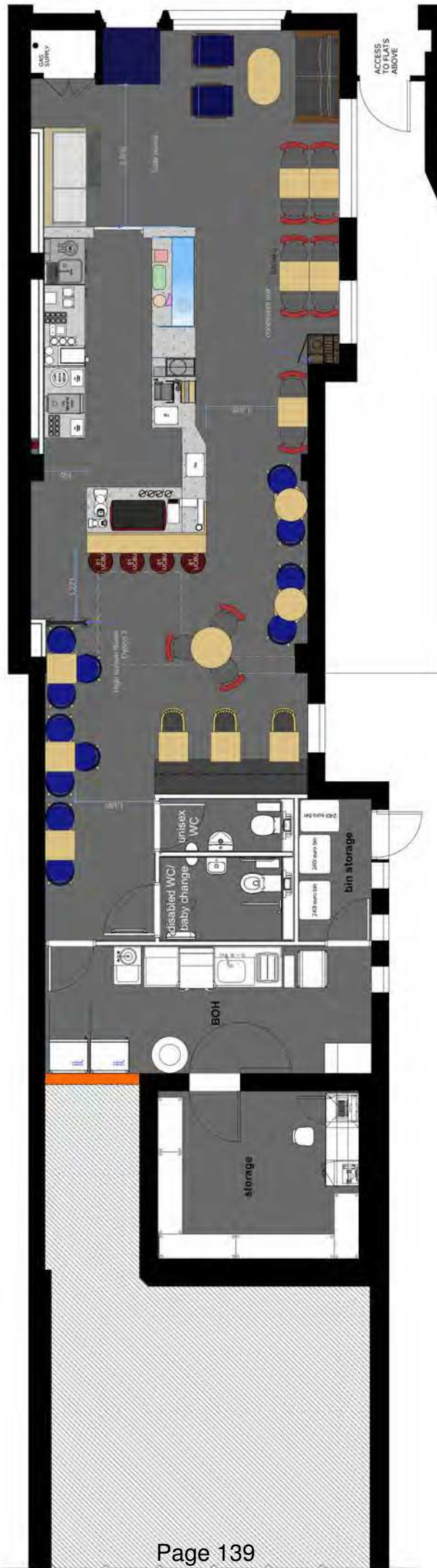


Site Plan
1:500
0 10 20 30

Originator: Kamlesh Singh File address: 35 Swakeleys Road, Ickenham, Uxbridge, UB10
Checked by: MP
Client: SME Group Plc.
Ickenham - A2 LAYOUT BOOK
Drawing no: 53.27/A.1.0 Status: Planning
Date: 10/05/2017 Time: 09:36
Scale: 1:500, 1:1250/A3

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+44 (0)1634 816132
www.adesign.ltd
@adesignlimited
registered in England and Wales No.08419292
The Joiners Shop,
The Historic Dockyard
Chatham
Kent, ME4 4TZ



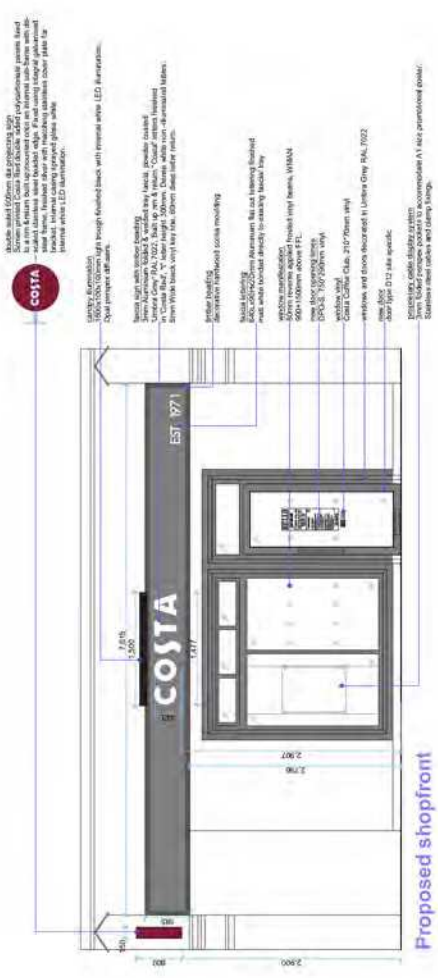
ACCESS
 CLIMBING
 ABOVE



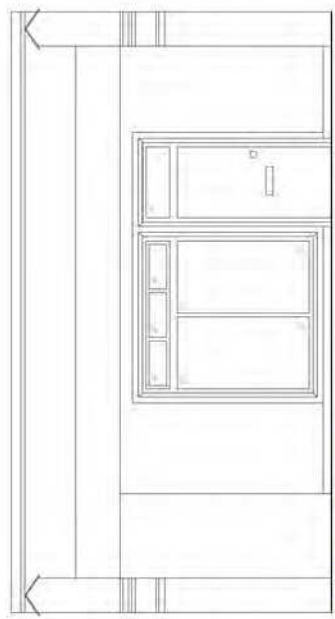
Furniture & Flooring
 43 LAYOUT BOOK
 Date: 10/05/2017 Time: 09:36
 Scale: 1:50/0.52

Designer: **Kamlesh Singh**
 Checked by: **MP**
 Client: **SME Group Plc.**

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Proposed shopfront



Existing shopfront

Unbra Grey Aluminium Tray Fascia with externally illuminated letters
 - Without red awning

Shim aluminium fascia & solidified tray fascia powder coated 'Unbra Grey RAL 7022 with a 60mm return. Built-up de-scaled stainless steel rim & return. 'Costa' letters powder coated Red to match Costa Red. Letter height, depending on 200mm, 600mm or 300mm increments. All letter sizes to have an 8 - 20mm rim with a 60mm return. Built-up letters fixed over 12mm thick beams back letter. Portable fluorescent canopy light limited. Unbra Grey RAL 7022



Some local planning authorities will allow canopy light above letters 90%, but some will require canopy light length to be illuminated.



Standard projecting sign
 Internal illumination

Double-sized 60mm diameter projecting sign. Signs printed polypropylene panels fixed to a rim & return built-up, mounted onto internal sub-frame with de-scaled stainless steel beaded edge. Sign frame finished over with matching stainless steel built up cover plate for bracket. Internal casing sprayed glass white. Internal white LED illumination.



Shopfront details



Notes:

 Site boundary

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Site Address:

