



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY 15
NOVEMBER 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 7 November 2017

Contact: Anisha Teji
Tel: 01895 277655
Email: ateji@hillington.gov.uk

This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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

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



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A useful guide for those attending Planning Committee meetings

Security and Safety information

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the 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	Aldis Hall & Wetherby House Green Lane, Northwood 68153/APP/2017/3233	Northwood	Change of use of Aldis Hall (from Class C1 Residential to Class D1 Pre-School Nursery) with associated parking and landscaping and a change of use of Wetherby House (from Class D1 Pre-School Nursery to Class C3 Residential). Recommendation: Approval	7 - 34 154 - 168
7	7 Hedgeside Road, Northwood 38605/APP/2017/2296	Northwood	Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear (REVISED PLANS). Recommendation: Approval	35 - 50 169 - 178

8	51 Wieland Road, Northwood 17990/APP/2017/3191	Northwood Hills	Three storey, 7-bed detached dwelling house with habitable basement and roof space, involving demolition of existing dwelling house. Recommendation: Refusal	51 - 66 179 - 193
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	18 Church Road, Northwood 6532/APP/2017/1814	Northwood	Single storey side/rear/front extension and conversion of garage to habitable use Recommendation: Refusal	67 - 74 194 - 199
10	54 The Broadway Joel Street, Northwood 72958/APP/2017/2134	Northwood Hills	Change of use from shop (Use Class A1) to use as a nail bar (Sui-Generis) (Retrospective) Recommendation: Approval	75 - 82 200 - 204
11	5 & 7 Kingsend, Ruislip 45467/APP/2016/3680	West Ruislip	2 x two storey, 3-bed semi-detached houses with associated parking and amenity space involving demolition of No.7 Kingsend. Recommendation: Approval	83 - 102 205 - 214
12	2 Reservoir Road, Ruislip 7112/APP/2017/2725	West Ruislip	Change of use to car wash, valeting and car sales (Part retrospective) Recommendation: Approval	103 - 118 215 - 218
13	S106 Quarterly Monitoring Report			119 - 120

PART II - Members Only

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

14	ENFORCEMENT REPORT	121 - 128
15	ENFORCEMENT REPORT	129 - 144
16	ENFORCEMENT REPORT	145 - 152

PART I - Plans for North Planning Committee **153 - 218**

Agenda Item 3

Minutes



NORTH Planning Committee

25 October 2017

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, John Oswell, Jazz Dhillon and Janet Duncan (Reserve) (In place of Manjit Khatra)</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), Edward Oteng (Major Applications Manager), Roisin Hogan (Planning Lawyer) and Neil Fraser (Democratic Services Officer)</p>
94.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Khatra. Councillor Duncan was present as her substitute.</p>
95.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
96.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 10 May, 11 May, 30 May, 13 July and 3 October 2017 be approved as a correct record.</p>
97.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that item 6 - 53 Wieland Road, had been withdrawn from the agenda.</p> <p>Item 9 - 82 Royal Crescent, had been added to the agenda as an urgent item as it was now the subject of an appeal against non-determination, and the Council was required to confirm its position within the statement to be sent to the Planning Inspectorate.</p>
98.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were in Part I, and would therefore be considered in public.</p>

99.	<p>53 WIELAND ROAD - 28044/APP/2017/2249 (<i>Agenda Item 6</i>)</p> <p>The item was withdrawn from the agenda prior to the meeting.</p>
100.	<p>PINCIO GATE END - 8954/APP/2017/2400 (<i>Agenda Item 7</i>)</p> <p>Two storey, 4-bed, detached dwelling with habitable roofspace, involving demolition of existing bungalow.</p> <p>Officers introduced the report, and detailed the site's planning history, with previously rejected plans displayed for illustrative purposes. Officers asserted that the new plans did not show sufficient changes from the rejected plans to allay officer and Committee concerns over size and bulk, a lack of harmonization with the existing site and surroundings, and a detrimental impact on neighbour amenity, and the application was therefore recommended for refusal.</p> <p>A petitioner addressed the Committee in objection to the application. The petitioner confirmed that she represented the views of the Gateshill Residents Association (GRA) and Estate, who shared the view of officers that the new application was not sufficiently different to the previously rejected application, and therefore requested that it be refused.</p> <p>The applicant/agent for the application addressed the Committee, and referenced two documents previously submitted in response to the GRA letter of objection and the petition letter, which were felt to include inaccurate statements. The applicant confirmed that the development was proposed in order to provide additional space for his family, and that he was in regular contact with the Council's planning officers, who had offered advice before the submission of the application. Previously approved applications within the Gateshill Estate were referenced, which the applicant felt were of similar size to the application being proposed. The applicant concluded by requesting that the application be approved.</p> <p>Councillor Jonathan Bianco, Ward Councillor for Northwood Hills, addressed the Committee in opposition to the application. Councillor Bianco confirmed that he supported the petition in objection to the application, and praised the petitioners for what he felt was a reasoned and sensible argument. Councillor Bianco asserted that the application submitted had failed to address previous Committee and officer concerns, and was an overdevelopment of the area. Councillor Bianco concluded by requesting that the application be refused.</p> <p>Members discussed the application, and shared the previously stated concerns regarding overdevelopment of the site, which was not felt to be in keeping with the character of the local area. With this in mind, the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the item be refused.</p>
101.	<p>LAND BETWEEN 2 AND 6 WOODSIDE ROAD - 70377/APP/2017/2956 (<i>Agenda Item 8</i>)</p> <p>Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221 dated 06-03-2017) (Two storey, 3-bed dwelling with</p>

habitable roofspace, parking and amenity space and installation of vehicular crossover to front).

Officers introduced the report, and confirmed that the application was seeking to discharge condition 3 (materials), 5 (Obscure Glazing), 8 (Levels) 11 (Method Statement) and 13 (Landscaping). Officers addressed the conditions in turn:

Condition 3 (Materials) - the Conservation Officer had confirmed that the proposed materials were acceptable;

Condition 5 (Obscure Glazing) - Level 4 privacy was deemed to be acceptable;

Condition 8 (Levels) - there were no objections to levels, as these were the same as existing properties;

Condition 11 (Method Statement) - the Council's Landscaping Officer had deemed this to be acceptable;

Condition 13 (Landscaping) - the Council's Landscaping Officer had deemed this to be acceptable.

The application was therefore recommended for approval.

A petitioner addressed the Committee in objection to the application, and stated that the landscaping plan was the same as originally submitted and had not considered the comments made by the Planning Inspectorate, such as the recommendation that 25m of soft landscaping should be retained.

With regard to the officers' report, the petitioner requested clarity on where the agreed planting of fences would be located or how this would be enforced, as this detail was not included within the plans or report. Concerns were raised that enforcement officers would not be able to take enforcement action, if this detail was not explicitly set out within the approved plans or conditions.

A tree protected by a Tree Preservation Order (TPO) had been removed, and clarity was sought on how this would be replaced. With regard to privacy, it was asserted that not all side windows were labelled on the plans as obscured, and there were concerns that this would lead to overlooking and a loss of privacy for neighbours. Windows were also to be side-hinged, and thus could be opened, further leading to a potential loss of privacy.

The petitioner concluded by requesting that the application be refused.

The agent for the application addressed the Committee, and asserted that all concerns previously raised had been addressed. New boundary screenings would be installed, and existing trees would be retained. The removal of the tree protected by a TPO had taken place prior to the applicant purchasing the site, and would be replaced by two trees that the Council's landscape officer had deemed acceptable. Boundary trimming would be carried out by a certified arborist.

With regard to hard surfacing, other nearby sites had considerably less soft landscaping. This application sought to include approximately 61% hard surfacing. In relation to concerns over privacy, the Council had confirmed that level 4 obscured glazing was deemed to be acceptable, which could be enforced by conditions. In line

with the recommendation from the Council, including confirmation from the conservation and landscaping officers that the application was acceptable, it was requested that the application be approved.

Members sought clarity that the windows facing 2 & 6 Woodside Road were obscured. It was confirmed that this was the case. The windows were fixed panes, under fan lights, with no side hinges. It was confirmed that this was not the case originally, but that the obscuring was added following advice from the Council. As such, the windows on the plans were not labelled as obscured.

Members sought confirmation of the location of the proposed two new trees. It was confirmed that these would be installed at the front of the property, where there were currently no trees.

Councillor Bianco addressed the Committee as Ward Councillor for Northwood Hills, and requested clarity over the stated 61% of hard surfacing, before highlighting the importance of ensuring that all conditions were correct and enforceable.

Officers confirmed that the layout and frontage of the site, as part of the application to be determined, was in accordance with the Planning Inspectorate. There was therefore no confusion over the proposed 61% of hard surfacing. In addition, officers asserted that the conditions, as set out, were clear and enforceable.

With regard to the replacement of the TPO tree, it was confirmed that the Council's landscaping officer had deemed the suggested location and type of replacement trees to be acceptable. It was confirmed that replacement trees did not have to be a like-for-like replacement. It was likely that the trees to be planted would be semi-mature.

The Chairman sought confirmation that the proposed hedging was clearly shown on the plans. Officers confirmed that this was the case.

Members were supportive of the application, and the officer's recommendation was moved, subject to the addition of an informative regarding the removal of fencing and its replacement by hedging. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the item be approved, subject to the addition of an informative regarding the removal of fencing and its replacement by hedging.

102. **82 ROYAL CRESCENT - 72669/APP/2017/927** (*Agenda Item 9*)

Two storey 3-bed dwelling with associated parking and amenity space, two storey rear extension to existing dwelling and installation of vehicular crossover.

Officers introduced the item, added to the agenda as an urgent item following the submission of an appeal against non-determination.

Officers confirmed that there were six reasons for refusal, as set out in the report, and were:

- The absence of a Flood Risk Assessment;
- The siting of the development beyond the front building line;

	<ul style="list-style-type: none"> • Roof Alterations failing to harmonize with the original dwelling; • The level of subordination; • Inadequate residential accommodation in terms of layout, size and amenity; and • Insufficient private amenity space. <p>For these reasons it was recommended that the application be refused.</p> <p>It was confirmed that a petition in objection to the application had been received, though neither the petitioner, nor the applicant or agent, were present at the meeting.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the item be refused.</p>
	<p>The meeting, which commenced at 7.30 pm, closed at 8.20 pm.</p>

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

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

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Report of the Head of Planning, Sport and Green Spaces

Address ALDIS HALL AND WETHERBY HOUSE GREEN LANE NORTHWOOD

Development: Change of use of Aldis Hall (from Class C1 Residential to Class D1 Pre-School Nursery) with associated parking and landscaping and a change of use of Wetherby House (from Class D1 Pre-School Nursery to Class C3 Residential).

LBH Ref Nos: 68153/APP/2017/3233

Drawing Nos: 2341(02)001
Transport Statement
2341(03)006
2341(03)010
2341(03)011
2341(03)012
2341(03)013
2341(20)003
2341(20)004
2341(20)005
2341(21)001
Design & Access Statement
Arboricultural Impact Assessment
Appendix 1
Appendix 3
FLU.441.WN.01
FLU.441.WN.02
Site Photos
2341(20)006

Date Plans Received: 05/09/2017

Date(s) of Amendment(s): 15/09/2017

Date Application Valid: 15/09/2017

05/09/2017

1. **SUMMARY**

Planning permission is sought for the proposed Change of Use of Aldis Hall from residential to a Pre-School Nursery (D1) with associated parking, access alterations and landscaping and a change of use of Wetherby House from a Pre-School Nursery to residential.

This is a re-submission following the previous and similar application which was refused at Committee. This had an officer recommendation for approval however Members raised concerns due to the lack of parking available on site and the reliance of parents to use a nearby car park. Members commented that the proposal regarding parking arrangements was not sufficient for the number of vehicles that would be coming to the site, including staff 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.

Following the previous refusal, the scheme and in particular the layout to the front of the site close to Green Lane has now been revised following discussions with the Council's Tree/Landscape Officer and Highways Officer. The proposal now involves the provision of 11 car parking spaces on site whilst minimising the loss of trees and vegetation cover in the front garden and reducing the amount of hard surfacing required. As before, there would be no major external alterations to the existing buildings.

It is therefore considered that the revised scheme and layout adequately addresses the previous concerns raised by Members and together with the imposition of appropriate conditions and planning obligations, planning permission can be granted.

As with the previous application there has been strong local objections to the proposal and which have been duly noted within the report.

2. RECOMMENDATION

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

A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

i. Travel Plan: Prior to occupation a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. A Travel Plan Co-ordinator shall be appointed and the Travel plan shall have clear targets and measures to adhere to, to achieve a higher level of sustainable modes of transport for both parents and staff.

ii. Car Parking and Traffic Management Plan: Including measures to ensure child safety and the enforcement regime to control pick ups and drop offs.

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

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

D) That, if the S106 agreement has not been finalised within 6 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

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

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 2431(20)003; 2431(20)004; 2431(20)005; 2431(20)001; 2341(20) 006 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

Wetherby House shall not be used as a Children's Nursery including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

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

4 NONSC Non Standard Condition

Once this permission is implemented, Aldis Hall shall be used as a Children's Nursery and for no other purpose (including any other purpose in Class D1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

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

5 NONSC Non Standard Condition

The use of Aldis Hall for Class D1 day nursery shall only take place between the hours of 07:00 to 19:00 Monday to Friday only and at no time on Saturday and Sunday.

REASON

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

6 NONSC Non Standard Condition

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

REASON

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

7 NONSC Non Standard Condition

The Class D1 nursery use hereby approved shall be limited to a maximum enrolment/attendance of 45 children in the first year, 80 children in year two and 104 children in year three and in the years thereafter.

REASON

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

8 NONSC Non Standard Condition

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

REASON

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

9 LB11 Further Details (Listed Buildings)

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

- (a) skylight
- (b) lift over run
- (c) glass balustrade to first floor balcony
- (d) new window
- (e) door openings

The scheme shall then be undertaken only in accordance with those approved drawings.

REASON

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

10 LB7 Inspection of the building prior to works

Where works involve removal, alterations or restoration, the Local Planning Authority shall be notified and allowed to inspect prior to the execution of final proposals. It is important that the setting and original features with the existing building Aldis Hall (such as but not limited to: the staircase/fireplace/panelling etc.) are appropriately safeguarded and recorded.

REASON

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

11 RES8 Tree Protection

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

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

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. 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)

12 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 Covered and Secured Cycle Storage (for a minimum of 3 cycles)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
 - 2.h Covered and Secure Storage area for Children's buggies and scooters.

- 3. Schedule for Implementation

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

13 RES10 Tree to be retained

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

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

REASON

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

14 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

15 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to

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

INFORMATIVES

1 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.

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
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.
BE39	Protection of trees and woodland - tree preservation orders
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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
NPPF7	NPPF - Requiring good design
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R13	Use of residential accommodation for educational and child care premises
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

4 147 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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council supports pre-application discussions. In this case negotiation was necessary to deal with issues relating to impact on neighbour's amenities and on the local highway network.

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.2 hectare irregularly shaped plot located on the Northern side of Green Lane in Northwood. It accommodates Wetherby House and Aldis House along with their landscaped gardens and car parking.

Wetherby House, a modern two-storey building was briefly in use as a nursery (class D1) and is located towards the Western side of the site. Hardstanding to the site frontage provides parking for several cars. The historic play space is located to the rear of the property. This property is currently vacant. When it was previously used as a nursery it had a maximum of 54 children (not 88 as suggested by the applicant) with approximately 20 staff both in part and full-time employment.

Aldis Hall, which is also currently vacant is understood to have formerly accommodated student accommodation and is located to the East of the site. This an attractive three-storey (including roof space accommodation) Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles. A landscaped garden enclosed by mature hedging is situated to the East and was designed as part of the setting of the house. It includes a pond which had a fountain feature and creates a positive, pleasing environment for the building. Car parking is located to the front of the building and access is via a driveway from Green Lane, which is shared with properties to the rear.

A substantial gap has been maintained between the two buildings by the retention of the garden associated with Aldis Hall. This positively contributes to the general street scene and surrounding area.

The 1970-73 OS Map and earlier maps show that the construction of Wetherby House, occurred between the late 1960s and early 1970s (by 1973). The footprint of Wetherby House in the 1970s does not appear to have changed much from the current footprint, but the parking area on the South side has been expanded and access from the College via paths on the North side has now been cut off.

Wetherby House has a relatively plain main elevation facing South. The building is rendered and painted brick at ground floor level, with hung tile cladding to the first floor. The main entrance is at the centre of the elevation and there is a narrow verandah on the West side of the elevation. Side walls are gable ends in face brick with a chimney stack on the East side. There is a single storey building attached to the South West corner of the building with a further wooden shed, bin store area and tarmac parking area in front of the building.