35 Swakeleys Road

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

Planning Application Ref:
3445/APP/2017/1715

Scale:
1:1,250

Planning Committee:
North Page 141

Date:
August 2017

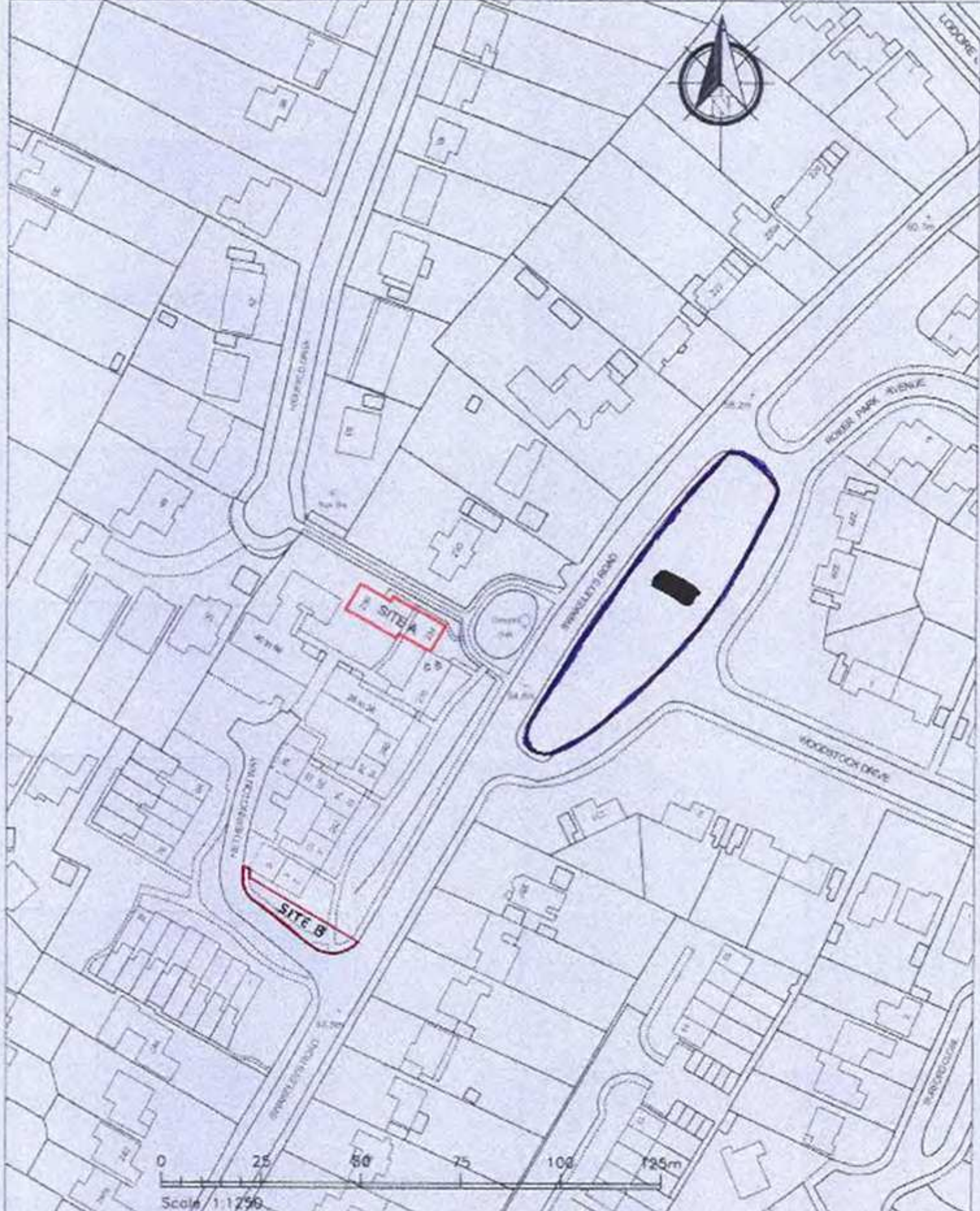


HILLINGDON
 LONDON

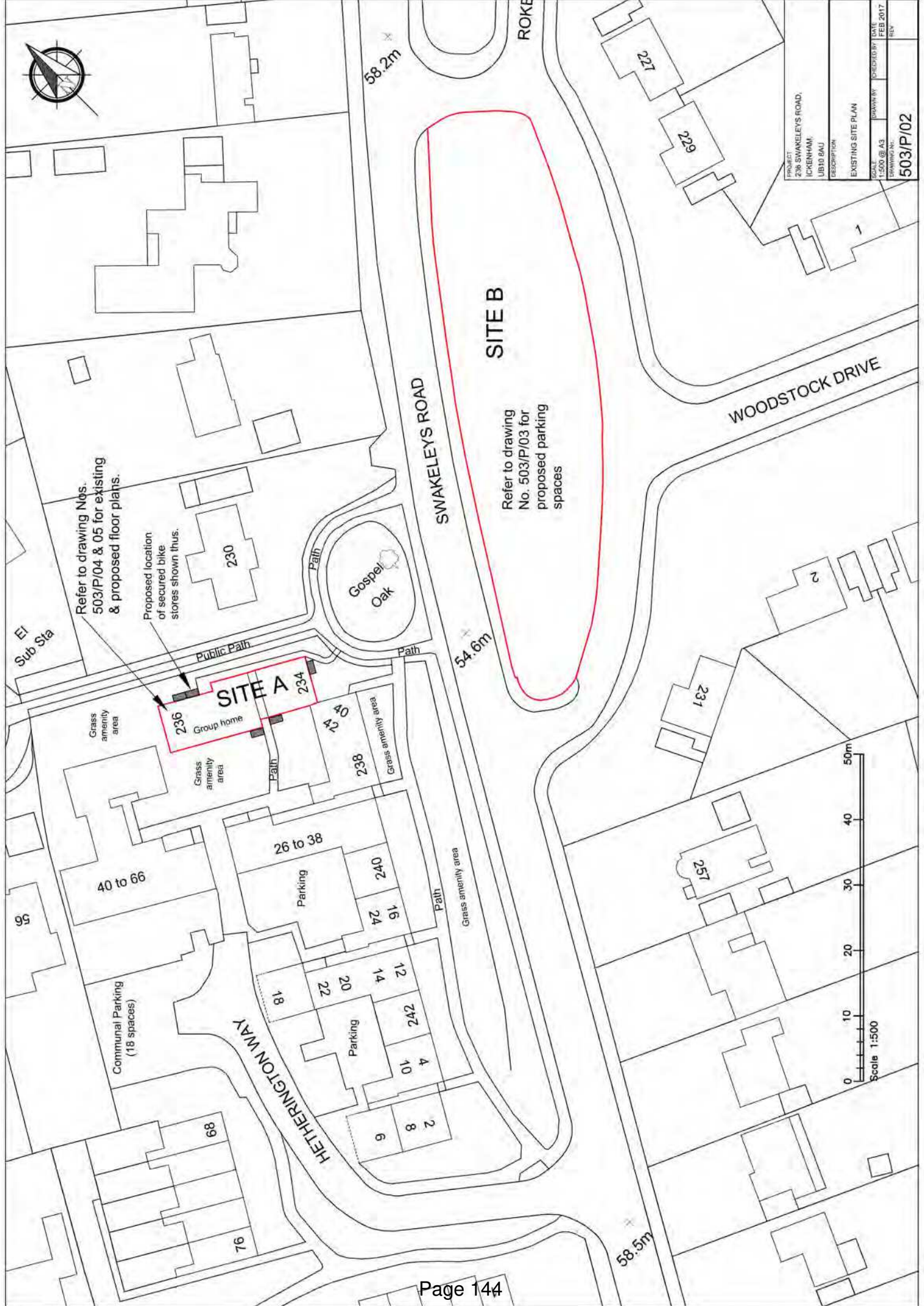
Report of the Head of Planning, Sport and Green Spaces

Address 236 SWAKELEYS ROAD ICKENHAM
Development: Change of use from a group home into 5 x 1-bed self-contained flats with associated parking and cycle stores.
LBH Ref Nos: 72634/APP/2017/769

Date Plans Received:	28/02/2017	Date(s) of Amendment(s):	28/02/0017
Date Application Valid:	14/03/2017		28/02/2017
			13/03/0017



Project	236 SWAKELEYS ROAD, ICKENHAM, UB10 8AU	Scale	1:1250 @ A4
Description	SITE LOCATION PLAN	Date	FEB 2017
		Drawing No:	503/P/01
		Issues	Date
		Drawn by	
		Checked by	
		Rev.	



EI Sub Sta

Refer to drawing Nos. 503/P/04 & 05 for existing & proposed floor plans.

Proposed location of secured bike stores shown thus.

SITE A

Group home

SITE B

Refer to drawing No. 503/P/03 for proposed parking spaces

Gospel Oak

SWAKELEYS ROAD

WOODSTOCK DRIVE

HETHERINGTON WAY

Communal Parking (18 spaces)

Parking

Parking

Grass amenity area

Grass amenity area

Grass amenity area

Grass amenity area

Grass amenity area

56

40 to 66

26 to 38

042

16

24

Path

12

14

20

22

18

242

4

10

2

8

6

88

76

Path

Path

Path

Path

Path

Path

Path

Path

58.2m

54.6m

58.5m

227

229

1

2

231

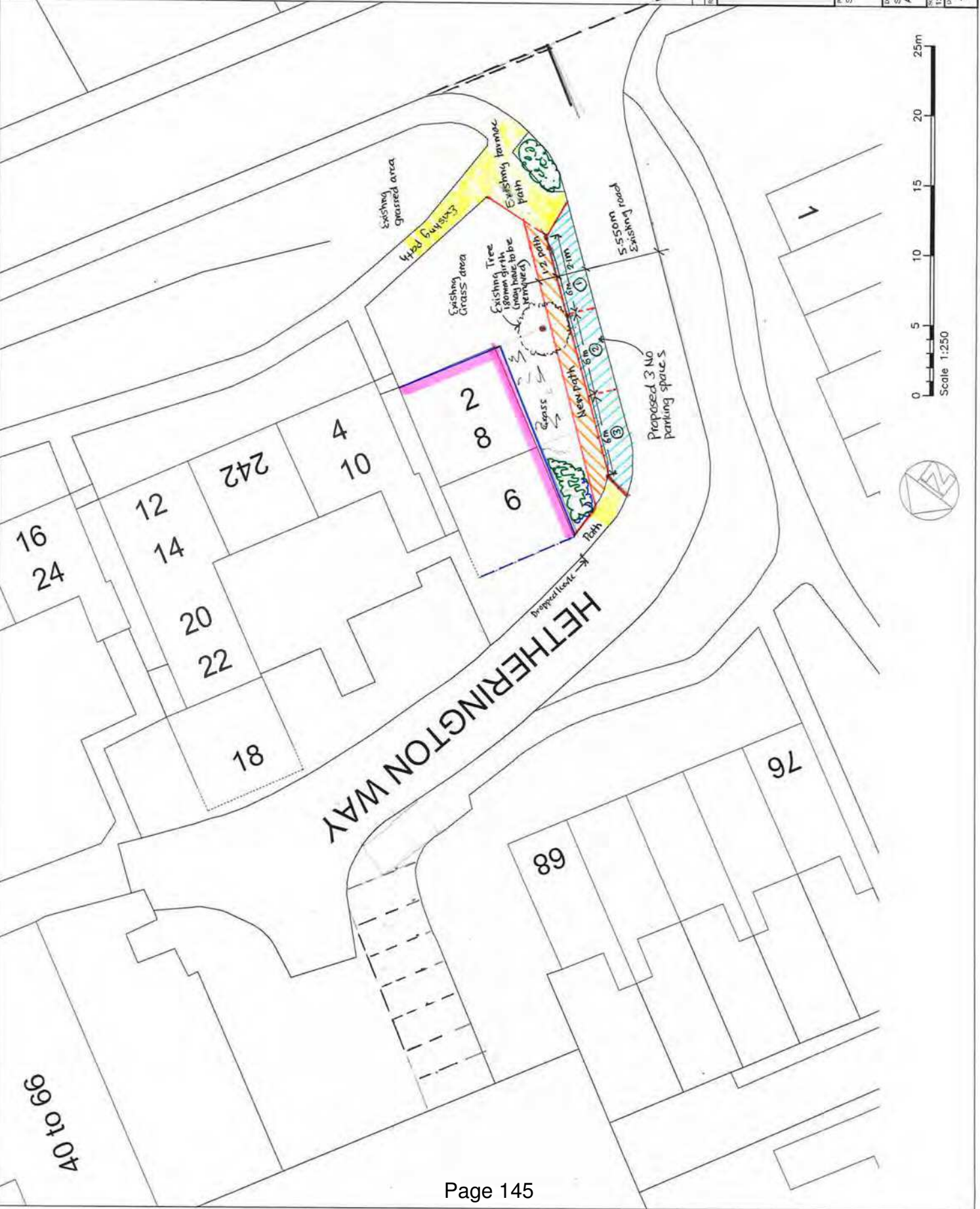
251

PROJECT:	238 SWAKELEYS ROAD, ICKENHAM, LB10 8AU
DESCRIPTION:	EXISTING SITE PLAN
SCALE:	1:500 @ A3
DRAWN BY:	
CHECKED BY:	
DATE:	FEB 2017
REV:	
503/P/02	



NOTES
 The existence and location of all services (i.e. electricity, gas, water, sewer, etc.) are shown on this drawing. Any change to the location of any service should be reported to the Council's Environmental Health Department.
 © 2017 SCALE PROJECT CONSULTANTS

Rev	Revision	Date
PROJECT: SWARELY SITE LAND SALE		
DESCRIPTION: SITE LOCATION PLAN SHOWING ADDITIONAL PARKING SPACES		
SCALE: 1:250 @ A3	DRAWN BY: DB	CHECKED BY: DATE: 04-05-17
DRAWING NO.	2017/P/F/SW/01	
REV.		



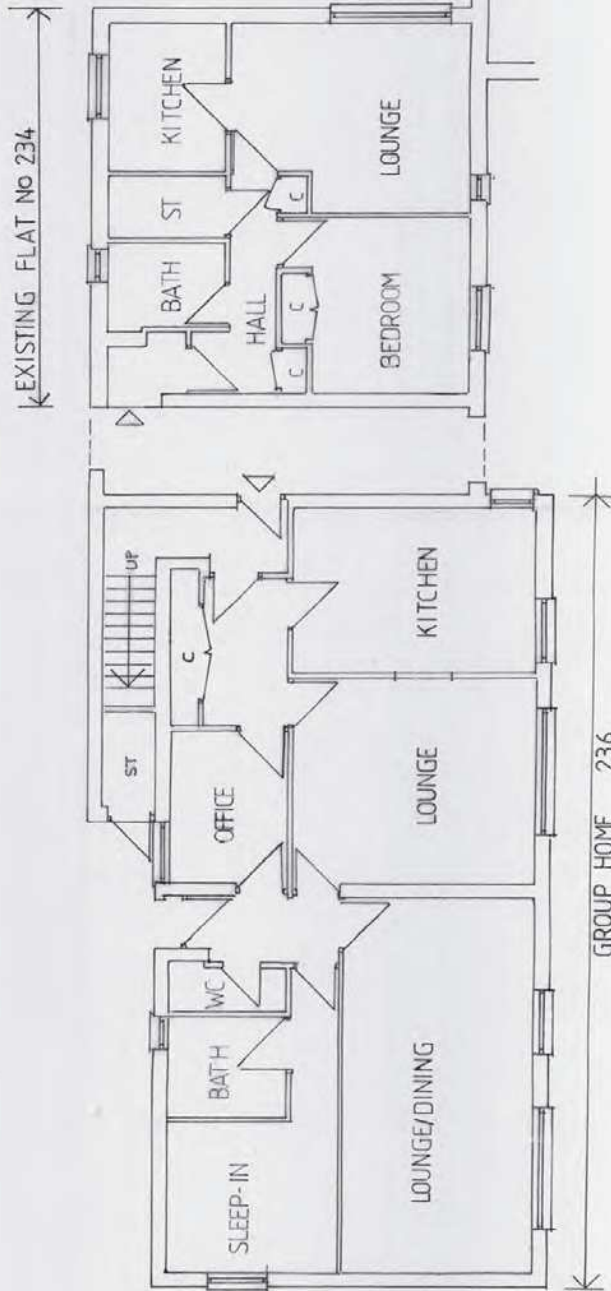
Schedule of Accommodation

- 7 Bedroom 8 Person Group Home with Staff. Sleep - in facilities



FIRST FLOOR PLAN

GROUP HOME 236



GROUND FLOOR PLAN

GROUP HOME 236

EXISTING FLAT No 234



Scale Bar

PROJECT

236 SWAKELEY ROAD
ICKENHAM
UB10 8AU

DESCRIPTION

EXISTING FLOOR PLANS

SCALE 1:100 DATE FEB 2017

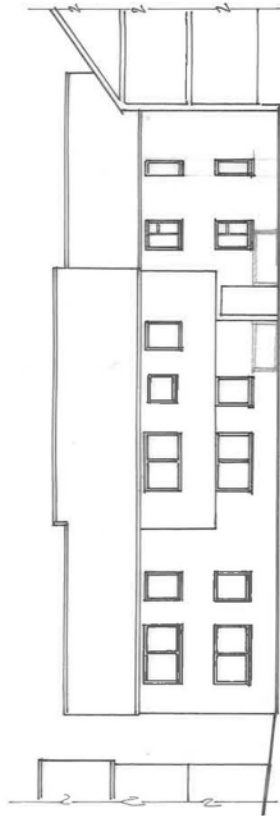
DRAWING NO

503/P/04

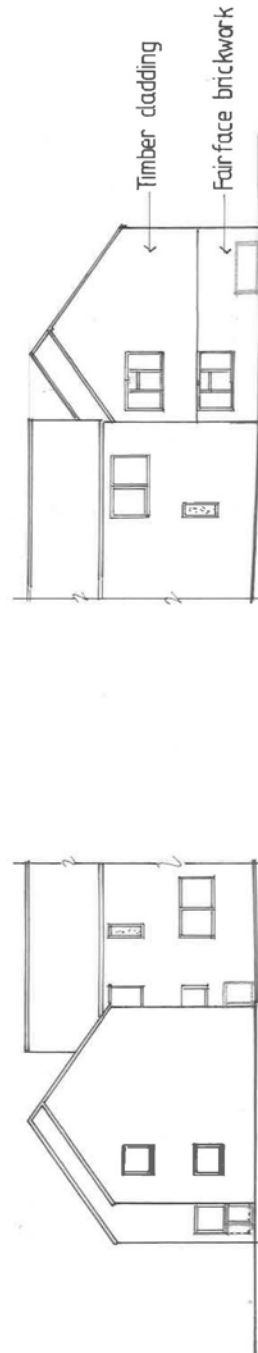
REV



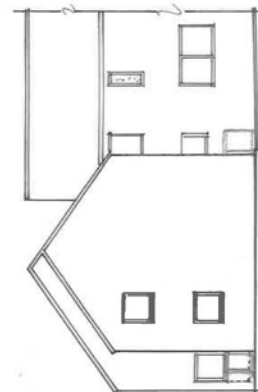
NORTH EAST ELEVATION



SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



Scale Bar

PROJECT
236 SWAKELEY ROAD
ICKENHAM
UB10 8AU

DESCRIPTION

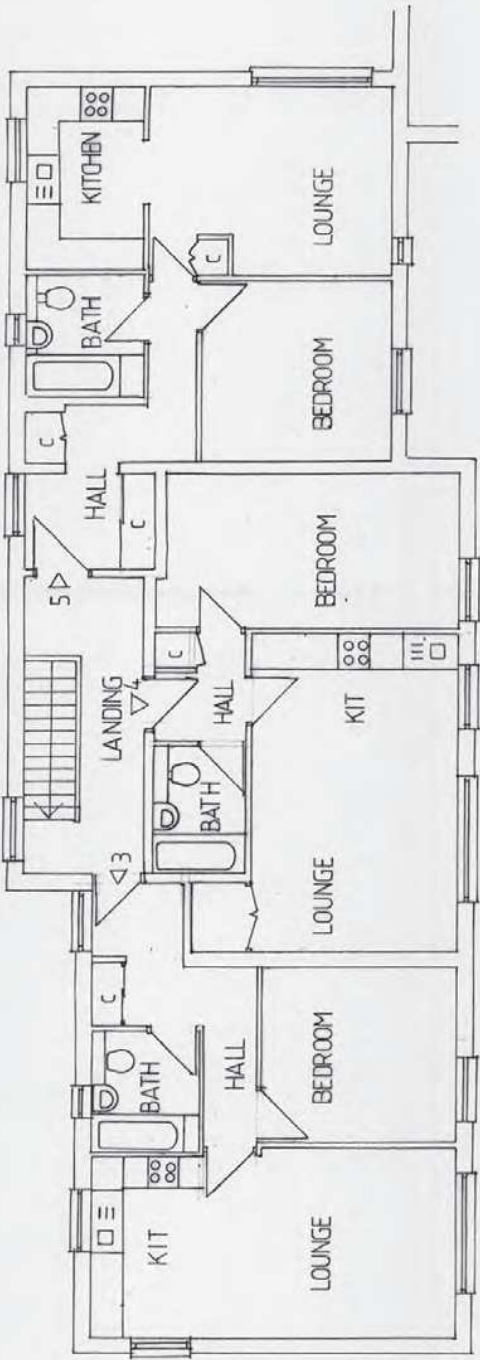
EXISTING ELEVATIONS

SCALE: 1:200	DRAWN BY:	DATE: FEB 2017
DRAWING NO:	REV:	
503/P/06		

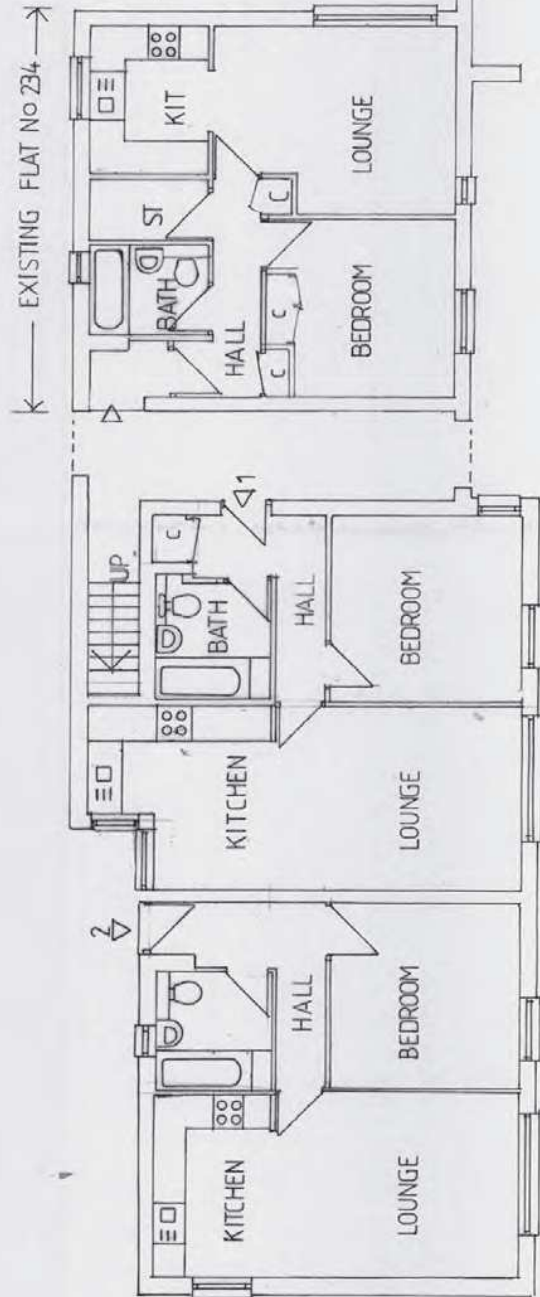
NOTE : NO CHANGES IN ELEVATIONS

Schedule of Accommodation

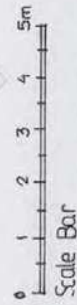
- Flat 1 1 Bed 2 Person @ 50m²
- Flat 2 1 Bed 2 Person @ 48m²
- Flat 3 1 Bed 2 Person @ 50m²
- Flat 4 1 Bed 2 Person @ 50m²
- Flat 5 1 Bed 2 Person @ 50m²
- TOTAL 5 FLATS