The site is bounded to the North West by The London School of Theology and, indeed, it is understood it formally comprised part of their grounds. To the North, the site is bounded by residential accommodation and two-semi-detached properties. Planning permission (ref: 10112/APP/2016/3976) was granted in 2016 for the redevelopment of that site to provide a four-storey detached residential building comprising nine flats (4 x 2 bedroom and 5 x 3 bedroom units) with associated parking and landscaping. To the East the site is bounded by residential properties in Welcote Drive and residential properties also lie beyond Green Lane to the South at The Glen.

The application site falls within the 'developed area' as designated in the Hillingdon Local Plan. Aldis Hall is however locally listed and trees on site are protected by way of Tree Preservation Order (TPO). The site is covered by TPO 481 and there are five protected trees within these plots - T14 to the rear (North) of Wetherby House, T15 and T16 to the front (South) of Aldis Hall and T17 and T18 to the West of Wetherby House.

The Glen Conservation Area is located to the South of the site. Green Lane is designated as a Local Distributor Road.

3.2 Proposed Scheme

Planning permission is sought for the proposed Change of Use of Aldis Hall from residential to a Pre-School Nursery (D1) with associated parking, access alterations and landscaping and a change of use of Wetherby House from a Pre-School Nursery to residential.

The nursery would provide childcare for up to 104 children in the age range 0-5 years old, with 37 staff. The proposed opening hours are 07:00 to 19:00 Monday to Friday for 51 weeks of the year.

Wetherby House would be converted into a single 4 bedroom dwelling with no external alterations proposed with the provision for a minimum 2 car parking spaces.

3.3 Relevant Planning History

68153/APP/2011/2667 Wetherby 15 Green Lane Northwood

To change the use of the Principal's House at 15 Green Lane, HA6 2UZ from educational use to domestic use as the property is to be rented out commercially.

Decision: 21-12-2011 NFA

68153/APP/2016/4518 15 Green Lane Northwood

Erection of four storey (inclusive of basement car parking level and accommodation within the roof) building to provide 10 residential flats (8 x 2 bed & 2 x 3 bed units) with associated external works including provision of refuse building, landscaping and access, following demolition of existing nursery building.

Decision: 27-01-2017 Withdrawn

68153/APP/2017/1051 Aldis Hall And Wetherby House Green Lane Northwood

Proposed Change of use of Aldis Hall (from C1 residential to D1 Pre-School Nursery) with associated parking and landscaping and a change of use of Wetherby House (from D1 Pre-School Nursery to C3 residential)

Decision: 31-03-2017 NFA

68153/APP/2017/793 Aldis Hall & Wetherby House Green Lane Northwood

Proposed Change of Use of Aldis Hall (from Class C1 residential to Class D1 Pre-School Nurse with associated parking, access alterations and landscaping and a Change of Use of Wetherby House (from Class D1 Pre-School Nursery to Class C3 residential).

Decision: 02-08-2017 Refused

68153/PRC/2017/12 Aldis House & Wetherby Hall Green Lane Northwood

Proposed change of use of Aldis Hall (C1 to D1 nursery) and change of use of Wetherby Hall (D1 nursery to C3)

Decision:

Comment on Relevant Planning History

68153/APP/2017/793 - Proposed Change of Use of Aldis Hall (from Class C1 residential to Class D1 Pre-School Nursery) with associated parking, access alterations and landscaping and a Change of Use of Wetherby House (from Class D1 Pre-School Nursery to Class C3 residential). Refused 02.08.2017 for the following reason:

The proposed use of the premises as a nursery and primary school does not adequately provide on-site pickup and drop off facilities to the detriment of child safety and fails to have regard to existing highway and pedestrian safety concerns. The proposed use would result in an increase in parking stress within the surrounding area which is already subject to considerable pressure. Furthermore, the use of the Green Lane Car Park due to its distance from the proposed nursery would result in cars parking stress on the local highway network and would create an environment that would present considerable hazard to pupils and other pedestrians and will be disruptive to residents of neighbouring dwellings. The proposed use is therefore in conflict with Policies AM7, AM14, BE13, BE19, BE25, OE1 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 6.10, 6.13, 7.4 and 7.5 of the London Plan (2016).

68153/PRC/2017/12 - Pre-Application: Proposed change of use of Aldis Hall (C1 to D1 nursery) and change of use of Wetherby Hall (D1 nursery to C3).

The planning history for both buildings and the site in general is limited. There is no planning history for Wetherby House. Indeed there is no planning permission which has been granted (or refused) by the council for its historic use as a nursery. Aldis Hall, previously known as Wetherby and noted as No.15 Green Lane, again has no meaningful or relevant planning history, although it is accepted that this has always been in residential use of some sort throughout the years.

4. Planning Policies and Standards

Aldis Hall is on the local list. Saved Policy BE12 states that, inter-alia, locally listed buildings should preferably remain in their historic use. Where planning permission is required an alternative use will be permitted if it is appropriate to secure the renovation and subsequent preservation of the building, features of architectural or historic interest and setting.

In this regard, minimal external changes are proposed to the building and any internal changes do not appear to be structural. In theory the ability for the building to return to residential use remains.

Saved Policy H2 states that the local planning authority will not normally grant planning permission for a change from residential use of any building or part of a building that is suitable with or without adaptation for residential uses.

Policy R11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that the Local Planning Authority will assess proposals which involve the loss of land or buildings used or whose last authorised use was for education, social, community and health services by taking into account whether:

- (i) There is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
- (ii) Adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;
- (iii) The proposed alternative use accords with the other policies of this plan and contributes to its objectives. HDAS Residential Layouts SPD states that redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the number of houses which have been redeveloped for new blocks of flats.

Policy H3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that the loss of residential accommodation (which could be occupied with or without adaption) will only be permitted if it is replaced within the boundary of the site. An increase in the accommodation will be sought, subject to other policies in the plan.

The NPPF and Policy 3.3 'Increasing Housing Supply' of the London Plan (2016) recognises the need for more homes in London in order to promote opportunity and provide real choice for all Londoners in ways that meet their needs at a price they can afford.

Policy R12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will permit proposals for the use of premises to provide either full or sessional day care for pre-school children, or childminding services provided:

- i. The proposal does not result in the loss of any units of residential accommodation;
- ii. The proposal does not lead to conditions prejudicial to the safety and free flow of traffic

and the adjoining highway;

iii. Parking provision is in accordance with the Council's adopted standards; and

iv. The proposal, by reason of noise and general activity, does not adversely affect the amenities of nearby residential properties.

In reaching planning decisions Local Planning Authorities are required to balance the material planning considerations in each case and the National Planning Policy Framework indicates a general principle that planning permission should be granted unless the adverse impacts significantly outweigh the beneficial impacts.

There is strategic policy support at all levels of the development plan for the provision of educational facilities and for strategies which seek to improve health, social and cultural wellbeing and deliver community and cultural facilities to meet local needs. Having regard to these objectives it is considered that in certain specific local circumstances the benefits of providing a nursery/day care facility could outweigh the adverse impact on housing stock caused by the loss of residential accommodation.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE18	Design considerations - pedestrian security and safety
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.
BE39	Protection of trees and woodland - tree preservation orders
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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

NPPF7	NPPF - Requiring good design
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R13	Use of residential accommodation for educational and child care premises
AM7	Consideration of traffic generated by proposed developments.
BE19	New development must improve or complement the character of the area.
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF12	NPPF - Conserving & enhancing the historic environment
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R12	Use of premises to provide child care facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

28 neighbouring properties along with Northwood Residents Association were all consulted on 19.09.2017 and a site notice was posted to the front of the site approximately in between both the buildings on 19.09.2017.

A Ward Cllr has asked that this be called in for consideration by the North Planning Committee.

At the time of preparing this report there was no valid petition submitted.

There have been 10 objections received raising the following points:

i) Referenced using the Transport Statement:

1.2 Increase of nursery places from 60 to 104 - ratio is 1.73 (see 4.6 below)

2.3 This statement is incorrect. The on-street parking is not marked in bays, but there are three sections allowing a maximum total of 20 standard car sized vehicles to park free all day, except for a residents only slot between 1pm and 2 pm. With 37 staff at the nursery, maybe some part-time,

these places could be taken up by them and local residents and visitors could lose this facility.

4.2 12 car parking spaces are inadequate, particularly as two of these are at the rear of the site and beyond a significant narrowing of the road width due to a fire escape. People delivering children to the school will find the spaces too time consuming and difficult to use.

4.5 While the Wetherby House site was in use as a school, I walked past between 8am and 8.30am most mornings. On many occasions up to eight vehicles were jockeying for position in the parking area (marked with 10 bays, but as several vehicles were usually large 4x4s, only 8 bays could be used), resulting in hold-ups on Green Lane and use of the on-street parking space opposite (see 2.3 above).

4.6 From 4.5 above, I believe that the very minimum number of parking spaces necessary is 8 x 1.73 or 14, with good room to manoeuvre a number of sizeable vehicles.

ii) I believe that this should be a decision for committee. Adding a few new parking spaces does not eliminate the safety concerns highlighted by residents.

iii) The additional traffic will further disrupt an already congested through route for buses and for other transport to shops, schools and hospital.

iv) This new Application has not addressed any of the reasons for rejection in August 2017 of the previous Application and the grounds for rejection were:

1. There were insufficient numbers of parking spaces provided.
2. There were several pedestrian safety concerns .
3. The proposed use would have resulted in an increase in parking stress within the area .
4. The distance from the site of Green Lane Car Park, previously criticised, still, of course, exists.
5. The local highway network would be severely affected by parents trying to park nearer.

The new application is flawed in several major areas, all in the Transport Statement, for example but not all,

1.01 There is no evidence to support the statement: the majority of parents will arrive by foot or on public transport. Reference to Appendix B (Applicant's supporting 'evidence') shows that, in the 5 day attendance schedule at the near-by Montessori's application on average every day there were about 36 cars twice a day transporting pupils whereas there were only 6 walking parents - that does not represent a majority not driving.

2.2 Two access vehicle points are mentioned without mentioning that there is a fence separating them leaving only one access point to the main Aldis House site.

2.3 As from 12th October 2017 there is no parking outside the school, both sides in Green Lane.

2.11 Mention is made of the Accident Record showing only being two in the last 10 years. But within 400 yards there has been 11 accidents during the same period

3.4 The Roll for the previous school was 50 not 60

4.5 The Five Day Attendance Survey showed 6 as the max. number of cars but this was for only 30 minutes 17.00 - 17.30. To then extrapolate this to try to illustrate that parking demand is for only 10.74 cars is a flawed case. Correct reading of the figures reveals that the peak time is 0800 to 0900 with 30 cars arriving. That actually gives a percentage figure of 2.1% (not 1.74%) resulting in a figure nearer to 14 to 15 adjacent car parking spaces needed.

Nowhere in the Application is there any stated reason why this Montessori School needs to be sited near where, within such a short distance, there are two other perfectly adequate Montessori schools and two 1000 pupils each girls schools within 400 yards - all on the same busy road.

v) The application does not properly cover cars arriving at the school. The statement that most pupils will live within 10 minutes walking can't be verified. The parking opposite the site has been removed due to dangerous exit from The Glen (opposite). The statement that most will use the green lane car park and walk does not hold up if you consider Northwood College in Maxwell Road where parents seem not to be able to walk 50 yards and block the road mornings and evenings. Green Lane with 4 bus routes passing each way would potentially become very dangerous.

vi) If this application was granted there would be complete chaos in Green Lane! Potentially there would be 100 + children being dropped off and picked up by potentially 100 + Vehicles. Where would these cars park to drop off, and pick up the children? When the Montisori school was about 50 meters away from where this proposed school would be the situation very quickly became extremely dangerous, Cars driving in and reversing out into Green Lane. Having had 10 years experience in Road Safety my opinion is, the granting of permission to convert Aldis House, Green Lane into a School would be to create an accident waiting to happen!

vii) Too many cars already - really not safe for children. There are already enough nurseries in Northwood and I believe that there are too many cars on Green Lane as it is. It would not be safe for children with so many cars.

viii) Concerns regarding the difficulty of access to and from Green Lane a very busy road particularly during the morning and afternoon times when children are entering or leaving the other schools in Northwood. Not unusual for traffic to be completely stationary at these times.

viii) 5 extra spaces on site is inadequate. Existing spaces adjacent to the Glen will be insufficient to accommodate volume of cars. Could lead to illegal parking in The Glen. No effort taken to minimise the risk to parents and their children crossing busy road. Green Lane not a quiet road. Build up of buses, coaches and cars at peak times. 2 major schools, St Helens and Northwood College only short distance away. Congestion begins at Rickmansworth Road/Green Lane traffic lights up to the Northwood Station traffic lights. Applicant should be deferred again to allow applicant to reconsider their proposed parking arrangements. Must reduce the disruption that will inevitably occur to the present traffic flow in Green Lane. This is a catastrophe in the making.

x) Does not appear to be suitably wide access off Green Lane and onsite parking to allow possibly 100 vehicles to park and leave over a brief period twice a day. Green Lane is busy road and existing bus stops on either side of the road near to the entrance. The Glen is directly opposite and the parking stress in the area could lead to parents to park illegally. Application should be deferred until suitable parking arrangements are submitted with a traffic flow plan.

xi) The proposal will cause further delays along the already busy Green Lane which has four different bus routes. Would be a danger to parents, children and elderly.

Internal Consultees

Planning Officer Comments on internal consultee responses:

Following the initial submission discussions have taken place between the applicant and both the Council's Tree and Highways Officer's. The proposed layout has subsequently been revised and there are now 11 car parking spaces provided in total.

Access Officer: Has referred to comments made on the previous application (the proposal has not materially changed in that regard and the previous comments are therefore applicable in this instance). Their comments were:

Access: No objections and advised of the following informatives:

The following informatives should be attached to any grant of planning permission:

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

- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009+A1:2010, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
- f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

The Environmental Protection Unit: No objections subject to a condition requiring a scheme to address noise emanating from the site to mitigate impact on neighbouring residents and inclusion of the Control from environmental nuisance from construction work.

Conservation/Urban Design:

Background

This site comprises of the existing Nursery building (Wetherby House) and the Locally Listed Building, Aldis Hall and its respective gardens (heritage asset). It is located off Green Lane in Northwood, South-East of the London School of Theology. To the South of the site on the opposite side of the road is The Glen, Northwood Conservation Area, a 1950s planned development comprising of blocks of maisonettes arranged in a landscaped area. Aldis Hall, previously known as Wetherby and noted as No.15 Green Lane, is an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles. A landscaped garden enclosed by mature hedging is situated to the east and was designed as part of the setting of the house. It includes a pond which had a fountain feature and creates a positive, pleasing environment for the Locally Listed Building. The existing nursery building now known as Wetherby House site is a modern 20th

Century building of limited historic and architectural value. A substantial gap view has been maintained between Aldis Hall and the building by the retention of the garden associated to Aldis Hall. This positively contributes to the general street scene and surrounding area.

The previous similar scheme was refused on Highways grounds.

Comments:

The proposal is for the conversion of the existing Aldis Hall for use as a children's nursery/pre-school. There would be no objections to the principle of the use and conversion. The submitted scheme has omitted the previously proposed

skylight, lift and glass balustrade to the first floor balcony. The proposed site area associated to Aldis Hall, according to the submitted plans, includes the landscaped garden area associated to the original property. The landscaped garden contributes to the pleasing environment and setting of the Locally Listed Building, which also acts as a suitable buffer/gap between the neighbouring sites. The original building was purposely designed in a manner to respond to its associated garden area. It is important the associated original garden is not lost as it is an important feature that forms part of the original building.

The area to the front of the property (facing towards Green Lane) is proposed as parking. Whilst the loss of existing greenery is regrettable it would be considered admissible in conservation terms. There are concerns regarding the railings, proposed as the front boundary treatment as it is not an established boundary treatment along Green Lane. Ideally if the railings are required they should be placed the other side of the existing hedge into order to retain the existing appearance to the front.

It is important the setting and original features within the existing building (such as the staircase/fireplace/panelling etc.) are ideally appropriately safeguarded and recorded. All materials, colours and external finishes would need to match the original property.

Conclusion: No objections.

Trees & Landscape Officer:

Aldis Hall and Wetherby House are detached properties of different periods and characters on neighbouring plots situated on the North side of Green Lane. Both properties are set back from, and slightly elevated above, the road.

The frontage of both properties is defined by mature hedging, with Aldis House almost totally obscured from view by a mix of trees with an under-storey of shrubs. This dense vegetation is typical of the mature vegetation along the Green Lane frontages which has been retained / maintained in recent developments to the benefit of the arboreal character and appearance of this area. The sites lie within the area covered by TPO 481 and there are five protected trees within these plots - T14 to the rear (North) of Wetherby House, T15 and T16 to the front (South) of Aldis Hall and T17 and T18 to the West of Wetherby House.

Comment:

These sites have been the subject of a number of applications, most recently application ref. 2017/793 which was refused. The application is supported by a tree report by Landmark Trees. The tree assessment has identified 22 No. individual trees and one group. According to the report no trees have been graded 'A' or 'B'. 17 No. are 'C' category and 6 No. are 'U'. While the 'C' category trees would not normally be considered a constraint on development, in this case their collective value within the context of this setting is closer to a 'B' category.