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Scale Bar

PROJECT

236 SWAKELEY'S ROAD
CKENHAM
UB10 8AU

DESCRIPTION

PROPOSED FLOOR PLANS

SCALE 1:100

DATE

FED 2017

DWG No

503/P/05

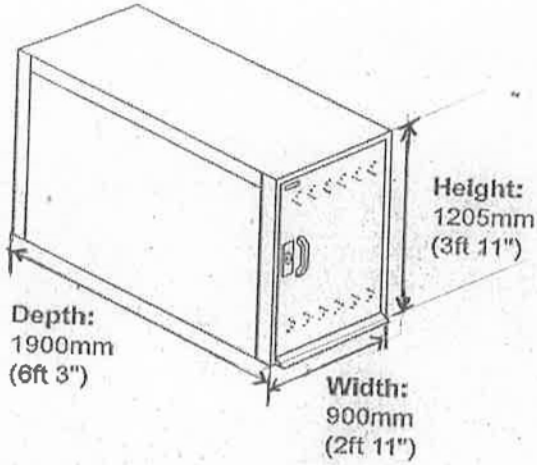
Rev

EXTERNAL MEASUREMENTS

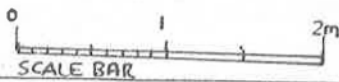
Weight:
99kg (15.8 stone)
Door Aperture:
1115mm (3ft 8") x
800mm (2ft 7")



Door Clearance
850mm
(2ft 9")

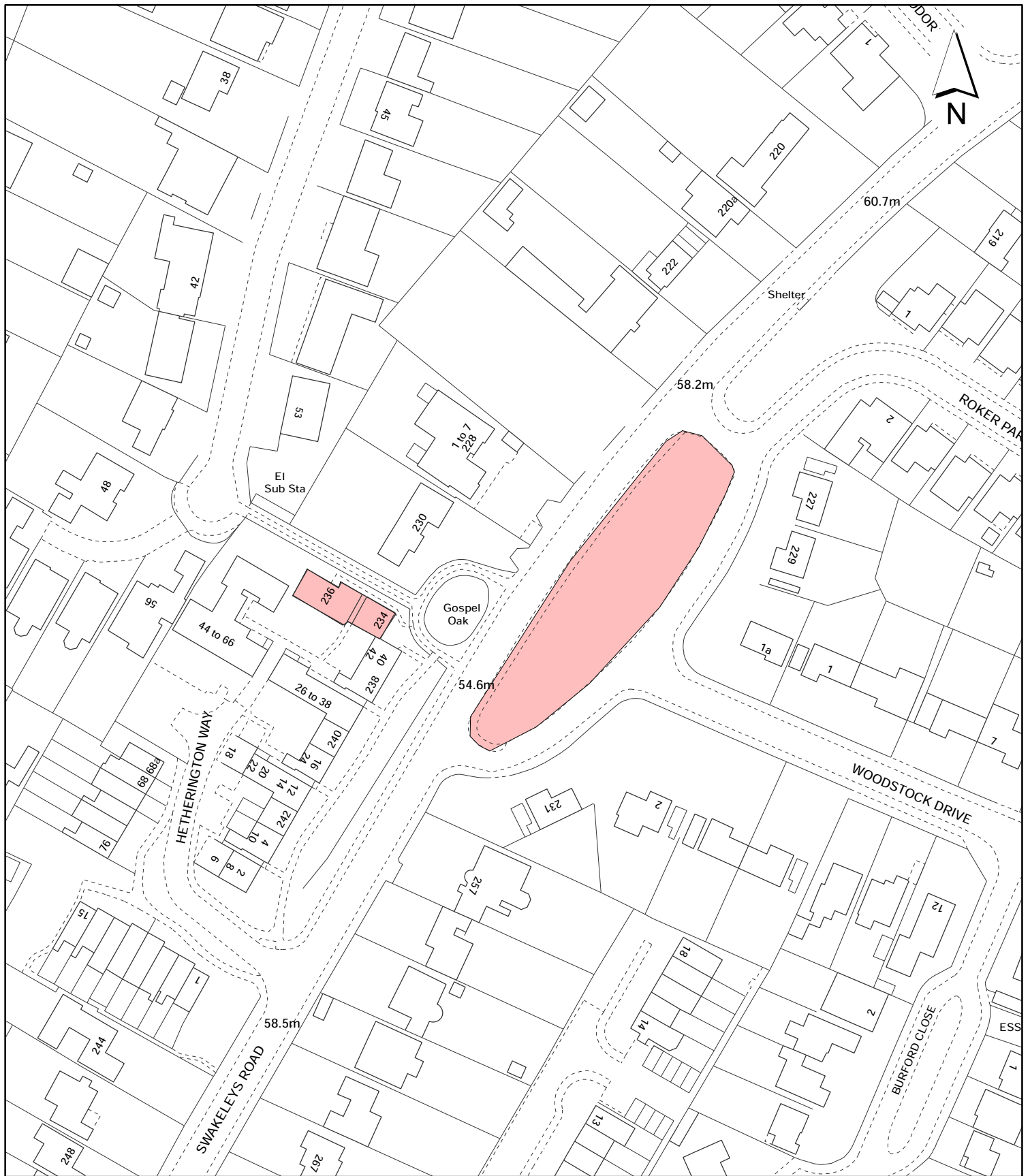


TYPICAL VIEW OF SECURE BY DESIGN BIKE STORE
IN METAL FINISH PAINTED TO MATCH EXISTING BRICKWORK



	PROJECT	236 SWAKELEY ROAD ICKENHAM UB10 84U	SCALE	1:50	DRAWN	
	DESCRIPTION	BIKE STORE DETAILS	DATE	MARCH 2017	DRAWING NO	503/P/07
					REV	

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Site Address:

236 Swakeleys Road

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

Planning Application Ref:
72634/APP/2017/769

Scale:
1:1,250

Planning Committee:
North Page 150

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address PEMBROKE HOUSE 5-9 PEMBROKE ROAD RUISLIP
Development: Extension of 4th floor accommodation to provide 1 no. two bedroom apartment
LBH Ref Nos: 38324/APP/2017/2287

Date Plans Received: 22/06/2017

Date(s) of Amendment(s):

Date Application Valid: 22/06/2017

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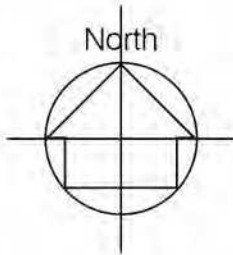
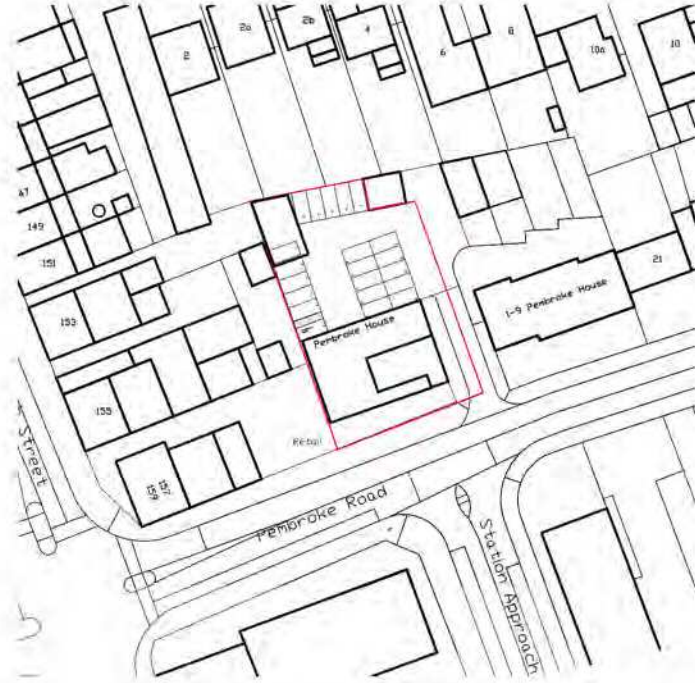
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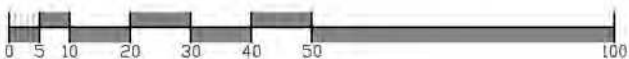
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PLANNING				



harding rose architects

CLIENT	ANSLIP UK LTD
PROJECT	PEMBROKE HOUSE, PEMBROKE ROAD HA4 8NQ
TITLE	Location Plan

SCALE	DATE	L.01
1:1250@A4	31.05.17	
DRAWN	PROJECT NO.	
AC	15.530	



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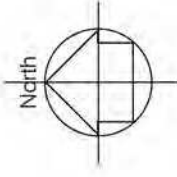
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REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



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CLIENT: ANSLIP UK LTD
 PROJECT: PEMBROKE HOUSE, PEMBROKE ROAD
 HA4 8NQ
 TITLE: Block Plan

SCALE: 1:500@A3	DATE: 31.05.17	PROJECT NO: 15.530	B.01
DRAWN: AC			



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100 0mm 1:1000
PLANNING
 1000 0mm 1:1000



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 PEMBERKE HOUSE, PEMBERKE ROAD
 H44 8NQ
 Proposed Site Layout