The 'U' grade trees should be removed in the interests of sound arboricultural management.

The report recommends the felling of 5 No. trees due to their die-back / poor condition. The schedule also recommends work to T14, a protected oak, to the rear of Wetherby House. This tree is also T14 on the schedule of TPO 481. Further supporting information will be required before any work can be undertaken on this tree. It is also proposed to remove a purple-leaved plum (T13) from the front of Wetherby Hall. This is one of the group of trees which creates such an attractive screen from Green Lane.

The front garden of Aldis Hall will be dominated by parking, with bays angled due to the lack of manoeuvring space. Similarly the roadside planting in front of Wetherby Hall will be removed to expose unsightly views of hard surfacing and parked cars. The car park manoeuvring space has more than doubled the size of the area required to provide parking space. -With the possible loss of one or two spaces the car parking layout could be simplified with a reduced land take and the retention of much of the existing planting.

Officer comment: The plans were updated to take on board the landscape architects comments (re: Parking level reduced to 11 spaces).

The amended layout ensures the impact to the protected trees to the front of the site are minimised and the overall level of hard-standing is reduced. The amended layout as illustrated in the amended drawing no. 2341 (20) 006, titled: Site Plan Option B. The tree officer has also commented on the need for additional measures such as tree protection measures and selective removal of weaker specimens and suitable replacement planting where necessary and appropriately monitored. It has been verbally confirmed they raise no objection subject to appropriate conditions which protect the remainign trees and landscaping during construction in addition to new replacement planting.

Highways Officer (Note - Comments take account of the revised parking layout agreed following the revisions requested by the Council's landscape architect):

This revised application for a nursery on Green Lane Northwood has a revised layout and Transport Statement and addresses some earlier concerns by members at Planning Committee. The previous

scheme indicated that drop-off and pick up for the site would be conducted at the Green Lane Car Park and parents and children would cross Green Lane at the pedestrian crossing. The Planning Committee refused the application on pedestrian safety and parking stress grounds.

The applicants have now revised the application to provide pick-up and drop-off within the application site. Green Lane is a classified road with on-street car parking available. Green Lane car park is a short walk (130 m) from the site. A revised Transport Statement by TPA (dated September 2017) has been provided in support of the latest proposal. The site has a PTAL value of 3 (moderate) with bus services passing outside the site. The adjacent site was previously the site of a Montessori nursery for as many as 60 children and 17 staff. Traffic surveys were undertaken at that site before it moved to The Greenways site. The latest scheme provides for 104 children on the site (1.76 times the previous nursery numbers). The 2016 traffic survey showed that the peak arrival traffic was 6 cars so the TS suggests that $1.76 \times 6 =$ approximately 11 cars would be appropriate for the new facility. The TS suggests that this would be the worst case as the new facility would be open longer and the spread of arrivals would be longer. The staff parking associated with the nursery would be 'expected to primarily utilise the Green Lane car park'. The TS goes on to show there is adequate car park capacity to accommodate the staff. The TS demonstrates that the access at the site complies with MfS. The TS estimates that the existing use would generate very little traffic and the proposed traffic from the nursery would be 49 vehicles in and 49 vehicles out in the morning peak hour (less in the afternoon peak) which is an increase of 21 vehicles in and 21 vehicles out or approximately 1 vehicle movement in and 1 movement out every 3 minutes which is not a severe impact. The proposed new dwelling would not add a significant change to the above assessment. The proposed car parking layout has 10 spaces in easy walk of the main entrance to the nursery and 2 'overspill' spaces at the rear of the site. On the basis of the latest scheme and the supporting material I do not have significant highway concerns over the latest scheme. Conditions - 1. Car parking on site for parents/carers 2. Travel Plan 3. Cycle parking.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The relevant policies and standards that are to be considered in the determination of this application have been provided in the relevant section above. The principle of the development is essentially whether the loss of residential use and capabilities either at present or in the future at Aldis Hall could be supported, and whether the change of use can be justified in this instance.

Aldis Hall was originally built as a private residential property. However, its use changed from about the 1940s when the London College of Divinity took over the site and used the building for staff accommodation. It gradually changed to multiple occupancy use as a halls of residence for both of the colleges that occupied the site and was used as such until recently.

In support of their proposal and in justification for the loss of residential use the applicant states,

"As the building is now redundant as a halls of residence and vacant, regeneration of the heritage asset as a pre-school would be a suitable alternative to its original residential use. Re-use will secure the long-term preservation of the vacant building, including extant features of architectural interest, and as permitted by Policy BE12 of the Unitary Development Plan (Saved Policies September 2007) and Policy HE1: Heritage of the Hillingdon Local Plan (Adopted November 2012)

Use as a school would enable the survival of extant historic fabric and it is expected that works to fit out the school would aim to enhance, consolidate and improve an interior that

has already been compromised by previous alterations. It would also improve the external setting and appreciation of the street elevation of Aldis Hall."

Prior to becoming vacant, Aldis Hall was used as student and staff accommodation ancillary to the London School of Theology. The applicant states the building could accommodate 15 bedrooms allowing for around 30 bed spaces to be provided. However due to a lack of demand for such accommodation, Aldis Hall became vacant and was subsequently sold to the applicant in December 2016. The applicant states that the latest evidence of student accommodation availability within the area shows that there is a clear over provision of private-rented student accommodation, with over 190 student market properties accommodating between 1-7 bedrooms available. The fact that the building was sold demonstrates that there is no need for the premises to remain in student housing to meet the needs of the London School of Theology while the availability of private-rented student accommodation generally demonstrates that the change of use to Class D1 will not have a material effect on this sector of the housing market.

Turning to Wetherby House and the D1 use. The applicant states that this application 'seeks to swop' the uses of Aldis Hall and Wetherby House. The applicant states that the principle of a D1 nursery use has already been established by the presence of Wetherby House Montessori and Aldis Hall could accommodate 16 more children with a total number of 104. However it has been confirmed that there was only 54 children at Wetherby House and not 88 as suggested.

The applicant goes on to state that,

"Due to the demand for pre-school nursery places within the Borough and the sites' location and suitability for the proposed end use, the need for a D1 pre-school nursery is considered to outweigh the need for C3 residential accommodation or ancillary student accommodation for the LST (London School of Theology) in this location."

It should be noted that Wetherby House Montessori School opened in May 2012 and by the applicants submission, the nursery business had been served with a Notice to Vacate the building by 6 March 2017. There are also no records of any planning permission being granted or refused for the previous D1 use. However it is accepted that it has always been in use associated to the London School of Theology and therefore it could be argued to have an established D1 use on this basis.

In addition the closure of Wetherby House Montessori was used as the justification in securing planning permission for the Nursery which was granted planning permission on the 7th October 2017 at the Cornerways Green Lane, Green Lane, Ref: 18414/APP/2016/2486. Furthermore this initial permission was only for 30 places, which was only increased to a total number of 60 by a second application, Ref:18414/APP/2016/3792, which was approved on 10th March 2017. The owner of the previous Nursery has confirmed that it had 54 children with 20 staff at the time of closing and had not exceeded 60 children at any time.

The applicant has submitted additional information in support of the application and which they believe demonstrates the need for the proposal and the change of use to the nursery. It states,

"The attached needs analysis has been carried out by The London Preschool Ltd and we will be pleased to send confirmation of independent auditing of the analysis in order to assist matter.

The 2-3mile radius findings can be summarised as below:

- There are 9 settings within a 1 - 2 mile radius of the Northwood site.
- 100% of the settings offer less than 75 spaces in total.
- 33% of the settings offer term time only care over limited sessional opening hours.
- Of the only 6 full day care providers, 5 offer the limited hours of 8 am to 6 pm, again not meeting parental needs and causing an increase on traffic congestion.
- Only one setting offers the normal day nursery hours of 7:30 - 6:30.
- 0 settings offer the hours of 7 am to 7 pm, which parents require most if both husband and wife are in employment.
- 44% of the settings do not offer care to Under 2s.
- Only two settings advise that they have any full time spaces for children aged under two, one of which has not yet opened.

In conclusion, given the historic use of both Aldis Hall and Wetherby House by the London School of Theology, it is accepted that it could be argued that D1 use exists. Indeed, it is noted that unlike conventional residential housing (C3), student or staff accommodation is likely to operate quite differently and include or be reliant on ancillary facilities such as laundry, reception and common rooms. Even if it could be argued that the development would result in the loss of residential accommodation, this would, to some extent, be offset by the proposed conversion of Wetherby House to provide a large family dwelling, particularly when noting the general policy support and identified growing need for larger family homes in the borough. Equally, the applicant's argument that there is limited demand for staff/student accommodation in the area is accepted such that no objections are raised to the conversion of Wetherby House to provide market housing.

On the basis of the above the scheme is, on balance, considered to comply with current relevant Local Plan, London Plan and national planning policies such that no objections are raised to the principle of the development in this instance, subject to the proposal meeting other site specific criteria.

7.02 Density of the proposed development

Not applicable. This proposal is for a change of use and the proposed dwelling would be a single detached 4 bedroom property.

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

The proposal does not raise any archaeological issues and is not within a Conservation Area or an Area of Special Character.

Aldis Hall and its respective gardens is Locally Listed. Aldis Hall, previously known as Wetherby and noted as No.15 Green Lane, is an attractive 2 storey Edwardian building built in the Arts and Crafts style with accommodation in the roof space. It is characterised by red brick and hung tiles at first floor, with a tiled roof featuring bonnet tiles. A landscaped garden enclosed by mature hedging is situated to the East and was designed as part of the setting of the house. It includes a pond which had a fountain feature and creates a positive, pleasing environment for the Locally Listed Building.

The original submitted proposal had divided the gardens and separated the attractive landscaped gardens from Aldis Hall. The landscaped garden contributes to a pleasing environment and setting of the Locally Listed Building, which also acts as a suitable buffer/gap between the neighbouring sites. The original building was purposely designed in a manner to respond to its associated garden area. It is important the associated original garden is not entirely lost as it is an important feature that forms part of the original building. Therefore following the concerns raised by the Conservation Officer, an amended block plan has been submitted which now includes the landscaped garden area associated to the original property.

Given the minor nature of the physical alterations proposed, it is not considered that the scheme would have any detrimental impact on the visual amenities of The Glen Conservation Area, which is located on the opposite side of Green Lane.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

There are no external changes proposed to Wetherby House and there are only minor alterations to Aldis Hall. The changes to the car park and to the garden are within the body of the site, which is well-screened from public view.

It is considered that the overall physical changes proposed would be low key and would not have any major external impact due to the strong screening along the boundaries with Green Lane.

Following discussions between the agent and the council's tree and landscape officer the layout to the front has been amended. It is now considered that the amended scheme is more sympathetic and retains the overall key values of the site and the green screening to the front including the protected and unprotected trees along its boundary. The revised layout ensures that the inevitable disruption caused by the additional car parking spaces are limited and reduces the impact to the protected trees whilst still maintaining an adequate level of natural screening to the front of the site.

7.08 Impact on neighbours

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012) seek to ensure the amenities of adjoining occupiers are protected in new developments. Policy OE1 advises that planning will not normally be approved for uses which are likely to become detrimental to the amenity of surrounding properties because of noise.

There are no changes to Wetherby House and the building meaning that no issues of overlooking or loss of privacy will arise. In addition there are no neighbouring residential properties in close enough proximity which could be affected by the proposal. There are also minimal changes to Aldis Hall meaning once again that no issues of overlooking or loss of privacy will arise.

However, Local Plan Policy R12 states that the change of use to sessional day care for pre-school children, or childminding services will not be permitted if the proposal, by reason of noise and general activity, adversely affects the amenities of nearby residential properties. Local Plan Policies OE1, OE3 and OE5 also seek to protect nearby residents from general noise and disturbance. In particular it is noted that planning permission has recently been granted for the redevelopment of the site to the North West, to provide a four-storey detached residential building comprising nine flats (4 x 2 bedroom and 5 x 3 bedroom units) with associated parking and landscaping (ref: 10112/APP/2016/3976).

The applicant has submitted a Noise Assessment Report which suggests that the timber fence around the perimeter and proposed play area would suffice. However it is suggested that a number of additional conditions could be added similar to other recent schemes which have been determined. These would include restricting the number of children using the garden at any one time and an appropriate measure to put a restriction on use of the garden/play area until after 09.00. This can be combined with a condition requiring submission of a Noise Management Plan prior to commencement. This should cover such

matters as arrangements to keep doors closed, acoustic screening and hedges. Subject to these measures and to conditions it is considered that no material harm to residential amenity will result from the development. Traffic matters will be addressed later in the report.

7.09 Living conditions for future occupiers

Not applicable to Aldis Hall.

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

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 4 bedroom, with a maximum of 8 person dwelling, to have a minimum size of 124 sq.m. The proposed converted dwelling would be approximately 260 sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The minimum level of amenity space required for a four bedroom house is 100 sq.m of amenity space to meet the standard. The revised proposal would have a total well over this figure and over 100 sq.m of which would be located to the rear of the dwelling.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Wetherby House:

The existing access to the front will remain the same as existing and there is an existing large area of hard-standing to the front which would provide parking space for at least two vehicles. Therefore the proposal would comply with the Council's adopted parking standards and therefore with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Aldis Hall:

There are strong concerns raised by local residents over the impact the proposal would have on the local road network, in particular Green Lane and the subsequent impact this could create for local residents and the safety of all concerned. It should be noted though that Wetherby House had been operating as a nursery for nearly 5 years. Transport statements and assessments have been submitted in support of the proposal and these demonstrate that with the introduction of Travel Plans, Traffic Management Plans, Monitoring regime along with other detailed conditions imposed there would be no unacceptable adverse impacts on highways or safety of road users including pedestrians. The council's highways officer also has no objections to the proposal subject to various conditions and plans put in place including restricting the total number of children. Highways have confirmed,

This revised application for a nursery on Green Lane Northwood has a revised layout and

Transport Statement and addresses some earlier concerns by members at Planning Committee. The previous scheme indicated that drop-off and pick up for the site would be conducted at the Green Lane Car Park and parents and children would cross Green Lane at the pedestrian crossing. The Planning Committee refused the application on pedestrian safety and parking stress grounds

The applicants have now revised the application to provide pick-up and drop-off within the application site. Green Lane is a classified road with on-street car parking available. Green Lane car park is a short walk (130 m) from the site. A revised Transport Statement by TPA (dated September 2017) has been provided in support of the latest proposal. The site has a PTAL value of 3 (moderate) with bus services passing outside the site. The adjacent site was previously the site of a Montessori nursery for as many as 60 children and 17 staff. Traffic surveys were undertaken at that site before it moved to The Greenways site. The latest scheme provides for 104 children on the site (1.76 times the previous nursery numbers). The 2016 traffic survey showed that the peak arrival traffic was 6 cars so the TS suggests that $1.76 \times 6 =$ approximately 11 cars would be appropriate for the new facility. The TS suggests that this would be the worst case as the new facility would be open longer and the spread of arrivals would be longer. The staff parking associated with the nursery would be 'expected to primarily utilise the Green Lane car park'. The TS goes on to show there is adequate car park capacity to accommodate the staff. The TS demonstrates that the access at the site complies with MfS. The TS estimates that the existing use would generate very little traffic and the proposed traffic from the nursery would be 49 vehicles in and 49 vehicles out in the morning peak hour (less in the afternoon peak) which is an increase of 21 vehicles in and 21 vehicles out or approximately 1 vehicle movement in and 1 movement out every 3 minutes which is not a severe impact. The proposed new dwelling would not add a significant change to the above assessment. The proposed car parking layout has 10 spaces in easy walk of the main entrance to the nursery and 2 'overspill' spaces at the rear of the site. Obviously the views of the Tree officer are important here if any significant trees or landscaping are affected by the latest proposals. On the basis of the latest scheme and the supporting material I do not have significant highway concerns over the latest scheme. Conditions - 1. Car parking on site for parents/carers 2. Travel Plan 3. Cycle parking.

Officer Comments:

The revised layout provides a total of 11 car parking spaces on site which meets the requirements as stipulated above. In addition as with the previous application, there will still be a need for a condition covering a Travel Plan for the site so that trips by car are monitored and measures put in place to reduce these trips. If this is to work efficiently a management plan needs to be put in place by the operators to ensure safe access and egress from the nursery especially in those instances where arrivals and departures are by car. This could be covered by a S106 Agreement.

7.11 Urban design, access and security

Wetherby House:

This is a change of use only. There are no changes to the building itself and only minimal changes to the area to the front. Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with. In addition, any proposed dwelling would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

Aldis Hall:

This involves a change of use only with only minimal changes to the building itself and the

car parking/drop off area for the building.