DATE	31.05.17	SCALE	1:500	PROJECT	P.01
BY	AC	DATE	15.5.16	PROJECT	P.01

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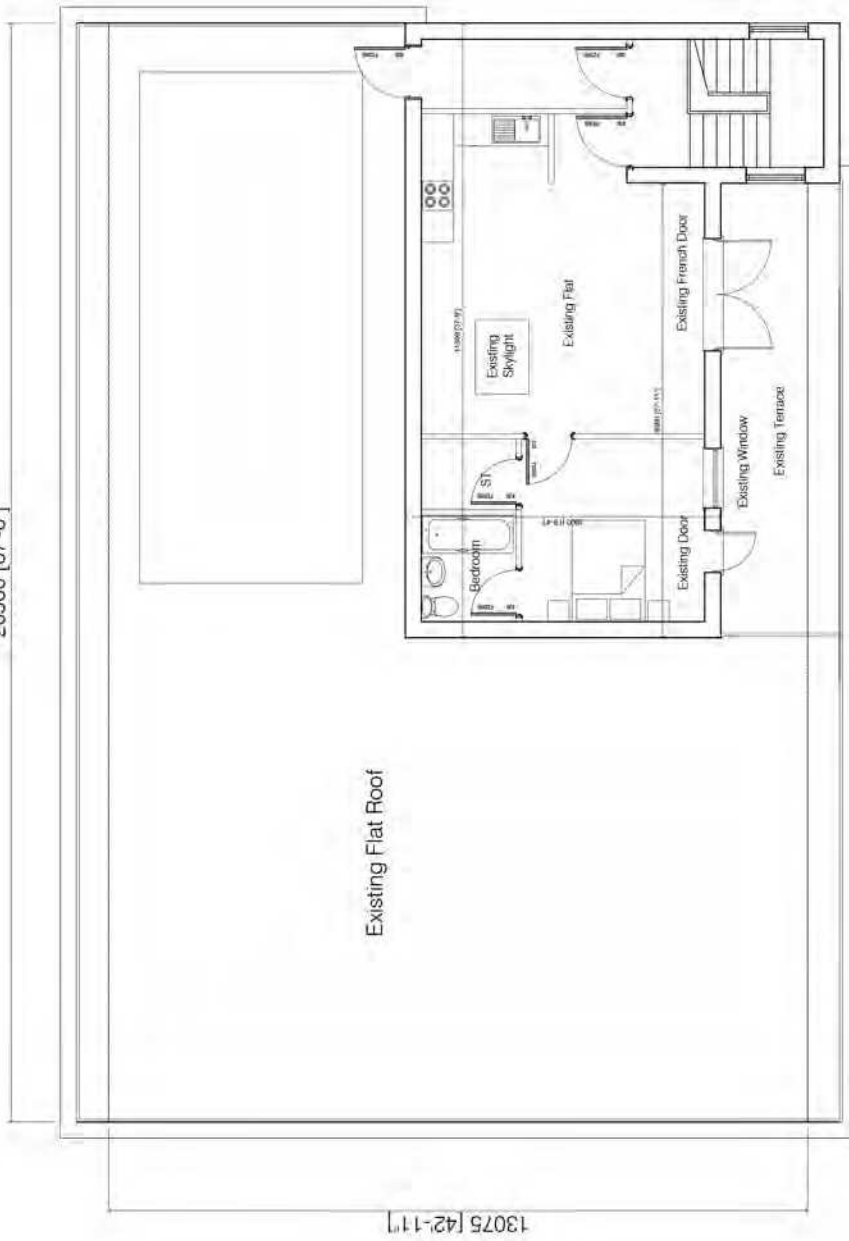
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20560 [67'-6"]



Existing Fourth Floor



REV	DATE	DESCRIPTION	INITIAL	RECORD
PLANNING				



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CLIENT ANSLIP UK LTD
 PROJECT PEMBROKE HOUSE, PEMBROKE ROAD
 HA4 8NQ
 TITLE Existing Floor Plan

SCALE	DATE	PROJECT FILE
1:100@ A3	31.05.17	
DRAWN		
AC		15.530

P.02

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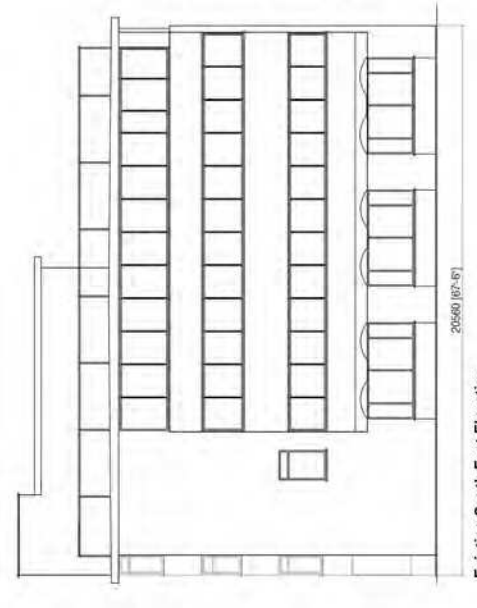
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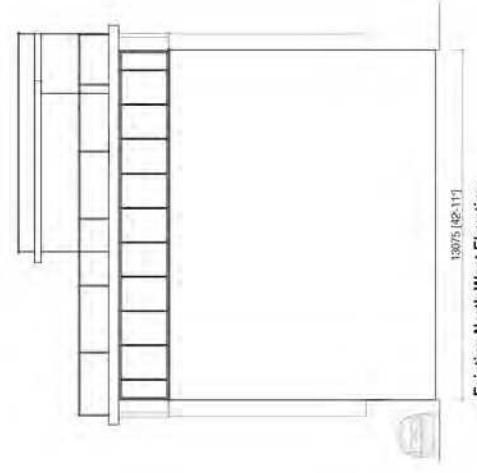
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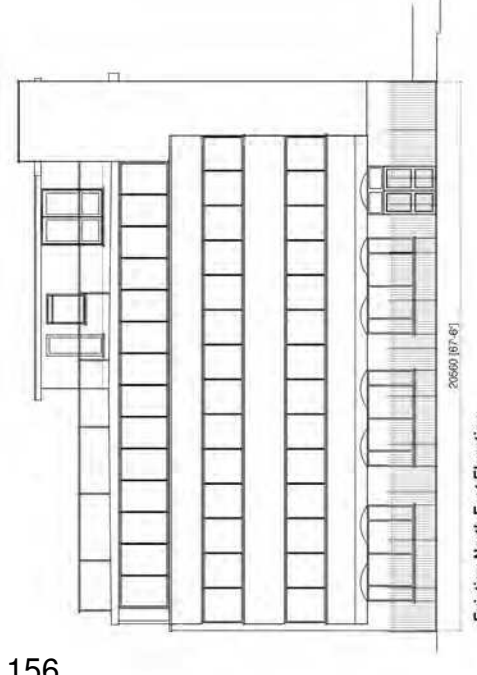
13075 (42'-11 1/2")
Existing South West Elevation



26560 (87'-6 1/2")
Existing South East Elevation



13075 (42'-11 1/2")
Existing North West Elevation



26560 (87'-6 1/2")
Existing North East Elevation

ANSLIP UK LTD
PLANNING



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CLIENT: ANSLIP UK LTD
PROJECT: PEMBROKE HOUSE, PEMBROKE ROAD
JOB NO: H44-RNO
TITLE: Existing Elevations

SCALE: 1:100 @ A1
DATE: 31.05.17
DRAWN BY: AC
CHECKED BY: P.03

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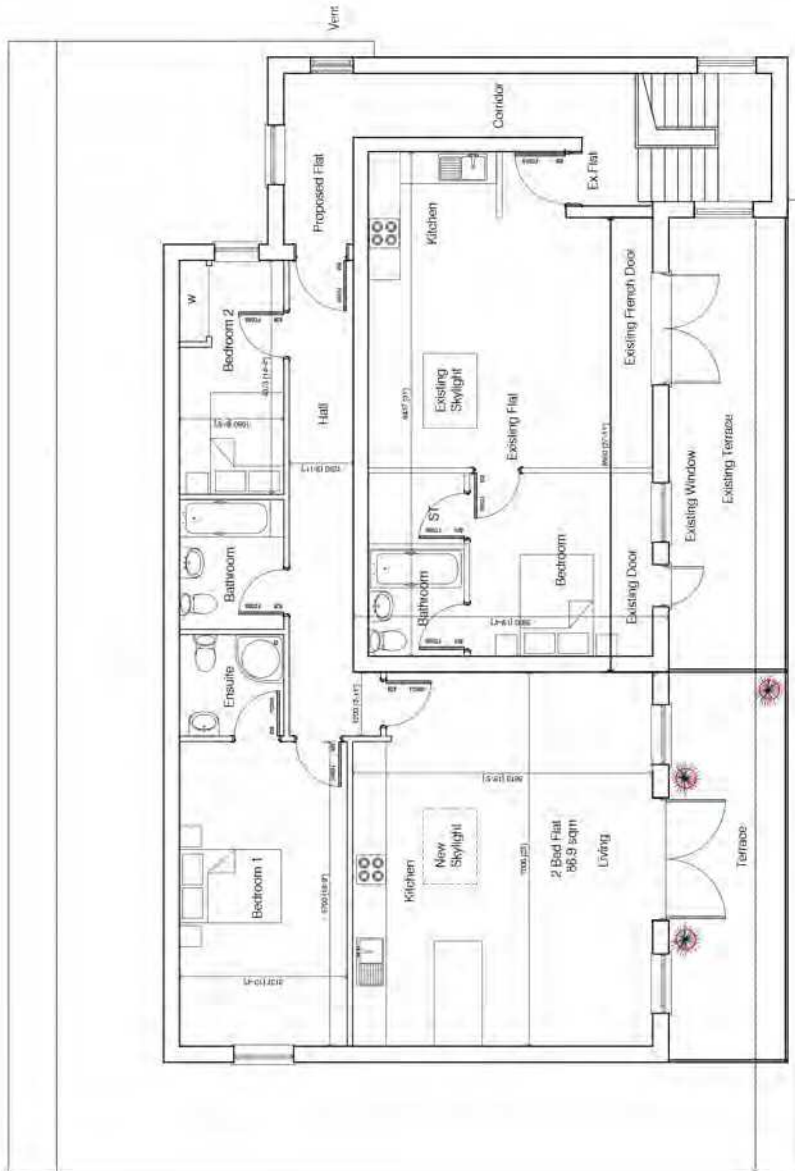
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Proposed Fourth Floor - 1 Additional Flat



REV	DATE	DESCRIPTION	INITIAL	RECORD
PLANNING				



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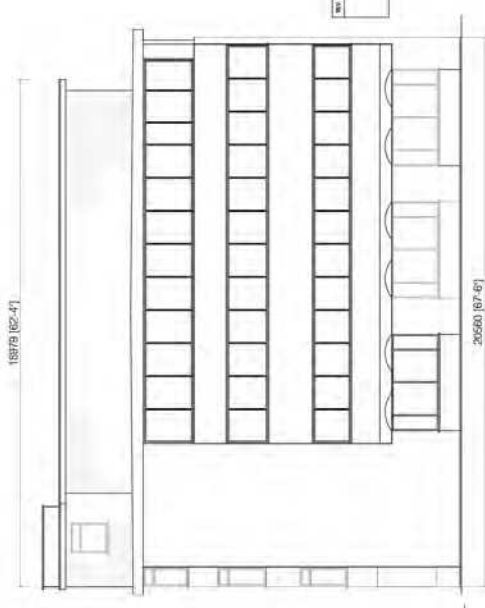
CLIENT ANSLIP UK LTD
 PROJECT PEMBROKE HOUSE, PEMBROKE ROAD
 HA4 8NQ
 TITLE Proposed Floor Plan

SCALE	DATE	PROJECT FILE	P.04	B
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DRAWN	AC			

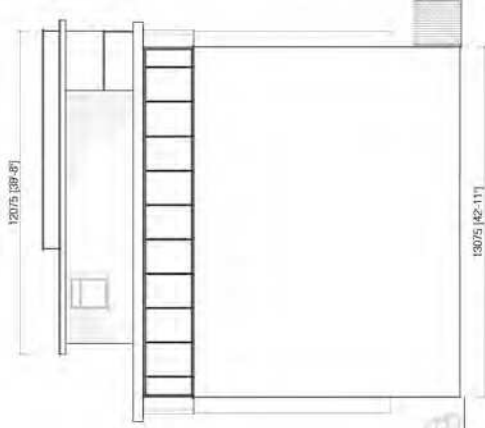
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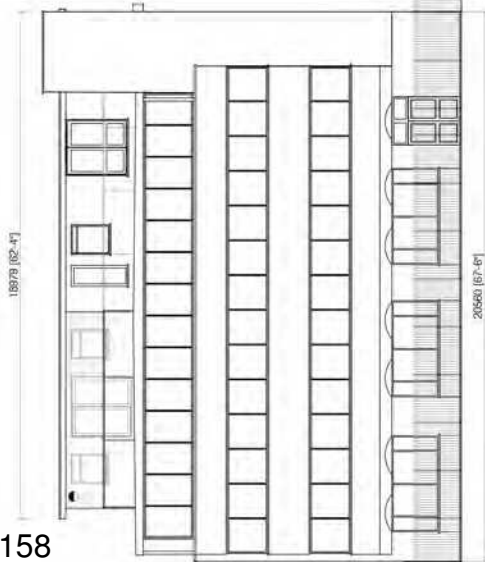
Proposed South West Elevation



Proposed South East Elevation



Proposed North West Elevation



Proposed North East Elevation

ANSLIP UK LTD
 PLANNING

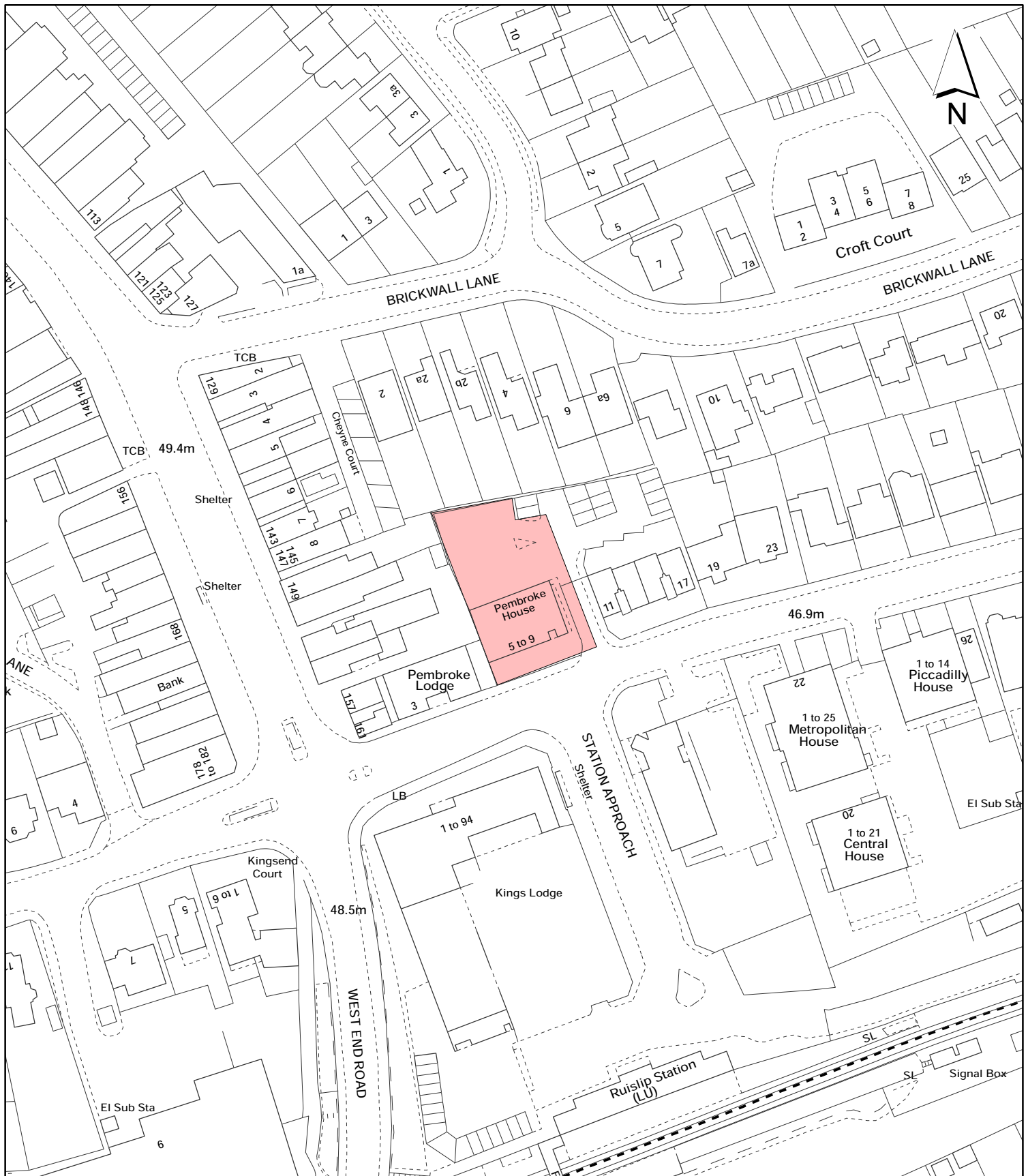


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ANSLIP UK LTD
 PEMBROKE HOUSE, PEMBROKE ROAD
 HA4 5NG
 Proposed Elevations

SCALE	DATE	PROJECT NO.	PROJECT NAME
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P.05 B



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Site Address:

**Pembroke House,
 5-9 Pembroke Road**

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

Planning Application Ref:
38324/APP/2017/2287

Scale:
1:1,250

Planning Committee:
North Page 159

Date:
August 2017



Report of the Head of Planning, Sport and Green Spaces

Address CLUB HOUSE, MIDDLESEX STADIUM BREAKSPEAR ROAD RUISLIP
Development: Single storey building for use as changing rooms, involving demolition of existing outbuilding.
LBH Ref Nos: 17942/APP/2017/2084

Date Plans Received: 07/06/2017 **Date(s) of Amendment(s):** 07/06/0017
Date Application Valid: 19/06/2017



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LOCATION PLAN
SCALE 1:1250

Project
HILLINGDON FOOTBALL CLUB
REPLACEMENT OF EXISTING
CHANGING FACILITIES

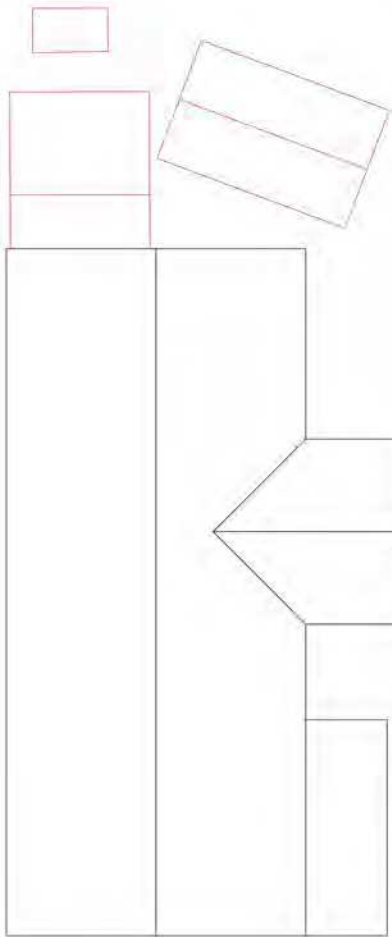
Drawing Title
Proposed Changing rooms

Scale	as shown
Drawn	KTA
Project No	294
Drawing Number	001
Revision	-
Date	01.06.17

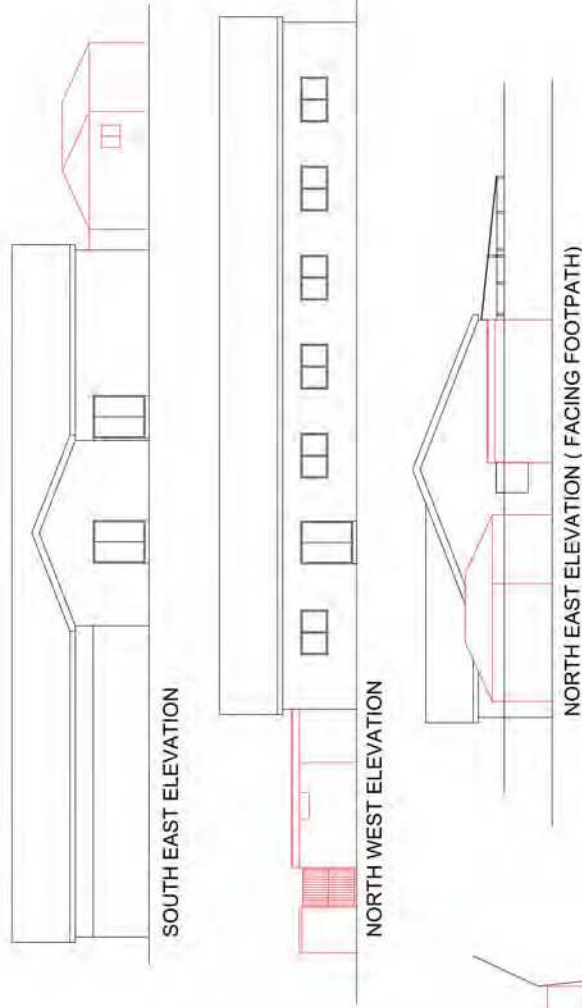
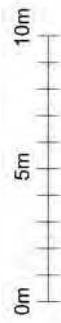
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SITE PLAN
SCALE 1:500