7.12 Disabled access

This has been addressed in the previous sections.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

Both sites are set back from Green Lane and have mature vegetation, including trees, which contribute to the character of the area. Selected trees are protected by TPO 481 which are to the South of Aldis Hall however these remain unaffected. The council's Tree and Landscape Officer had initial concerns regarding the scale of additional parking and its impact on existing landscaping. The plans were revised to reduce the level of parking and the revised plans are considered to strike an acceptable balance between protection of the streetscene and its verdant character and meeting parking demand. Subject to a full suite of landscaping conditions, including conditions which ensure protective measures are insatllted to protect the TPO trees on site during construction work the proposals are condiered acceptable with respect to policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provides adequate facilities for the storage of waste and recycling. This matter is the subject of a condition.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the application and the limited extent of physical alterations proposed there is no planning requirement for the development to incorporate the use of renewable energy or sustainable building measures.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The Council's Environmental Protection Unit has raised no objections subject to suitable controls. Conditions are recommended to control matters including noise and the submission of a Noise Management Plan. No air quality issues are raised.

7.19 Comments on Public Consultations

The planning issues raised following public consultation have been addressed within the report.

7.20 Planning Obligations

S106 Legal agreement to provide a detailed Travel Plan including for all Staff, Car Parking and Traffic Management Plan.

7.21 Expediency of enforcement action

Not Applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the proposed Change of Use of Aldis Hall from residential to a Pre-School Nursery (D1) with associated parking, access alterations and landscaping and a change of use of Wetherby House from a Pre-School Nursery to residential.

This is a re-submission following the previous and similar applicaiton which was refused at committee.

Following the previous refusal, the scheme and in particular the layout to the front of the site close to Green Lane has now been revised following discussions with the Council's Tree/Landscape Officer and Highways Officer. The proposal now involves the provision of 11 car parking spaces on site whilst minimising the loss of trees and vegetation cover in the front garden and reducing the amount of hard surfacing required. As before, there would be no major external alterations to the existing buildings.

It is therefore considered that the revised scheme and layout adequately addresses the previous concerns raised by Members and together with the imposition of appropriate conditions and planning obligations, planning permission can be granted.

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)

Technical Housing Standards - Nationally Described Space Standard

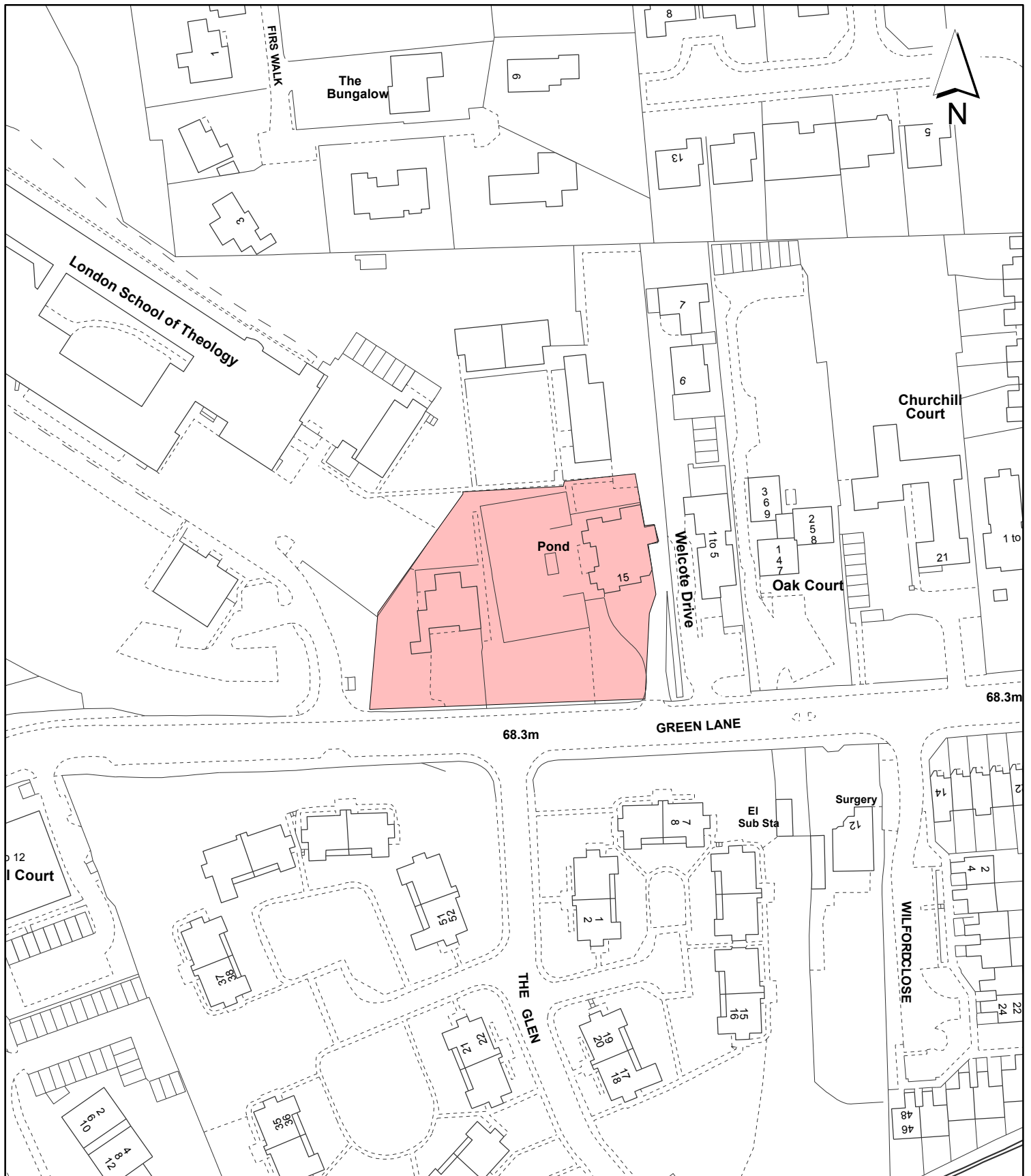
Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Aldis Hall & Wetherby House
 Green Lane**

Planning Application Ref:
68153/APP/2017/3233

Planning Committee:
North Page 34

Scale:
1:1,250

Date:
November 2017

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



Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear (REVISED PLANS).

LBH Ref Nos: 38605/APP/2017/2296

Drawing Nos: Block Plan
4676/11 Rev E
4676/09 Rev C
4676/10 Rev E
4676/07 Rev H
1476/08 Rev E
Location Plan
4676/03 Rev H

Date Plans Received: 23/06/2017

Date(s) of Amendment(s):

Date Application Valid: 10/07/2017

DEFERRED ON 3rd October 2017 FOR FURTHER INFORMATION ON

This application was deferred at the North Planning Committee on 3rd October 2017 as Members sought clarity over some discrepancies in the report. The application drawings have since been updated after officers undertook a further site visit. Neighbouring residents were re-consulted on the amended plans and the report was updated accordingly. The petitioner has lodged a new petition in objection.

It can be clarified that permission is being sought for an open sided porch. The proposed plan achieves an adequate set back from the side boundary. The amended plans illustrate the balconies from the rear elevations have been removed since the last committee meeting.

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached located on the Western side of Hedgeside Road. The property is set beneath a hipped roof with one side extending down to form a cat slide roof feature over the integrated double garage. In the centre of the front elevation there is a two storey gabled projection and a dormer window either side. There are two further dormers on the rear elevation. The property is elevated above the road with the driveway to one side and a set of steps, centrally positioned leading to the front door. There is also a good sized rear garden rises is a level higher than the house. The principal elevation faces East. No 5 is situated to the South and No 9 to the North.

The street scene is residential in character and appearance comprising primarily large

detached properties. The site does not lie within a Conservation Area or an Area of Special Local Character, nor are there listed buildings within the vicinity of the development.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by Tree Preservation Order (TPO) 12.

1.2 Proposed Scheme

This application seeks planning permission for the following:

REAR EXTENSION

- erection of a single storey rear extension which is projected to different depths. At the most southern part of the rear extension extends to 4m, thereafter 3m and the most northern part of the rear extension would extend by 2m.

SIDE EXTENSION

- at ground floor level the side extension is proposed to include a width of approximately 1.5m and a depth of 4.2m;
- at first floor level the width is proposed to be approximately 3.5m and 9m depth; and
- the proposed side extension does not project further than the existing wall at ground floor level retaining a 900mm gap and 1500mm gap at first floor level.

FRONT PORCH

The proposal includes an open sided front porch which is 1.5m deep and 2m wide.

OTHER ALTERATIONS

The proposal also includes the following:

- Internal reconfiguration to provide an accessible bedroom at ground floor level;
- The conversion of the loft space into habitable space;
- 1no traditional dormer and 2no rooflights to the front;
- 1no traditional former to the rear and 2no rooflights;
- 1no rooflight to the side; and
- alterations to the fenestration at ground and first floor levels to the rear.

1.3 Relevant Planning History

38605/APP/2000/1577 7 Hedgeside Road Northwood

CONVERSION OF PART OF GARAGE TO A HABITABLE ROOM

Decision Date: 28-11-2000 **Approved** **Appeal:**

38605/APP/2001/938 7 Hedgeside Road Northwood

REMOVAL OF CONDITIONS 5 (ADDITIONAL LANDSCAPING) AND 6 (CONSTRUCTION OF ADDITIONAL PARKING SPACE) OF PLANNING PERMISSION REF.38605/APP/200/1577 DATED 28/11/00; CONVERSION OF GARAGE TO A HABITABLE ROOM

Decision Date: 13-07-2001 **Approved** **Appeal:**

38605/APP/2004/2982 7 Hedgeside Road Northwood

ERECTION OF SINGLE STOREY PART SIDE, PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision Date: 23-12-2004 **Approved** **Appeal:**

38605/APP/2016/3272 7 Hedgeside Road Northwood

Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear

Decision Date: 22-11-2016 **Withdrawn** **Appeal:**

38605/APP/2017/554 7 Hedgeside Road Northwood

Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping.

Decision Date: 30-05-2017 **Refused** **Appeal:**

Comment on Planning History

39605/APP/2017/554 - Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping (refused)

38605/APP/2016/3272 - Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear (withdrawn)

38605/APP/2004/2982 - Erection of a single storey part side, part rear extension (approved)

38605/APP/2000/1577 - Conversion of part of the garage (approved)

The previous submission was refused on the basis of the proposed part single, part two storey side/rear extension having a detrimental impact on the amenities of the occupiers of no. 9 Hedgeside Road by virtue of over dominance, visual intrusion and loss of outlook. The proposal also included the provision of habitable rooms with no outlook, natural light or ventilation to the detriment of the current and future occupants.

This application follows pre application advice which overcome the previous reasons for refusal. The scale of the extension to the side and rear has been reduced. The proposal no longer features balconies at first floor level and the proposed front porch is to be open sided.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

6 neighbouring residents were consulted for a period of 21 days expiring on the 9 August 2017. A site notice was also displayed on the lamp post opposite expiring on 11 August 2017.

There were 8 responses received, raising the following issues:

- Loss of privacy from the windows on the second floor.
- Loss of light and outlook from no. 9.
- The dining room does not have any windows and is surrounded by other rooms.
- The proposal fails to comply with the adopted policy.
- Too large.
- Limited side access to the building will give limited space for construction vehicles, which will impede access to Farm Road.
- Out of keeping with the so-called local street scene.
- The parking issue objection will result in damaging water run-off that will occur with the provision of more parking asphalt, having a hugely negative on my property which is opposite and at a lower level.
- Loss of privacy from the balcony.
- Loss of light to the landing of no. 5.

A petition against the proposal was also submitted with 25 signatories.

Officer response: The comments made are duly noted and are largely addressed within the report. Construction access to the side of the property is not considered to be a material planning consideration. No changes are shown to the front drive; Building Regulations may require new soakaways.

Northwood Residents Association - No response.

Following the application being deferred at planning committee on 12/09/2017. The applicant submitted revised plans which were consulted on for 14 days. The following comments were received in respect of the revised plans:

RE-CONSULTATION

The amended plans were consulted upon on 09 October 2017 and 23 October 2017. 7 objections were received to the application which are summarised below:

- the proposal is out of keeping with the neighbourhood;
- the change from 4 to 8 bedrooms is excessive;
- the proposal reduces car parking;
- the terracing effect is not in keeping with the area;
- spoils the outlook and appearance of the area;
- the proposal would result in substantial loss of garden and increase in hardstanding is a flood risk; and
- the proposal would result in loss of daylight/sunlight and privacy.

INTERNAL CONSULTEES

Trees/Landscaping

The house is situated within the area covered by TPO 12. However, no trees protected or otherwise, will be affected by the proposed extension. Terracing of the rear gardens will require some adjustment to accommodate the rear extension. A eucalyptus to the front will need to be removed to accommodate the front porch. No objection subject to conditions for landscaping and levels.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
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.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings.

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) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) 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.'

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey side extensions should be set back 1 m from the boundary. Rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the maximum depth of

4 metres with a flat roof not exceeding 3 m height would be acceptable.

SIDE EXTENSION

The proposed two storey extension would in-fill the area to the side of the house behind the garage which would be set beneath an extended roof. The side extension incorporates one additional rear dormer window matching the form of the existing dormers. The proposed side extension retains the existing gap of 900mm between No 7 and No 9 at ground floor level. The extension is set away from No 9 by 1500mm at first floor level retaining the a gap between both properties which is characteristic of the area. This element of the proposal is considered to be in keeping with the host dwelling and surrounding area and is therefore considered to be acceptable.

REAR EXTENSION

To the rear the proposed single storey extension is projected to different depths retaining the character of host dwelling. The most southern part of the site is proposed to extend to 4m, thereafter 3m and the most northern part of the site would be 2m.

The rear extension features a flat roof and is of 2.65 m in height. The windows of the two dormers facing this area have been lengthened to allow light into the rooms it serves.

OTHER ALTERATIONS

To the front the proposal includes the replacement of one of the existing dormers with two smaller traditional dormers which are considered to be in keeping with the character of the host dwelling. These measure 2 m in width, 2.6 m in height and 1.65 m in depth.

The proposal also includes the provision of an open sided front porch which measures 1.5 m in depth, 2 m width with a hipped roof detail matching the above dormer windows of 3.5 m in height. It is also proposed to convert the loft space to form two additional rooms, with the inclusion of 5 rooflights.

HDAS advises that extensions should be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. HDAS requires side extensions to retain at least a 1m gap between buildings at ground floor level increasing to 1.5m above ground floor level. This application retains a 1300mm gap at ground floor level between the two dwellings which increases to 1500mm at first floor level.

HDAS further advises that a single storey rear extension not exceeding 4 m in depth with a flat roof of 3 m would be acceptable. This is a large dwelling set within a spacious plot and although the additions are large, the proposed extensions would comply with the requirements set out in the HDAS . The existing house is large and proposed extensions would remain subordinate to the host dwelling and the proposed design is in keeping with the host dwelling.

This area is characterised by large properties of varying architectural styles and designs, a number of which already benefit from extensions. In terms of appearance, the proposed extensions are considered to be in keeping with the character and appearance of the wider area. As such, the development complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

and HDAS: Residential Extensions.

AMENITY

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The proposed two storey extension would sit adjacent to the boundary with no.9 to the North. However given that No. 9 is set slightly forward in the plot compared to the application site, the new two storey element will project beyond their rear wall by approximately 2.3 m. The extension would be separated from the adjacent property by approximately 2 m and would maintain the 45 degree line of sight from the first floor windows as indicated on drawing ref: 4676/07 Rev H.

To the south No. 5 is set within a deeper plot on a lower slope, and although concerns have been raised over the potential loss of light to the landing of this dwelling, this is not a habitable room. Given the siting and scale of the proposed extension it is not considered the proposal would detrimentally impact on that property. As such, the proposal complies with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The principle windows will all face the front and rear of the property and would not result in any additional overlooking or loss of privacy to that already in existence. One first floor side window would serve a bathroom and could be conditioned to be obscure glazed and fixed shut below 1.8 m. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The previous submission raised concerns over proposed two habitable rooms serving as a reception room and a dining room, losing their existing external windows. This proposal has removed the existing external doorways opening these areas into the new extension. It also proposes two additional ground floor side facing windows with obscure glazing and trickle ventilation, which would provide additional light and through flow to these room. As such it is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016) and Policy BE20 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and over 90% of the garden space would be retained.

The proposal would result in the partial conversion of the garage and loss of the associated parking space; however the existing hardstanding to the front would provide sufficient on-site parking for 2 vehicles. The application proposal would therefore be in compliance with Policy AM14 and the Council's adopted Car Parking Standards. It is noted that concerns were raised over the provision of more parking asphalt, however the proposal does not include further hardstanding to the front of the property. In the interest of retaining the verdant character of the area, an appropriately worded condition has been included requiring further details relating to hard and soft landscaping to the front and rear of the property should permission be granted.

HIGHWAYS

The application would reduce car parking within the garage to one car, nonetheless the house benefits from existing hardstanding that has sufficient space to provide at least three off street car parking spaces. There is therefore no concern relating to this aspect of the proposal. In light of comments expressed by neighbouring residents in respect of the potential increase in hardstanding, a suitably worded condition is attached to ensure the front of the property remains in keeping with the character of the area.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

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

Block Plan
4676/11 Rev E
4676/09 Rev C
4676/10 Rev E
4676/07 Rev H
1476/08 Rev E
Location Plan
4676/03 Rev H

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 5 and 9 Hedgeside Road.

REASON

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

5 NONSC No Roof Gardens

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

REASON

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

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

Prior to commencement, 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 Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
3. Schedule for Implementation

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

REASON

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

INFORMATIVES

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

September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

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

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.

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.

LPP 3.5 (2016) Quality and design of housing developments

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

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

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

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

5 Nuisance from demolition and construction works is subject to control under The

Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

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

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

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

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

You are advised to consult the 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 On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

Standard Informatives

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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.
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.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

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

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

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

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

 - B) All noise generated during such works should be controlled in compliance with

British Standard Code of Practice BS 5228: 1984.

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

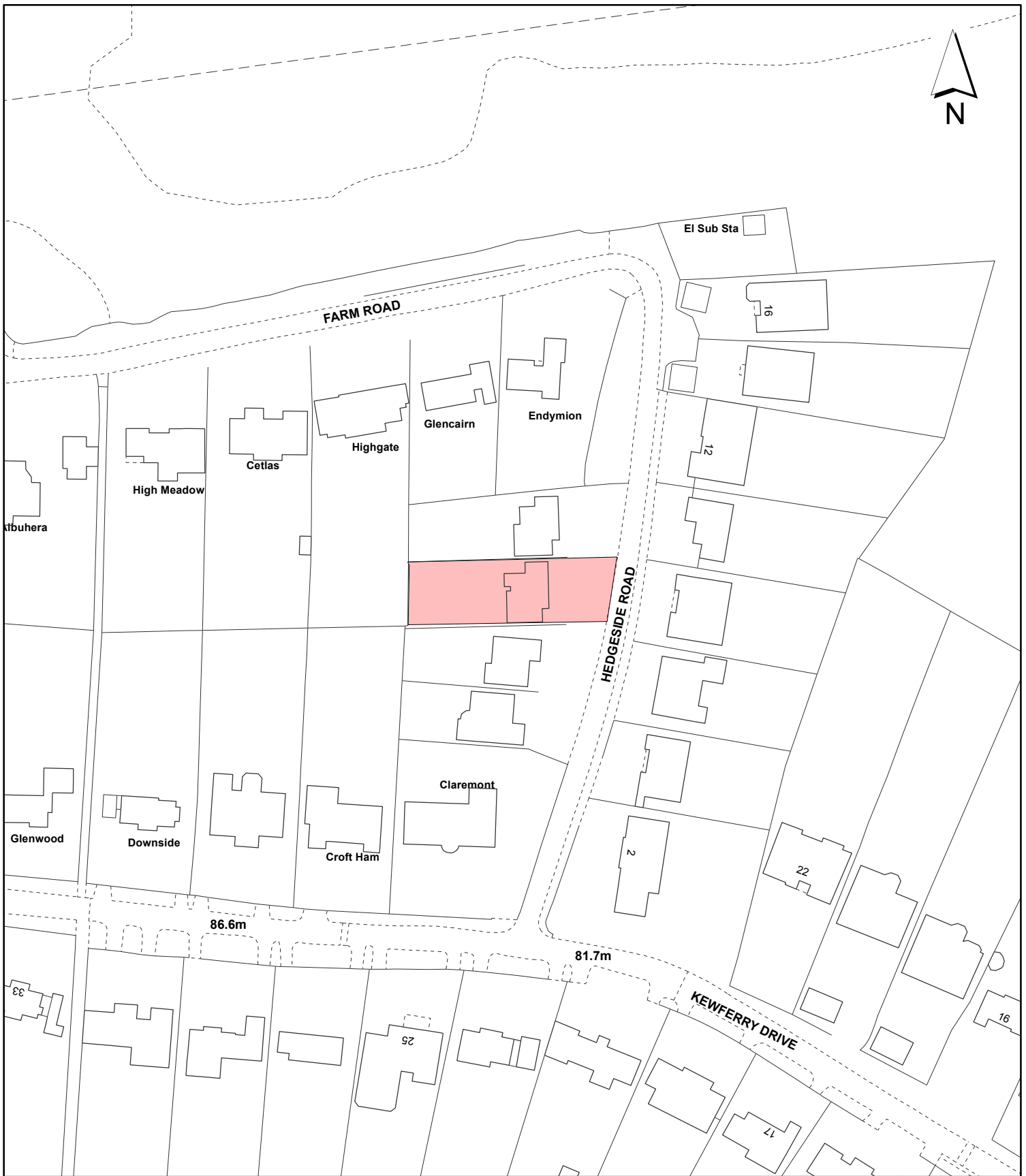
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

7 Hedgeside Road

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

Planning Application Ref:
38605/APP/2017/2296

Scale:
1:1,250

Planning Committee:
North Page 49

Date:
November 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Three storey, 7-bed detached dwelling house with habitable basement and roof space, involving demolition of existing dwelling house.

LBH Ref Nos: 17990/APP/2017/3191

Drawing Nos: 1832.02.00
1832.01.01
1832.01.02
1832.01.03
1832.01.04
1832.01.05
1832.02.01
1832.02.02
1832.02.03
1832.02.04
1832.02.05
1832.02.06
1832.02.07
Planning Statement

Date Plans Received: 01/09/2017

Date(s) of Amendment(s):

Date Application Valid: 07/09/2017

1. SUMMARY

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

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene and would result in a cramped form of development to the detriment of the Area of Special Local Character. The proposal would also provide habitable rooms with a very constrained and substandard outlook, natural lighting and ventilation for these rooms, as well as creating annex accommodation, which would be capable of independent occupation in a position where such a dwelling would not be acceptable.

The proposal is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its design and appearance, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character and appearance and

visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal would result in the provision of two habitable rooms with no outlook, natural light/sunlight or ventilation resulting in an oppressive environment, to the detriment of the residential amenity of current and future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed annex by reason of its internal layout, provision of facilities and the availability of independent access, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted, due to the impact on the existing dwellings and the requirement for car parking and amenity space. It is therefore contrary to policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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 comprises a large detached property situated on the South Eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large rear garden.

The street scene is residential in character and appearance comprising two storey

detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and within the Gatehill Farm Estate Area of Special Local Character. The site lies within the area covered by Tree Preservation Order (TPO) 172,

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and replacement with a three storey 7-bed detached dwelling including the habitable roofspace and a basement with associated parking and amenity space.

3.3 Relevant Planning History

17990/73/1388 51 Wieland Road Northwood

Alterations and additions.

Decision: 14-08-1973 Approved

17990/APP/2001/1541 51 Wieland Road Northwood

ERECTION OF REAR CONSERVATORY EXTENSIONS

Decision: 29-11-2001 Withdrawn

17990/APP/2001/578 51 Wieland Road Northwood

ERECTION OF A REAR CONSERVATORY

Decision: 17-05-2001 Refused

17990/APP/2002/685 51 Wieland Road Northwood

ERECTION OF A REAR CONSERVATORY

Decision: 04-10-2002 Refused

17990/APP/2014/1170 51 Wieland Road Northwood

Part two storey, part single storey rear extension with habitable roofspace, conversion of existing roofspace to habitable use involving installation of 2 x rooflights to front, construction of basement and alterations to front porch

Decision: 28-05-2014 Withdrawn

17990/APP/2014/3428 51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

Decision: 21-11-2014 Refused

17990/APP/2015/2372 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 15-09-2015 Refused

17990/APP/2015/4176 51 Wieland Road Northwood

Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

Decision: 19-01-2016 Withdrawn

17990/APP/2015/645 51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

Decision: 24-04-2015 Approved

17990/APP/2016/3166 51 Wieland Road Northwood

Erection of 2-storey detached dwelling with habitable roofspace and the excavation of a basement following the demolition of existing dwelling.

Decision: 14-03-2017 Refused

17990/B/90/0785 51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

Decision: 22-03-1991 Refused **Appeal:** 22-03-1991 Dismissed

Comment on Relevant Planning History

17990/APP/2016/3166 - Erection of 2-storey detached dwelling with habitable roofspace and the excavation of a basement following the demolition of existing dwelling (refused)

17990/APP/2015/4176 - Two storey 6 Bed detached dwelling with habitable roof space and basement (withdrawn)

17990/APP/2015/2372 - Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling (refused)

17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element (approved)

17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front (refused)

The previous submission was refused on the design and appearance of the proposed dwelling resulting in a cramped development which failed to harmonise with the

architectural composition of the adjoining dwellings and was detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H3 Loss and replacement of residential accommodation

H5 Dwellings suitable for large families

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

OE5 Siting of noise-sensitive developments

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

LPP 3.5 (2016) Quality and design of housing developments

LPP 5.13 (2016) Sustainable drainage

LPP 5.14 (2016) Water quality and wastewater infrastructure

LPP 5.3 (2016) Sustainable design and construction

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

7 neighbours were consulted for a period of 21 days expiring on the 11 October 2017. A site notice was also erected on the lamp post at the junction with Elgood Avenue.

There were 3 responses raising the following issues:

- It is disappointing to see the proposals for this site going backwards. This design is totally inappropriate for Wieland Road and the front facade is truly awful in its proportions. A streetscape should be submitted to demonstrate just how out of character this design is. Nothing against modern architecture, just that this is a poor example of it.
- The 45 degree sight line is breached from no. 49 and this must be preserved. The 45 degree line should be measured from the middle of the house window nearest to the proposed development.
- The skylights/ground level lights at the front of the proposed dwelling are in front of the building line and are not in keeping with the estates front gardens and would be detrimental to the street scene.
- Light pollution from the skylights, which also appear to be set in a roof/wall which raises them above ground level
- The dormer windows would block out the only bit of southern sky not already obscured by the higher than rooftop continuous line of laylandi trees.
- Loss of sunlight to my patio and garden.
- Loss of light to habitable rooms.
- Overdominance.
- Porch breaches the front building line.
- It is not clear that the grass verge has been retained.
- Overdevelopment including the extensive basement.
- Adverse affect on soil conditions and risk of subsidence.
- Disruption and damage to roads and verges, also parking congestion due to heavy truck traffic.
- The modern design is out of character with ASLC and any cross reference to other extensions or unbuilt historic approvals only emphasis the need for new builds to complement or improve the amenity and character of the Estate
- The proposal does not have 1.5 m from each side boundary.
- The proposed depth necessitating a crown roof is out of character .
- Emerging policies provide that the depth of the new build should not extend into an area provided by a 45 degree line of sight drawn form the centre of the nearest ground floor window of an adjacent property.
- Insufficient parking .
- Application certificate incorrect as it encroaches on land owned by the Trustees of the Estate.
- No statements/methodologies regarding the basement.
- Insufficient margins between the boundaries and the basement .

Gatehill Residents Association - Object to the new planning application. The new development would increase the current provision of a property that is already significantly larger by way of previous

extensions than its neighbours. The resulting house over 4 floors would be disproportionately large compared to the neighbours 49 and 53 Wieland Road and all other houses on the Estate and so is contrary to Policy.

This proposal is far too large for the plot and is not set 1.5 m away from both side boundaries as required for new developments on the Gatehill Estate. It will appear visually cramped. A new development requires an entirely new footprint. Planning application 17990/APP/2015/645 was granted approval for extensions to the existing house and so is irrelevant and in fact invalid as incorrect Certificate was completed.

The architecture of the new build is modern; slab fronted and thus will be a bulky and incongruous addition to the street scene and be detrimental to the wider Estate. The architect has made no effort to design a house that blends in with the predominant arts and Crafts architecture of the Estate as referred to in the Council's description of the Area of Special Local Character. No other examples of architecture like this exist or have valid permission to be built on the Gatehill Estate. Planning permission for 33 Wieland Road has expired.

This development proposed a full height second storey, with a floor area of 130 sq.m resulting in a flat crown roof. No other examples of a roof like this exist or have a valid permission to be built.

This new development proposes an even larger basement than that previously refused, not only extending beyond the front wall of the proposed house but also 10.m beyond the rear. Thus it is almost double the size of the proposed footprint. The basement is as wide as the house above, which is in breach of the 1.5 m side boundary Policy. The proposal takes no account of the management of surface water and a stream at the bottom of the garden and so will have a detrimental impact with the risk of flooding neighbouring properties. Previous advice from the Council's Flood and Water Management Specialist has been ignored. The front light wells are detrimental to the street scene and do not allow for landscaping. Basement development in domestic housing is passionately opposed by Councillors and as a result Emerging Policies have been produced which should be considered material.

This new development proposes habitable rooms in the basement, consisting of a bedroom, living room, kitchen and bathroom, which have been labelled annex. Habitable rooms anywhere in a development without adequate daylight and sunlight are contrary to Policy.

This development does not provide sufficient parking for a house with seven double bedrooms. Two of the parking spaces shown are on land belonging to the Trustees of the Gatehill Estate. Residents are not permitted to park cars on land owned by the Trustees apart from on special circumstances. The two remaining parking spaces are not considered sufficient for a house of this size. The Trustees also own the grass verge at the front of the property and so this proposal will not leave 25% of the front garden, owned by the Applicant, landscaped as required.

Documentation associated with this new development proposal, namely Certificate A is incorrect as the Applicant states they own all the land delineated on the plans. This is incorrect as the Trustees of the Gatehill Estate own the grass verges and the driveway crossovers. This requires correction and the appropriate certificate submitting.

A petition against the proposal has also been submitted.

Northwood Hills Residents Association - Proposal contrary to parking standards and parking provision at the rear accessed by a very narrow service road. It will not be possible to access/exit the spaces without disruption to neighbouring residents. The proposal fails to comply with AM14 and AM7.

Northwood Residents Association - The development includes the creation of a basement for which no geotechnical or hydrological surveys have been provided and it is not possible to determine whether the development would not have an unacceptable impact on drainage and flood risk in accordance with Policies OE7 and OE8 and proposed Local Plan Part 2 Policy DMHD3.

Internal Consultees

Trees/Landscaping - This site is occupied by a two-storey detached house, situated in a spacious plot whose size and character is typical within this designated Area of Special Local Character. The house is set back from the road with a front garden which features a carriage drive. The rear garden is spacious with the hedge-lined side boundaries and larger trees towards the rear boundary. This application follows a number of previous planning applications, the latest of which was refused. No tree survey has been submitted. The site lies within the area covered by TPO 172, but no protected trees will be affected by the proposed development. There are trees and hedges close to the existing house. Tree protection will need to be specified and in place prior to the commencement of any work (demolition and construction). Some minor loss of vegetation close to the house is inevitable. No overall site plan or landscape enhancements have been proposed at this stage. However, the D&AS acknowledges saved policies BE23 and BE38. If the application is recommended for approval, landscape conditions should be imposed to satisfy policies BE23 and BE38.

Access Officer - No response.

Highways - No response.

Flood and Water Management - The proposal includes the installation of a basement level therefore a site groundwater investigation is required. If ground water is found on site suitable mitigation will need to be included as part of the proposal. For information a proposal where a basement extends the full width of a plot will not be looked on favourably.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site currently comprises of a single residential dwelling within its own curtilge and therefore constitutes 'previously developed land' i.e. 'brownfield land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below.

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) 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 proposed development would have a density of 133 units per hectare and 399 habitable rooms per hectare. Policy 3.4 of the London Plan requires developments within suburban areas with PTAL scores of 2-3 to be within 35-65 units per hectare and 150-250 habitable rooms per hectare. Therefore, the development would be below the recommended number of habitable rooms per hectare. The density matrix, however, this is only of limited value when reviewing smaller scale developments such as 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

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

The existing dwelling is a substantial 1930's vernacular style house of red brown brick and tile and is of a design which is characteristic of the estate, being asymmetrical in design with gables, projecting wings and casement windows fronting on to a wide shared grass verge.

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. It measures 15.75 m in width by 12.6 m in depth with a height of 8.35 m. In a recent appeal decision (APP/R5510/W/16/3145122) for a new dwelling within the Gateshill Estate the Inspector advised "The site is within an Areas of Special Local Character (ASLC), a designation which reflects the area's local value in terms of its architectural, townscape and environmental quality. The surrounding area is residential, characterised by substantial detached houses with relatively long gardens containing planting and landscaping. The houses are reflective of the 'Arts and Crafts' architectural style and the designs are varied but complementary, which contributes to the area's quality". In consideration of that proposal, the new dwelling was set within a narrower plot and although care had been taken to reflect the designs and materials of the ASLC, the Inspector considered that "the house would not be of a similar scale, form and proportions as the adjacent houses and would not harmonise with or reflect the architectural style predominant in the area" and as such "would have an adverse effect on the character and appearance of the ASLC". This is a substantial building of a modern design with a box-like floor plan and a large crown roof. It is patently unsuitable for this Area of Special Local Character, in its scale, bulk and design and indeed it is very similar in scale and form to the previous application which was refused, inter alia, for those very reasons.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) 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.'