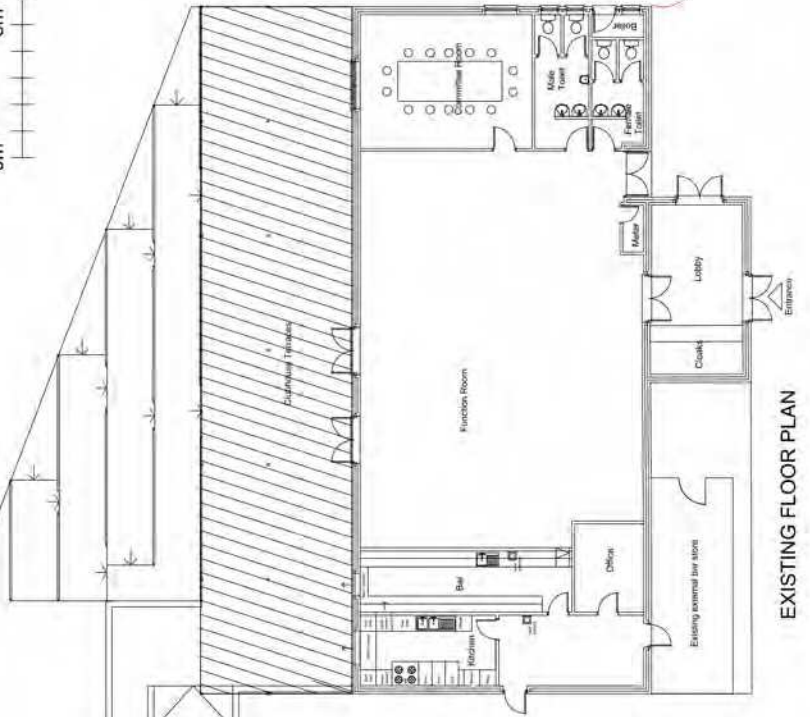
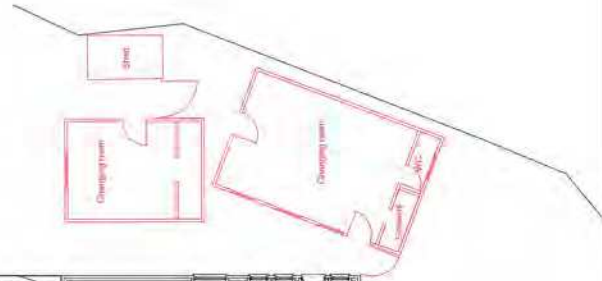
EXISTING ROOF PLAN



SOUTH EAST ELEVATION

NORTH WEST ELEVATION

NORTH EAST ELEVATION (FACING FOOTPATH)



EXISTING FLOOR PLAN

HILLINGDON FOOTBALL CLUB
REPLACEMENT OF EXISTING
CHANGING FACILITIES

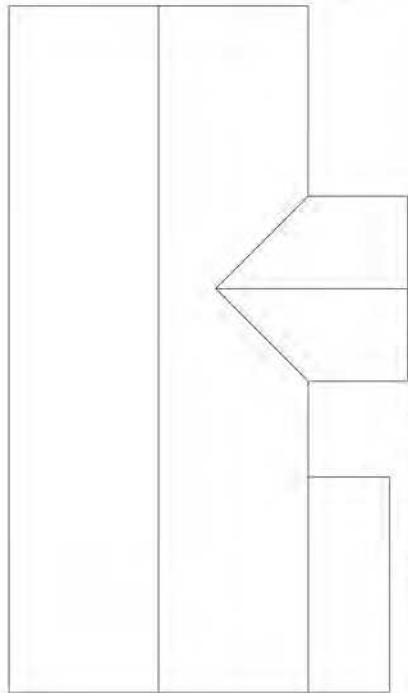
Contract Title: Existing Changing rooms

Client:	HILLINGDON FC	Contract Number:	294	Project:	01/06/17
Contract Ref:	KVA	Contract Value:	002	Contractor:	KVA

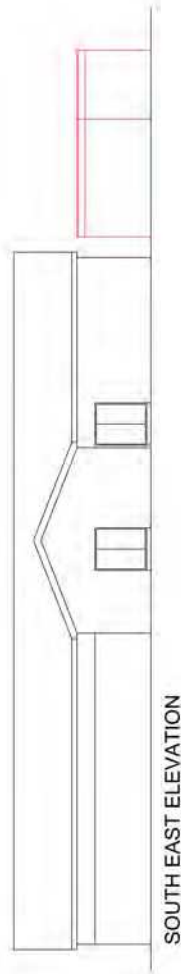
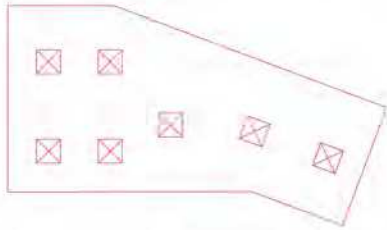
Contracting Organisation: KVA
 100, The Quadrant, Hillingdon, Bucks, MK44 0JL
 Tel: 01494 444444
 Email: info@kva.co.uk

KVA

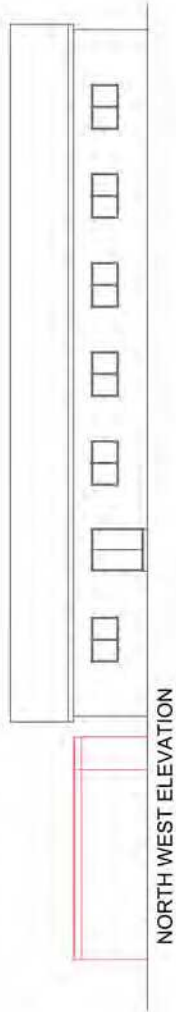
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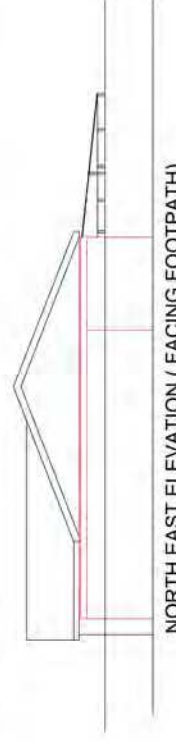
PROPOSED ROOF PLAN



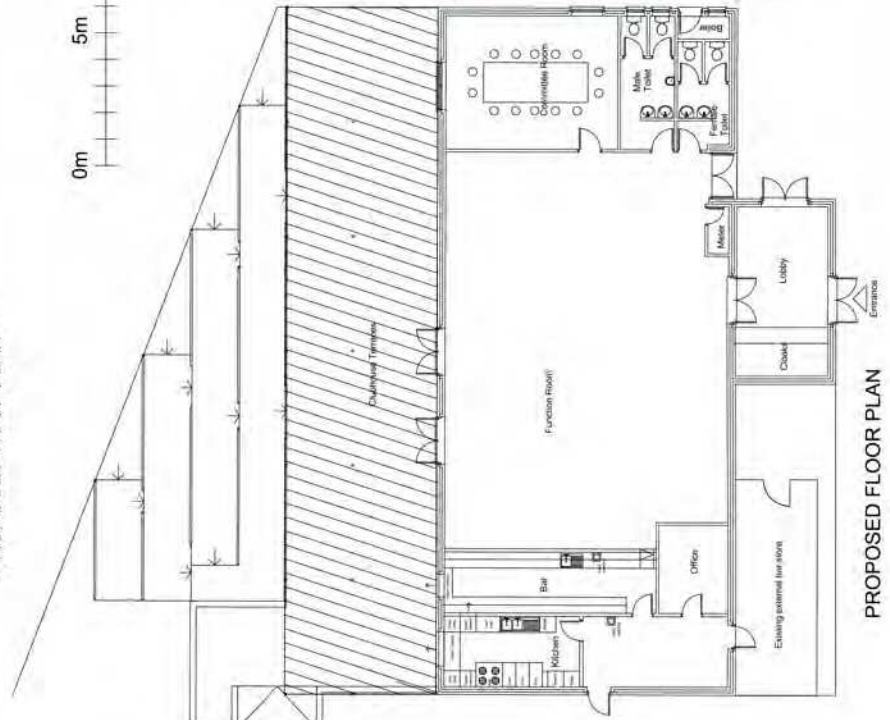
SOUTH EAST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION (FACING FOOTPATH)