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. The resultant crown roof detail presents a large bulky box like appearance, which is out of keeping with the character of the ASLC. This proposal has removed the mock Georgian detailing of the previous proposal but has failed to address the overall bulky and cramped appearance. It is noted that the existing dwelling is within 1.5 m of the side boundary adjoining no. 53 and that permissions have been

approved for a substantial extension of the existing dwelling, however this is a new dwelling which would afford the opportunity to provide the set back from the boundaries and a suitably designed and less bulky replacement. The supporting statement submitted with the proposal advises this is a contemporary design and have identified a number of previously approved schemes introducing similar elements within the area. Amongst them was an approval for a replacement dwelling at no. 33. In consideration of that proposal the Council's Conservation Officer actively sought a good modern design and whilst probably wider across the site than desirable, the stepped design would lesson the impact of its width, which if the existing boundary planting was retained, would not be visible from the road. That proposal was set within a larger corner plot and maintained a minimum of 3 m from the side boundaries. This proposal would span most of the width of the plot and present a bland facade, which is not in keeping with the 1930's style of properties and as such fails to respect the requirements of HDAS and adds to the cramped over developed appearance of the site.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC and fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

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

Concern has been raised over the potential impact on the neighbouring properties from increased overshadowing, loss of light and sunlight, visual intrusion and over dominance. The proposed block plan as submitted within the application shows the proximity of the neighbouring garages and sides of the dwellings but does not provide any detailing in relation to the position of the windows or compliance with a 45 degree line of sight. However the siting, scale and depth of the proposed is similar to the previous submission under application 17990/APP/2016/3166 which identified the proposed dwelling would comply with a 45 degree line of sight from no. 49. It would therefore be unreasonable to object on this proposal.

In relation to any loss of privacy arising from the proposal, the proposed first floor windows on the side elevation are to serve en-suite bathrooms and dressing rooms. As such they could be conditioned to be obscurely glazed and fixed shut. It is not considered that the front or rear windows would result in any increased overlooking compared to the current dwelling.

As such it is considered that the proposal 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. For a 7 bed (14 person) property a floor area of 159 sq.m would be required. This is a substantial property which greatly exceeds this requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

The proposed basement area includes an annex which provides a separate living area, bathroom and bedroom. The living area is served by a rooflight, whilst the bedroom is fully enclosed with windows and no form of natural light or ventilation. As a result there would be a very constrained and substandard outlook, natural lighting and ventilation for these rooms, which would fail to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located garden space. This is a deep plot and sufficient private amenity space would be retained for occupiers of the new house 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 1.5 spaces per dwelling.

The concerns raised relating to parking are noted. However the front building line is as existing and the through driveway shows there is still sufficient provision to accommodate 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9 m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some impact to nearby trees due to the excavation and

construction process. Tree protection will be required to safeguard the retained trees. If all other aspects of the proposal were acceptable, landscape conditions could be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

Not relevant to this application.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

The Drainage Officer has advised that as the proposal includes the installation of a basement level, a site groundwater investigation is required. No details relating to potential flood risk have been submitted with this proposal however a flood risk attenuation strategy was submitted with the previous application. This proposed the utilisation of SuDS in the form of rainwater harvesting and attenuation storage. Infiltration has been discounted due to poor draining soils.

The design of the proposed basement is such that an appropriate drainage scheme to deal with ground water and surface water matters could be secured by a condition were the application to be acceptable in other respect. Subject to such a condition the proposal would comply with relevant policies including policies 5.13 - 5.15 of the London Plan 2015 and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

Disruption due to construction or demolition works is considered transitory in nature and as such is not a reason for refusal in its own right. Whilst emerging policies are informative they are still at a stage within the process where by little weight can be given to them in the consideration of current proposals. The issue of ownership of the grass verge to the front is noted however the site location plan submitted, including the red outline defining the site excludes this area. Therefore the correct Certificate (A) has been signed. The site plan does include this area showing the carriage driveway but as this is existing it would be unreasonable to object to this arrangement in consideration of the replacement dwelling. Issues of ownership and access are civil matters to be addressed directly between the interested parties. All other issues raised are addressed within the main body of 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 as the applicant is a self-builder. Relevant forms would need to be submitted to the Council and written sign off would be required prior to commencement of development.

presently calculated the amounts would be as follows;

LBH CIL £67,303.29

London Mayoral CIL £26,352.65

Total CIL £93,655.94

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

The proposal includes the provision of an annex within the basement of the proposed dwelling. This includes all necessary facilities and can be accessed independently from the main dwelling and as such would be capable of independent occupation. This would therefore be tantamount to the creation of a second dwelling, within the curtilage of the site, in a position where such a dwelling would not 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

10. CONCLUSION

The proposal seeks to replace the existing dwelling with a new dwelling which includes the excavation of a basement. The proposed dwelling is considered out of keeping with the character and appearance of the Area of Special Local Character and fails to provide satisfactory amenity for future occupiers by virtue of the oppressive basement accommodation, which could be occupied independently to the main dwelling.

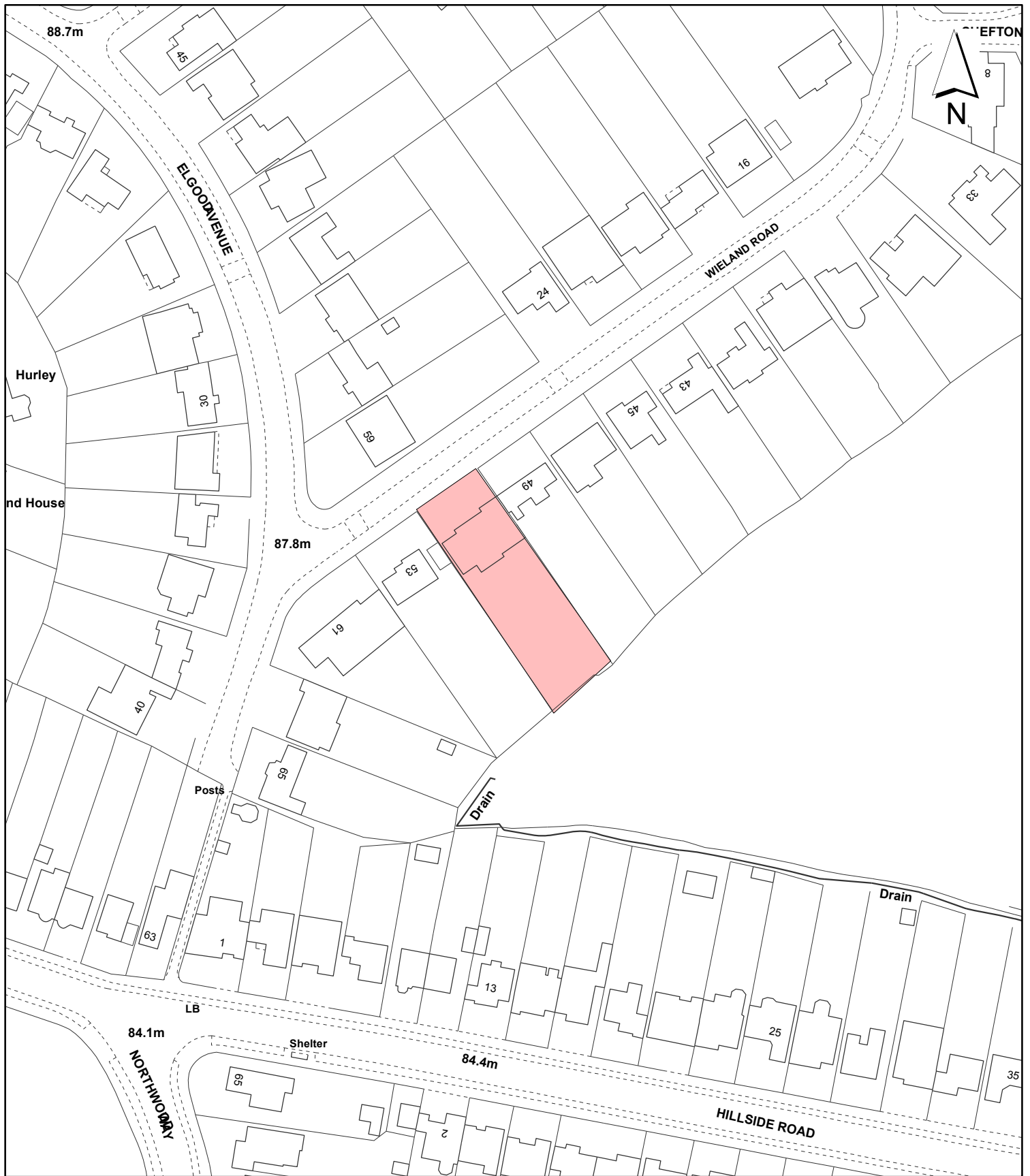
As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2016)

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: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

51 Wieland Road

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

Planning Application Ref:
17990/APP/2017/3191

Scale:
1:1,250

Planning Committee:
North Page 65

Date:
November 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 18 CHURCH ROAD NORTHWOOD

Development: Single storey side/rear/front extension and conversion of garage to habitable use

LBH Ref Nos: 6532/APP/2017/1814

Drawing Nos: Description
1217-001-PL
1217-002 PL
1217-003-PL
1217-004-PL

Date Plans Received: 19/05/2017 **Date(s) of Amendment(s):** 19/05/2017
Date Application Valid: 24/05/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is situated on the East side of Church Road and comprises a semi-detached property with a hipped roof and front projecting gable. To the side of the property is an existing detached garage building (which is set back substantially from the front building line) with a vehicular access/driveway leading to that building. There is a shared party wall running between the two properties demarcating the boundary line and the neighbouring property has constructed a similar proposal to their property. The frontage has been laid to hardstanding, which provides off-street parking for the dwelling.

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

1.2 Proposed Scheme

The proposal involves the erection of a single storey side/rear/front extension and conversion of garage to habitable use.

1.3 Relevant Planning History

6532/APP/2010/235 18 Church Road Northwood

Single storey side and rear extension involving the demolition of existing garage to rear.

Decision Date: 29-07-2010 Refused **Appeal:** 18-OCT-10 Dismissed

6532/APP/2013/456 18 Church Road Northwood

Single storey front/side/rear extension involving part demolition/ part conversion of detached garage to rear and demolition of porch to front

Decision Date: 24-04-2013 Refused **Appeal:**

6532/APP/2014/309

18 Church Road Northwood

Single storey side/rear/front extension to include 2 rear rooflights and conversion of detached garage to habitable use

Decision Date: 07-04-2014 Refused **Appeal:**26-MAR-15 Allowed

6532/APP/2016/3113

18 Church Road Northwood

Single storey outbuilding to rear for use as a store (Retrospective)

Decision Date: 10-11-2016 Approved **Appeal:**

6532/D/98/0723

18 Church Road Northwood

Erection of a single storey side and rear extension

Decision Date: 10-06-1998 Approved **Appeal:**

Comment on Planning History

6532/APP/2014/309 - Single storey side/rear/front extension to include 2 rear rooflights and conversion of detached garage to habitable use (Refused but allowed on appeal)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Neighbours were notified on 26/05/2017/ One objection was received raising the following issues -

- (1) The patio is way above an acceptable height resulting in a material loss of privacy.
- (2) The kitchen windows are not frosted, also resulting in loss of privacy.

Officers comments - The issues raised are considered in the report.

The application has been referred to be determined by the North Planning Committee following a request from the Ward Councillor.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main planning issues in determination of this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the Old Northwood Area of Special Local Character, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE15 requires extensions and alterations to harmonise with the architectural composition of the original house. HDAS Section 4.0 requires side extensions to be no more than 2/3 the width of the main property and not to extend beyond 3.4m in height.

Section 3.0 requires single storey rear extensions in the case of a semi-detached property to be a maximum of 3.6 m deep and 3.4 m high with a pitched roof and 3 metres with a flat roof. Although described as a conversion the site visit reveals that there has been a substantial rebuild of the garage and measured from the ground level of the existing dwelling and appears as a large flat roofed box structure approximately to the height of the remainder of the built rear extension and forming an incongruous relationship with this and the existing dwelling. The impact is to severely unbalance the property with its attached neighbour No. 20.

It is noted that No.20 has a conservatory extension which extends almost to the boundary with the application site. The structure is finished mainly in glazing and projects beyond the rear building line by approximately 2.15 m deep. The proposed extension would therefore project approximately 1.25 m beyond No. 20's rear building line which is considered acceptable. No.16 is unlikely to be affected due to the separation distances between the flank walls and siting of the existing garages. It is also noted that No. 16 also has a two-storey rear extension near the boundary with the application site. In addition, the existing boundary treatment and separation distance to the side boundary would prevent an undue loss of privacy to No. 16.

The existing depth of the garage is as existing and the relationship between the garage and the adjoining occupiers would remain unchanged. There are side doors in the converted garage which face towards No. 20. These are similar to those incorporated in the previously refused scheme allowed on appeal. This relationship was not considered to result in harm in that case and the Inspector was silent in this regard. However, in that case the development incorporated steps down from the extension and converted garage. In the case of the current application the proposal now incorporates a raised patio which

extends across to the boundary with No. 20. This is at a higher level than No. 20. The use of this patio is considered to breach the privacy of No. 20 Church Road, the rear of which appears to be substantially overlooked. Domestic users of the patio are likely to use the space over lengthy periods, especially during the summer months. It is understood that the boundary fence is in the ownership of No. 20 meaning that there would not be an opportunity for the applicant to raise the height. Also, such raising of the height of boundary features could raise adverse issues in their own right by reason of overshadowing of the neighbours conservatory.

Therefore the proposed development by reason of the raised patio, would constitute an un-neighbourly form of development in accordance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

HDAS Section 8.0 requires front extensions to be minor in appearance and porches not to extend beyond the existing bay window. The proposed front porch and side extension, in plan form appear to extend beyond the existing bay window.

The proposal is therefore considered to cause unacceptable harm to the appearance of the dwelling and the visual amenities of the Area of Special Local Character and the application is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE5, BE13, BE15 & BE19 of the Hillingdon Local Plan (November 2012).

The resulting amenity space would be 191 square metres which is considered adequate for a four bedroom property and would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application proposal would result in the loss of one car parking space through the conversion of the existing garage, however there is sufficient off street parking within the existing hardstanding area for one car. It is also noted that the existing garage is used for storage purposes and garage conversions are prevalent in the locality. Furthermore, the proposed development would not incorporate the provision of a fourth bedroom. In any case an additional parking space may be incorporated, however this would require a change in the front boundary treatment and landscaping.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

For the reasons stated above, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 **NON2** Non Standard reason for refusal

The proposed front and side extension, by reason of its siting, size, bulk and projection beyond the bay window would result in an incongruous addition which would be

detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the character and appearance of the wider Old Northwood Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, Policy BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of the raised patio, would constitute an un-neighbourly form of development resulting in material loss of privacy for occupiers of No. 20 Church Road contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The converted garage by reason of its position, size, scale, bulk, depth and design would be out of character with the architectural composition of the original property and would be detrimental to the visual amenity of the street scene and the wider Old Northwood Area of Special Local Character contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

BE5 New development within areas of special local character

- BE13 New development must harmonise with the existing street scene.
 - BE15 Alterations and extensions to existing buildings
 - BE19 New development must improve or complement the character of the area.
 - BE20 Daylight and sunlight considerations.
 - BE21 Siting, bulk and proximity of new buildings/extensions.
 - BE23 Requires the provision of adequate amenity space.
 - BE24 Requires new development to ensure adequate levels of privacy to neighbours.
 - BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
 - HDAS-E> Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- 4 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions. No formal discussions took place in this case

Standard Informatives

- 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 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 (July 2011) and national guidance.

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

18 Church Road

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

Planning Application Ref:
6532/APP/2017/1814

Scale:
1:1,250

Planning Committee:
North Page 74

Date:
November 2017



Report of the Head of Planning, Sport and Green Spaces

Address 54 THE BROADWAY JOEL STREET NORTHWOOD

Development: Change of use from shop (Use Class A1) to use as a nail bar (Sui-Generis) (Retrospective)

LBH Ref Nos: 72958/APP/2017/2134

Drawing Nos: 17/3110/2
17/3110/3
Location Plan

Date Plans Received: 13/06/2017 **Date(s) of Amendment(s):**

Date Application Valid: 14/07/2017

1. **SUMMARY**

Planning permission is sought for the existing Change of Use from a shop (Use Class A1) to a nail bar (Sui-Generis) (Retrospective)

No external alterations are proposed as part of this application.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO2 **Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17/3110/2, 17/3110/3, received on 13/06/2017 and Location Plan, received on 28/06/2017.

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).

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.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
LPP 2.15	(2016) Town Centres
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
NPPF2	NPPF - Ensuring the vitality of town centres
OE1	Protection of the character and amenities of surrounding properties and the local area
S1	New retail development within the shopping hierarchy
S11	Service uses in Primary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades

3. CONSIDERATIONS

3.1 Site and Locality

The site forms part of a terrace of 6 similar lock-up shops with two storeys of residential accommodation above which are accessed independently from the rear where there is also shared car parking area for up to 16 vehicles which the applicant uses for staff car parking.

The application site comprises the ground floor of a mid-terrace building situated on the Western side of Joel Street within the Primary Shopping Frontage of Northwood Hills Minor Town Centre, as identified in the Hillingdon Local Plan (UDP) (Saved Policies, September 2007) which is carried forward in the Local Plan Part 2 - Development Management Policies which is awaiting examination.

The surrounding area falls within a protected shopping parade which is made up predominantly of commercial uses on the ground floor and residential to the upper floors. To either side of the shopping parade, rows of three storey terraced residential units to the upper floors dominate the street scene.

3.2 Proposed Scheme

Retrospective planning permission is sought for the change of use from a shop (Use Class A1) to a nail bar (Use Class Sui-Generis). The application is retrospective and relates to the ground floor lock-up shop only. No changes are proposed to the external parts of the building as part of this application.

3.3 Relevant Planning History

61729/ADV/2006/30 54 Joel Street Northwood

INSTALLATION OF NON-ILLUMINATED RETRACTABLE SHOPFRONT CANOPY.

Decision: 30-06-2006 Approved

Comment on Relevant Planning History

The site benefits from an extensive planning history and no enforcement.

4. Planning Policies and Standards

The Local Planning Authority's seeks to retain the retail function of all shopping areas to meet the needs of the area which they serve. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority exercises strict control over the loss of shops to other uses.

Saved Policy S6 states that change of use 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 not have a harmful effect on road safety or worsen traffic congestion.

The proposal would not involve any external alterations to the property. It is considered that the proposal would not lead to an increased demand for parking within the vicinity and is considered not to have an adverse effect on highway safety. Therefore the proposal would comply with the criteria listed in policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy S7 establishes the criteria where service uses would be permitted in parades and states that change of use from A1 use will only be granted if the parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and to its function in the Borough, and that the surrounding residential area is not deficient in essential shop uses. The supporting text to this policy comments that the Local Planning Authority seeks to protect vulnerable parades which are particularly important for the local community and provide opportunities for the establishment of new essential shop uses in existing Class A1 premises.

Therefore, as many essential shop uses as possible will be protected, and ideally there should be no less than three in smaller parades and a choice of essential shops in larger parades and in local centres.

The application property is located within a primary shopping parade, since sufficient numbers of shops (Use Class A1) remain and the business is well established within the area, it is considered that the loss of this previously vacant shop (Use Class A1) would not harm the vitality of this primary shopping parade. As such the proposal is considered to comply with Policy S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In reaching planning decisions Local Planning Authorities are required to balance the material planning considerations in each case and the National Planning Policy Framework indicates a general principle that planning permission should be granted unless the adverse impacts significantly outweigh the beneficial impacts.

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.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

LPP 2.15 (2016) Town Centres

LPP 4.8 (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services

NPPF2 NPPF - Ensuring the vitality of town centres

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

S1 New retail development within the shopping hierarchy

S11 Service uses in Primary Shopping Areas

S6 Change of use of shops - safeguarding the amenities of shopping areas

S7 Change of use of shops in Parades

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring properties along with the Northwood Hill Residents Association were all consulted on 17/07/2017 and a site notice was posted to the front of the site.

One letter of support was received from the Northwood Hill Residents Association as follows:

The Nails and Co are well established and respected business in Northwood Hill and as such we have no hesitation in adding our support to the above technical change of use application which we understand it was inadvertently not made at the time the shop was opened.

Internal Consultees

Not relevant to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The relevant policies and standards that are to be considered in the determination of this application have been provided in the relevant section above. The principle of the development is essentially whether the loss of A1 use within a protected shopping parade could be supported, and whether the change of use can be justified in this instance.

The proposal would not involve any external alterations to the property. It is considered that the proposal would not lead to an increase demand for parking within the vicinity and is considered not to have an adverse effect on highway safety and as a sufficient number of shops would be retained to provide a range and choice of shops appropriate to the size of the parade.

In support of their proposal and in justification for the loss of A1 use the agent states:

" Previous to this use, the site in question was vacant for 3 years and consistently marketed for over a year without success. Its last use was more than 10 years ago when it was used as a general food store. The applicant took up occupation of the property in 2010 on the misunderstanding that his then proposed use was within Class A1 and therefore no change of use was involved.

The business has operated successfully from the premises for almost 8 years without giving rise to any problems and, with its extended hours of opening and loyal customer base, contributes much to its vitality and viability. It is the only dedicated nail bar in the area so draws custom from a wide area and drives footfall which helps support the vitality and viability of the area. Its customer-base exhibit strong brand loyalty and make regular visits to the site for treatments. They will also often take advantage of the opportunity to visit other shops in the area. The applicant is active in the community and supportive of initiatives to support the prosperity and attractiveness of the town centre. In particular, he was a keen and early advocate of the recently completed town centre enhancement scheme and worked alongside the council and TfL to tailor the scheme to meet the needs of traders and to overcome objections.

Even if it could be argued that the development results in the loss of A1 use, this would, to some extent, be offset by the proposed conversion of vacant shop to provide the only dedicated nail bar in the area. In addition, no objections are raised to the conversion, on the contrary, a letter of support was received from the Northwood Hill Residents Association.

On the basis of the above the scheme is, on balance, considered to comply with current relevant Local Plan, London Plan and national planning policies such that no objections are raised to the principle of the development in this instance, subject to the proposal meeting other site specific criteria.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

7.07 Impact on the character & appearance of the area

There are no external changes proposed.

7.08 Impact on neighbours

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two-Saved UDP Policies (November 2012) seek to ensure the amenities of adjoining occupiers are protected in new developments. Policy OE1 advises that planning will not normally be approved for uses which are likely to become detrimental to the amenity of surrounding properties because of noise.

There are no changes proposed to the external parts of the building that no issues of overlooking or loss of privacy will arise.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Proposal would not involve any external alterations to the property. It is considered that the proposal would not lead to an increased demand for parking within the vicinity and is considered not to have an adverse effect on highway safety.

7.11 Urban design, access and security

This is a change of use only. There are no changes to the building itself.

7.18 Noise or Air Quality Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

General

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

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

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

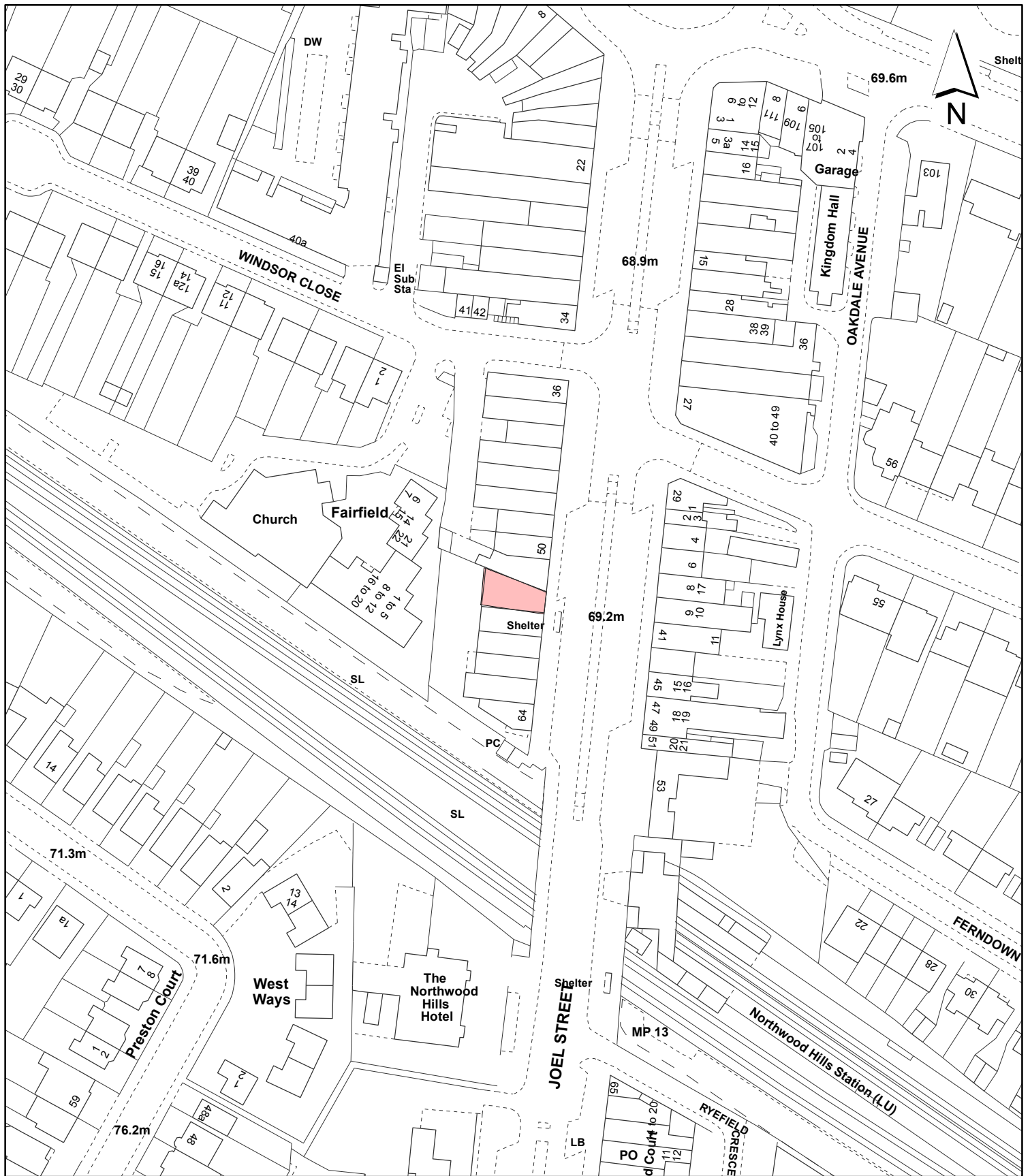
Planning permission is sought for the change of use from a shop (Use Class A1) to a nail bar (Use Class Sui Generis). The application is retrospective and relates to the ground floor lock-up shop only. No changes are proposed to the external parts of the building within the application so there would be no external impact. It is recommended that planning permission be granted.

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)
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Maria Tomalova

Telephone No: 01895250320



Notes:

 Site boundary

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Site Address:

**54 The Broadway
 Joel Street**

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

Planning Application Ref:

72958/APP/2017/2134

Scale:

1:1,250

Planning Committee:

North Page 82

Date:

November 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 5 & 7 KINGSEND RUISLIP

Development: 2 x two storey, 3-bed semi-detached houses with associated parking and amenity space involving demolition of No.7 Kingsend.

LBH Ref Nos: 45467/APP/2016/3680

Drawing Nos: 5321-A105 Rev
5 Kingsend
HD941/9003 Rev B (5 Kingsend)
HD941/9002 Rev B (5 Kingsend)
5321-A104 B
5 Kingsend
5321-A101 Rev H
5321-A106 H
Heritage Statement

Date Plans Received: 04/10/2016 **Date(s) of Amendment(s):** 07/11/2017
Date Application Valid: 04/10/2016 27/06/2017

1. SUMMARY

Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposal is considered to have an acceptable upon the visual amenity of the site and the surrounding Conservation Area. It is not considered that the proposal would have a significant impact on the amenity of the neighbouring properties and would provide adequate, living and amenity space as well as parking provision.

It is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5321-A106 Rev H; 5321-A101 Rev H and 5321-A105 Rev I, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
3. Schedule for Implementation
4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

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

REASON

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

5 NONSC Non Standard Condition

No development shall take place until details of the extent and positioning of the acoustic screening to the Western and Southern boundaries have been submitted to and been 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 and provides adequate protection of amenity in accordance with Policies BE4, BE13 and OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Hillingdon Unitary Development Plan.

7 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from the construction works, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority. The scheme shall only be undertaken in accordance with the approved measures.

REASON

It is known that dust from construction works can cause nuisance by soiling surfaces and other articles in and about buildings. Dust can also cause irritation such as irritation to the eyes, noise, and throat. There is growing evidence and concern that dust, especially the very small and fine dust particles, can cause or exacerbate, respiratory ill-health. Bonfires No bonfires shall be lit on the construction site. Plant maintenance to minimise smoke emission All plant shall be regularly maintained to ensure that emissions of smoke are minimised. No plant shall be operated on the construction site that emits black smoke.

8 RES17 Sound Insulation

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road, rail and air traffic, and other external noise sources

has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal noise design criteria to guard against external noises. It is good practice to have a scheme satisfying or exceeding the standards set by BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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.

9 RES26 Contaminated Land

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

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

10 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

11 RPD6 Fences, Gates, Walls

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 CA2 Demolition - requirement for development contract

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

REASON

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

13 NONSC Photographic Record

Prior to commencement of development (including any demolition works) recording of the building to Historic England Level 1 shall be completed, submitted, and approved in writing by the Local Planning Authority (LPA). The scope of recording is to be agreed in writing by the LPA prior to the commencement of this work. Copies of the final documents are to be made available to the LPA, Local History Library and Historic England.

REASON To safeguard the special architectural and/or historic interest of the building in accordance with policies BE8, BE9, BE10, BE11 and BE12 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012); policy 7.8 of the London Plan (2016); and National Planning Policy Framework (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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
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

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).

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms a 0.08 hectare roughly rectangular plot located on the Southern side of Kingsend, approximately 25 m to the West of its junction with West End Road. It currently comprises two brick detached two storey Queen Anne style houses, with steeply pitched plain tiled roofs and quite large prominent stacks. No.5 Kingsend has had restoration work undertaken to neable its retention. No.7 is in a semi-derelict state (bordering on being a ruin), it has been borded up and has suffered from graffiti/neglect over the years (it has been vacant for a considerable perido of time dating back to the opening of the adjoining Waitrose store).

To the East of the site lies Nos. 1-10 Kingsend Court. The site and its Western side comprise a grass verge and a shared access which also serves the Waitrose supermarket located at the rear of the site.

The houses are located within the Ruislip Village Conservation Area and Kingsend is important within the Conservation Area, as it was laid out in 1905 and was the first road to be developed by King's College, which owned much of the land at that time. The design

and layout of this area was very much influenced by the Garden Suburb tradition and much effort was put into the design of the houses in response to the poor design of other new development within the area.

Kingsend is quite varied in terms of the style and size of houses, which are mainly detached, however, in general the buildings are of good quality and well spaced giving the area quite an open character. There are, however, some new flatted developments which have begun to change the scale and quality of the street scape within the area. The application site is at a location where there is a transition from the more residential character of Kingsend to the larger buildings located within the town centre.

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

3.2 Proposed Scheme

The proposal is for the demolition of no. 7 and its replacement with the erection of 2 x two storey, 3-bed, semi-detached dwellings with associated parking and amenity space. The application, including the application forms, were altered during the determination of the application from 3 down to 2 townhouses.

A heritage statement has been submitted which states that:

The proposed redevelopment of the site will have a neutral impact on the visual setting of the Ruislip Conservation Area, for the following reasons outlined below:

- The proposed redevelopment of the site will not directly affect the locally listed heritage item (13 & 15 Kingsend) in the vicinity or its immediate curtilage, as the item is sufficiently distanced from the subject site.

The proposed new development will match the scale, style, roof form and materiality of extant

contributory dwellings in the Conservation Area (CA). Further, the proposed detailing to the front

elevation (including front gable and fenestration pattern) is 'in fitting' with the character of traditional dwellings.

The proposed new development will retain the appearance of a large detached dwelling and will

generally maintain setbacks on the site and the existing garden setting around the dwelling; thus

maintaining the quality and character of the streetscape.

- The existing dwelling on the site is in a poor and dilapidated condition and is not an exemplary

example of its type. It does not make a significant contribution to the Conservation Area (CA).

The proposed replacement dwelling has been designed sympathetically to fit the character and

appearance of the CA and can be considered a moderate enhancement to the site.

- The proposed new development is located on the fringe of the Conservation Area and is an

appropriate location for a new townhouse development. It is noted that this area has been subject to more recent developments due to its close proximity to the High Street and Ruislip

London Underground Station.

The above is considered to be a neutral impact on the Ruislip Conservation Area (CA).