PROPOSED FLOOR PLAN



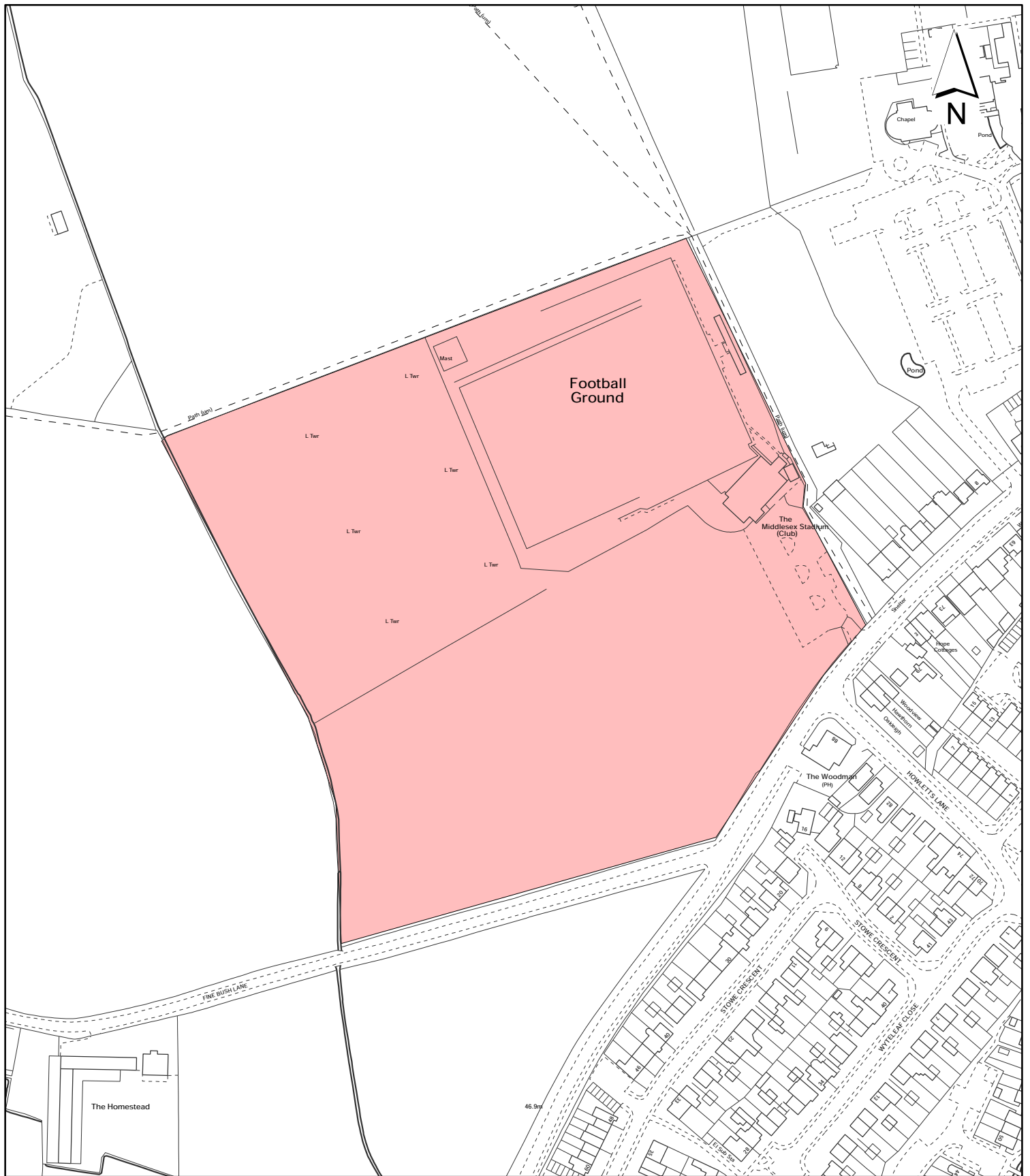
HILLINGDON FOOTBALL CLUB
REPLACEMENT OF EXISTING
CHANGING FACILITIES

Project No: 294 003
Revision: a
Date: 01/08/17

Proposed Changing rooms

Scale: 1:100 (B&A)
Author: KJA
Date: 01/08/17
Checked: a
Date: 01/08/17

Client: Hillingdon Football Club
Contract No: 294 003
Project No: 294 003
Revision: a
Date: 01/08/17



Notes:

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Site Address:

**Club House,
 Middlesex Stadium**

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

Planning Application Ref:
17942/APP/2017/2084

Scale:
1:2,500

Planning Committee:
North Page 164

Date:
August 2017



HILLINGDON
 LONDON

Report of Head of Planning & Enforcement
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),
SECTIONS 198-201 AND 203

**TREE PRESERVATION ORDER NO. 759 (TPO 759):
10 HARVIL ROAD, ICKENHAM**



Figure 1: The subject Beech tree in the front garden of 10/11 Harvil Road (viewed from Highfield Rd)

1.0 Summary

1.1 To consider whether or not to confirm TPO 759 (with or without modification).

2.0 Recommendations

2.1 That TPO 759 is confirmed.

3.0 Information

3.1 The making of TPO 759 was authorised under delegated powers on 26th April 2017, because a nearby resident advised the Council that the subject Beech tree was under threat of being removed.

3.2 This Beech tree is an attractive landscape feature that contributes to the amenity and arboreal character of the local area. The tree merits protection on amenity grounds.

3.3 The tree has a long-life expectancy and so has the potential to develop into a significant landscape feature that will provide amenity for decades to come.

4.0 The Objection

4.1 A formal objection (summarised verbatim below) to TPO 759 was received from Mr & Mrs Matharu (at No. 11 Harvil Road) for the following reasons:

1. **Boundary Wall** - The tree is currently on my property boundary wall and in the long-term, we wish to build a brick or fence boundary wall to preserve my family's privacy and better space maintenance. The current positioning of the tree may prevent such development.
2. **Right to Privacy** - Our right to privacy (Article 8 of Human Rights Act 1998) will be affected if we are not able to maintain our privacy by developing a suitable wall or fence with my neighbour. As a consequence of the Order, we would be forced to lose our right to privacy on my property and family life.
3. **Access Concerns** - Due to the tree and vast hedges surrounding my property boundary, the access entry between no. 10 and no. 11 Harvil Road is detrimental impact as there are open gaps to enter through my premises without permission.
4. **Tree Condition** - The tree does not get look to be in good health condition and over time the tree branches may get weaker and will damage my property.
5. **Visibility Concerns** - The tree impacts our visibility from my property as it prevents our view from the left hand side of the property.
6. **Safety Concerns** - Due to the close positioning of the tree to my property, poor weather may cause the tree to fall and put my property at risk of damage and thus my family at potential danger risk
7. **Financial Implication** - The Preservation Order puts a financial risk where any tree maintenance or work with seeking the Council's approval would come at a significant risk to my family.
8. **General Garden Maintenance** - The tree acts as a shade over the front garden and doing so prevents parts of the front lawn getting sunlight and in doing so preventing growth and plantation. Leaves falling in the garden frequently need to be cleared and causes prolonged garden maintenance.

5.0 Observations on the objections to TPO 759:

5.1 It is possible to build a wall or fence to each side of the tree and /or also box it off (see Figure 2 below). Alternatively, a boundary hedge could be planted.



Figure 2: An example of a fence constructed around a tree

5.2 As mentioned in Section 1, it is possible to successfully construct a wall or fence around an existing tree. It is also worth noting that only a 2m wall or fence could be constructed along the boundary (without planning permission). This tree could add to and improve privacy.

5.3 The access point into the property is situated on the opposite side to the Beech tree and so it does not impede access in any way (see Figure 3 below).



Figure 3: The Beech and the entrance to 11 Harvil Road

5.4 At the time the Beech tree was inspected, it appeared to be in good health. There are no reasons to suspect the tree is dangerous or that any branches will become weaker. If, in the unlikely event, the tree did become dangerous, consent would not be required for its removal.

5.5 The house is centrally located within a large, wide plot and the Beech tree is on the boundary. The small Horse Chestnut situated centrally within the front lawn blocks more of the views than the Beech. In any case, there are still very impressive views from most parts of the house.

5.6 As already mentioned in section 4.4, the tree appears to be in good health. There is no reason to suspect the tree will fall.

5.7 A TPO adds no extra financial burden to tree maintenance and there is no cost to submit a TPO application.

5.8 The Beech tree is located south-east of the house and so can only shade a part of the front garden and the front of the house in the morning. The main amenity area (the rear garden) will not be affected. In any event, shading (and leaf fall) is a natural phenomenon associated with trees and is to be expected as a consequence of living in a sylvan environment.

5.0 Other matters:

There were no other objections to or representations about TPO 759.

6.0 Conclusion

It is recommended that TPO 759 be confirmed.

The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 759 (2017)
- Letter of objection to TPO 759

SIGNED

MEMBER OF THE COUNCIL

SIGNED

AUTHORISED OFFICER

Beech at 11 Harvil Road
Ickenham

Tree Preservation Order Number

759

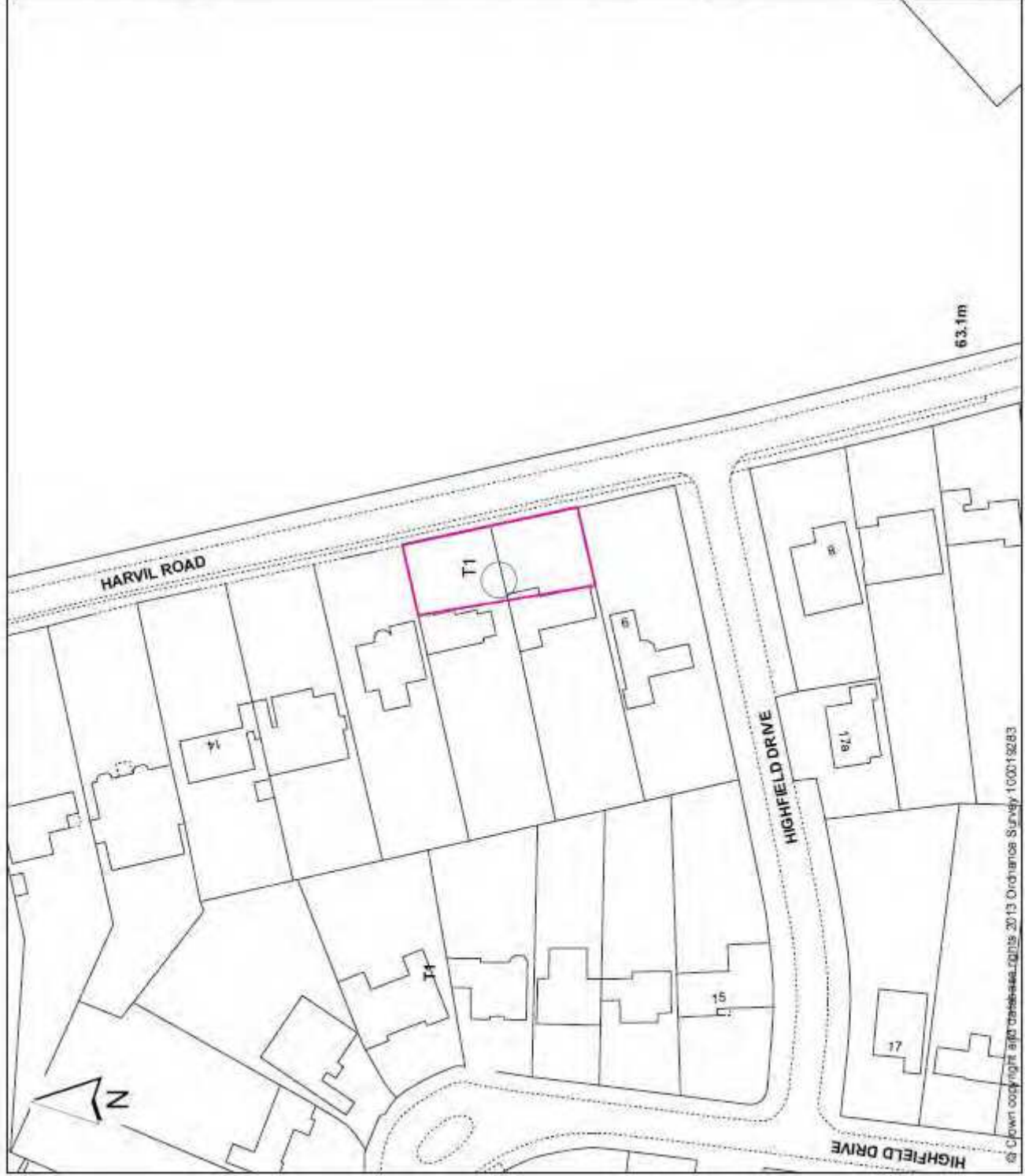
LONDON BOROUGH OF
HILLINGDON
Residents' Services

Civic Centre, Uxbridge, Middx, UB8 3UW
Telephone No. : 01895 250111



Scale: 1:750

Date: April 2017



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