3.3 Relevant Planning History

45467/APP/2014/1945 5 & 7 Kingsend Ruislip

Erection of a three-storey building to include 2 x 1-bed and 4 x 2-bed self contained flats with associated parking, landscaping and amenity space and installation vehicular crossover to front involving demolition of existing dwellings

Decision: 19-01-2015 Refused

45467/PRC/2015/92 5 & 7 Kingsend Ruislip

5 no new town houses

Decision: 17-03-2017 PRM

Comment on Relevant Planning History

45467/PRC/2015/92 - 5 new town houses (objection)

45467/APP/2014/1945 - Erection of a three-storey building to include 2 x 1-bed and 4 x 2-bed self contained flats with associated parking, landscaping and amenity space and installation vehicular crossover to front involving demolition of existing dwellings (refused)

The previous planning application was refused on the basis of the scale and dissimilar design of the proposal, which would unacceptably dominate and appear as a discordant addition within the street scene to the detriment of the character and appearance of the Ruislip Village Conservation Area.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
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:- **23rd November 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The original plans were consulted on for a period of 21 days expiring on the 8 February 2017. Five responses were received from nearby residents who raised a number of issues relating to design; scale; overdevelopment; impact on the Conservation Area; highway safety; parking provision; insufficient amenity space and level of daylight into the rooms. Also concern was raised by Waitrose regarding the potential conflict between the proposed dwellings and the existing busy service yard to the rear. In this regard they have requested appropriate acoustic screening along the Southern and Western boundaries of the application site to mitigate the potential for noise conflict.

Revised plans were submitted on 26/6/17 and re-consulted upon on the 3rd July 2017 for 1 period of 14 days. The following comments have been received:

- No information is given in the plans with regard to fencing on the South side. Given the proximity to the service vehicles and litter that accumulates in the area a 2 m high fence would be required. Ownership and responsibility for this fencing should be settled when and if approval is granted.
- The size of this development is totally unsuitable for the space available.
- The rooms are small and there is little amenity space.
- Cars exit the property close to a very busy junction.

Further revised plans were submitted on 14/9/17 and re-consulted upon on the 20th September 2017 for 1 period of 14 days. The following comments have been received:

- The plans do not show the nature of the materials to be used but I hope they will blend in appropriately with the houses at no. 5 and 11.
- Not clear from the plans if there will be bin or cycle stores.

- The plans include minimal parking and lack any space for redeliveries etc. This is in a busy location and likely to cause traffic congestion.
- The plans show drive in at no. 7 but not for no. 5. It would seem two new access driveways are needed to no. 5 and one for 7a and 7b.
- Please take into account the sensitive position of these properties near the junction of Kingsend with the High Street. Cars turn left at speed from the traffic lights, so there could be an increased chance of accidents. If a new access driveway is built in front of number 5, then there will two vehicle access points right opposite Princess Lane where very large vehicles for Iceland access and egress onto Kingsend, in addition to the large vehicles entering and egressing from the Waitrose delivery road slightly to the West at the side of no. 7. This part of Kingsend is very busy, and there is a danger to pedestrians from these large vehicles that sometimes go up on the pavement. Care needs to be taken in considering access /egress arrangements for numbers 5 and 7 Kingsend. These houses were abandoned 30 years when Waitrose starting building on the land behind. For 30 years there have been few vehicle movements to or from nos. 5 or 7. The introduction of new access points will increase traffic movements on this part of the road, and their locations need to be carefully considered.

Ruislip Residents Association - We request refusal of the proposal it is out of keeping with the character of the Conservation Area and conflicts with the "garden suburb" character and spaciousness. The three houses proposed would provide very cramped living conditions, with 4 bedrooms squeezed in each, tiny rear gardens and limited and impractical parking arrangements. No 7 should also be restored.

Further comments to the amended plans have been received advising; The new "plans" give minimal new information which is disappointing, and still all North and South elevations are mixed up. The only changes indicated on the revised plans are (a) that the ridge height has been reduced, though we couldn't find any measurements to show by how much, and b) that the bin stores have been removed. The position of the bin store is important and needs to be known. Overall, based on the plans as they are, we still think it looks cramped and totally out of character with the adjacent building at No.5, though it is definitely an improvement on the previous proposal.

Specific points:

1. Parking for deliveries etc. The plans include minimal parking and lack any space for deliveries etc. The plot is located at a very busy section of Kingsend and this is likely to cause traffic congestion.
2. Access: The plans show one 'drive in' for the two proposed houses at No. 7, but do not show any 'drive in' to access No.5. It would seem two new access driveways are needed - one for No. 5 (not shown on any plans) and one for 7a & 7b (as shown on the plan).

We would be concerned that the owner would look to convert the roof space to living accommodation in the future, as included on the original plans. Can that be prevented?

Ruislip Village Conservation Panel - Nos. 5 & 7 Kingsend, both designed by C W Myhill in 1921, suffered grievous attack on their surroundings some years ago, having gardens, a pleasant view and calm of the tennis courts that lay behind, replaced by the Waitrose building and the very noisy delivery area. No. 5 is being restored and no. 7 should be restored as well. The amended application for 2 x two storey houses would fail to enhance the Conservation Area. The elevations show how crammed together they would appear, which is not surprising as they would be confined in a much smaller area than the original area of no. 7. One can only imagine how uncomfortable life would be for the inhabitants. Members of the panel consider that the only acceptable outcome in this case would be to restore no. 7 as near as possible to its original state, keeping to the low-rise principles of the Garden Suburb ideal.

Internal Consultees

Environmental Protection Unit - To the rear of the site is Waitrose delivery yard and it is near the

busy junction with Ruislip High Street, I would therefore require conditions for the submission of a noise protection scheme.

Also this is a resubmission of a previous scheme, which included a contaminated land report. No new report has been submitted. A contaminated land condition is required as although the site has no contaminative use as the ground appears in poor condition and it has been derelict for a number of years. The consultant indicates that there is a potential for asbestos in the buildings and possibly below the hard standing. This would need to be included in the soil testing site for the new gardens and landscaped areas to make sure it is not present.

Highways - Kingsend is a classified road on Council's road network and the property is directly opposite Princess Lane and immediately adjacent to the Waitrose service vehicle access road. There is parking stress in the area due to local parking restrictions and the traffic generated by local retail facilities. The site has a PTAL value of 3 (moderate) which means there will be a reliance on private vehicles for trip making. There will be additional traffic to the site but this will not be significant.

The car parking at the front of the property has 2 spaces per dwelling which is in line with the Council Policy on on-site car parking. One of the car parking spaces should be actively EVCP wired and 1 passively. The existing vehicular crossover to No.5 may need to be amended in the light of the latest scheme. From the minor changes made in the latest revisions my earlier comments still stand and especially those relating to no gates at the entrance. On the basis of the above comments I do not have significant highway concerns over the application.

Trees/Landscape - The site lies within the Ruislip Village Conservation Area. While close to the edge of the town centre, Kingsend is essentially a suburban residential street characterised by its verdant established front gardens. The current proposal offers a front garden which is dominated by hard surfacing to facilitate off-street parking and bike storage - with no soft landscape enhancement or screening.

Private secure bike storage should be located in the rear garden where it will be secure and out of public view - as should bin storage (which is not indicated on plan). The character of the front garden is too hard and urban in character. It fails to respond to Hillingdon's design guidance which recommends 25% front garden coverage with soft landscape. This proposal is unacceptable. It fails to harmonise with the properties in Kingsend and has a detrimental impact on the visual amenity and character of the Ruislip Village Conservation Area.

Officer response: The revised plans have been submitted and Landscape Officer has confirmed that the proposal 'looks a much more acceptable / potentially attractive frontage - just a shame that there is insufficient space to wrap planting around the side boundaries, but unfortunately every millimeter is required for the parking bays and manoeuvring space. No objection subject to a landscape condition'.

Conservation and Urban Design - Whilst the loss of no. 7 is regretted, there would be no objection in principle to its demolition and redevelopment, as it is generally in poor condition and not considered of particular architectural quality. However a good quality replacement building of appropriate design and layout would be required. It is noted there are no supporting documents such as a Heritage Statement, which would consider the significance of the site and the impact on the Conservation Area of both the demolition and new build. Whilst the design approach is in line with recent discussions there are issues with its crown roof; its height against the immediately adjacent property no. 5 and general height in the street scene. Also the frontage treatment; there should be a landscaped garden buffer on the frontage, something like a resin bound gravel area for the car parking and a low boundary wall with hedging along the road. Bin stores need to be relocated to a more discrete position.

Officer response: Revised plans further reducing the height and removing the bin stores from the front, with increased landscaping have been submitted.

Conservation Officer comments on revised plans - The previous comments re a lack of Heritage Statement still stand. The height of the building is now improved as is the layout of the frontage parking. The issue with the crown roof still remains.

Should this be considered acceptable samples of all materials will need to be submitted; windows and external doors will need to be of a traditional design (to be agreed) and of painted timber; boundary details plus a detailed scheme of hard and soft landscaping.

Officer response: A heritage assessment has now been received, such that the Conservation Officers only reservation concerning the scheme is the use of a crown roof.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

The demolition of No.7 is considered acceptable in principle as the property is in a very poor state, its retention/restoration as a pastiche of its former design/appearance is unrealistic/uneconomic (as re-inforced by the heritage assessment). It is therefore a matter of deciding whether the replacement pair of semi detached dwellings have an acceptable impact on the character and appearance of the Conservation Area.

7.02 Density of the proposed development

Policy 3.4 of the London Plan seeks to ensure that 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

With specific reference to the site location within a Conservation Area, Policy BE4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas. This is supported by Policy 7.4 of the London Plan (2016) which requires developments to have regard to local character. Policy BE4 reflects the relevant legal duties.

The site forms part of the residential character which was developed following the introduction of the railways in 1904 and a proposed urban extension of the area, in 1908, by Kings College, proposing a plan for a 'Garden Suburb'. This was only partially built, however the existing residential area as seen today was influenced by this principle. The area includes many buildings of architectural quality set in spacious green landscaping. Kingsend and the immediate surrounding area is predominantly characterised by single family dwellings in a variety of styles such as mock-Georgian, 'olde worlde' and Arts and Crafts. Defining features which characterise these include asymmetrical principle elevations, tall projecting front gables, brown brickwork with some subtle detailing, vertical clay tile hanging or timber cladding, tall chimneys and multi-paned windows. Kingsend was one of the first roads developed and mostly comprises detached and semi detached properties situated on spacious plots. Whilst some sites have been developed for flats the buildings are proportionate to the plot sizes.

The buildings are characteristically set back from the road and feature mature front gardens and driveways, predominantly front boundary treatments comprised of mature hedges, positively contributing to the character of the Conservation Area. No. 7 originally formed part of a symmetrically designed group of 4, with nos. 5 and 11 designed as a mirrored pair to bookend no. 7 and 9 which were centrally positioned substantially set back from the road. No. 9 was previously demolished due to the development of Waitrose supermarket to the rear. The site is highly visible, located at the Eastern side of Kingsend where it joins the High Street. The service road used to access the Waitrose allows views of the site from the front and the side therefore it is important it contributes positively to the street scene.

The proposal is for the replacement of the existing detached dwelling with 2 semi detached properties. The design of the proposed dwellings has been revised with a central gabled projection and the hipped roofline extending down at the sides to match the eaves height of no. 5, although the roof appears higher. However the wider street scene has much taller buildings and very varied roof forms due to its proximity to the town centre. In this context a height of 8.4 m is acceptable. The Conservation Officer has advised that the design approach is fine, as is the positioning on the site, which better respects the character and appearance of the Conservation Area. However they have raised concerns over the resultant crown roof. Having regard to the variations in the roof forms, including existing crown roofs as seen at no. 17, on balance it is considered that the proposed dwellings would respect the architectural character and appearance of the Ruislip Village Conservation Area. As such it is considered that the proposal would comply with the requirements of Policies BE4, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved 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. Furthermore Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) required 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 compliments or improves the

amenity and character of the area.

The proposal involves substantial redevelopment of a modest sized plot including the demolition of the existing property at no. 7. The proposed replacement building is set back 1.5 m from both side boundaries and measures 10.95 m in depth and 13.55 m in width with a hipped roof of 8.4 m in height. The design of the proposed dwellings has been amended from the original submission to better respect the character and appearance of the Conservation Area. Concerns over the treatment of the front garden area have also been addressed to remove the proposed bin stores and increase the landscaping along the frontage.

It is therefore considered that the proposed development would be in keeping with the character and appearance of the street scene and the surrounding Conservation Area. As such the proposal would comply with the requirements of Policies BE4, BE13 and BE19 of the UDP saved policies.

It is noted that the NPPF states "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting." However in consideration of the loss of the existing building at no.7, although it would be considered regrettable, the existing dwelling has been unoccupied for some considerable time and is in a very poor condition. It is not considered that the Council can refuse demolition of No.7, which is no longer of the same historical/architectural value as No's 5 and 11. If the Council sought its retention there is the potential that it would deteriorate further from a derelict status to a ruined status and as such in the interim, cause more harm to the Conservation Area. Neither can the Council change or prevent all further development in a Conservation Area.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination. Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours.

The Council's HDAS 'Residential Layouts' also advises buildings should avoid being over dominant from neighbouring properties and normally a minimum 15 m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy.

The proposed dwellings would be situated between the retained property at no. 5 and the service road on the other side, which leads to the Waitrose delivery yard at the rear. Beyond the service yard no. 11 is separated from the site by approximately 19.5 m and no. 4 opposite, by approximately 25 m. The proposed building maintains the front and rear building line of no. 5 set back 3 m from its side elevation. It is noted that no. 5 has existing side windows facing the proposed block, however these windows appear to be secondary windows, with the rooms being served by principle windows facing front and rear. Therefore, it is not considered that the proposed dwellings would cause a significant loss of

light, loss of outlook, sense of dominance or unacceptable overlooking of any neighbouring occupier. As such, the proposal would have an acceptable impact on the residential amenity and the development is considered to comply with 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 proposed floor plans originally identified the properties as having 4 bedrooms however the revised plans have relabelled one of the rooms in the roof space as a study. It is noted on neither set of plans this room was served by any form of window or rooflight. Having considered that size of the room and that should the proposal be approved, in terms of appearance and residential amenity, it would be unlikely that permission for a rooflight to serve this room would be refused. As such for the purposes of this assessment, this is considered as a potential bedroom.

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. For a 3 bed (6 person) dwelling over 2 floors a floor area of 102 sq m would be required. The proposed plans indicate floor areas of 135 sq m. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space 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 Hillingdon Design and Accessibility Statement Residential Layouts, requires the provision of usable attractively laid out and private garden space, which for a 3 bed property would be a minimum of 60 sq.m. The submitted block plan indicates private rear amenity space of between 68 - 69 sq.m, in excess of the requirement. 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

Policies AM7 and AM14 are concerned with traffic generation, road capacity, onsite parking and access to public transport. The proposal will lead to an intensification of use of the site with associated traffic movements.

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 giving an overall requirement of 4 car parking spaces. The proposed plans indicate the provision of 4 car parking spaces to the front in compliance with the adopted standards. The Highways Officer has raised no objections to the parking or proposed access. Therefore the proposal is considered to comply with the requirements of Policies AM7 and AM14.

It is also noted that adopted standards require the provision of 2 secure covered cycle

parking spaces per dwelling however details for the provision of suitable cycle parking could be conditioned for submission if all other aspects of the proposal were acceptable.

It is noted that the existing access is situated between no. 5 and no. 7 and this has not been shown on the plans. In the context of this proposal that cross over could not be utilised by no. 5, without compromising the landscaping to the front. There is sufficient space to the front of no. 5 to reposition this crossover to allow access to the front of that property. However that does not form part of this proposal and would be considered on its own merits as a separate application.

7.11 Urban design, access and security

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

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The initial concerns raised by the Council's Landscaping Officer and Conservation Officer regarding the domination of hard surfacing and lack of soft landscaping has been addressed. The Landscape Officer has advised they have no further objections subject to a condition for the submission of a landscaping scheme. These details should include details for the siting of a suitable cycle and refuse storage.

The proposal therefore complies with policies BE4 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

It is noted that the site lies to the front of the busy service yard serving the Waitrose supermarket, which operates between the hours of 06.00 and 23.00. In order to mitigate for any conflict arising from the noise impact of their deliveries on the occupiers of the proposed dwellings an acoustic fence should be provided along the side and rear boundaries. Details of this could be conditioned for submission if all other aspects of the proposal were acceptable.

7.19 Comments on Public Consultations

The comments raised have been noted and are mainly addressed within the report. With regard to the materials to be used for the dwelling, details and samples can be conditioned for submission and agreement with the Council. Given the scale of the development within the context of the plot size, a condition for the removal of permitted development rights could be imposed to ensure the impact of any further development could be fully assessed. The concerns over parking provision for deliveries are noted, however the site is an existing residential property, which could have deliveries and has no such specific parking provision. Given the infrequency of such an event for one additional dwelling, it would be unwarranted to refuse this proposal on that basis alone.

7.20 Planning Obligations

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.

Presently calculated the amounts would be as follows;

LBH CIL £32,439.49

London Mayoral CIL £12,701.70

Total CIL £ 45,141.19

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

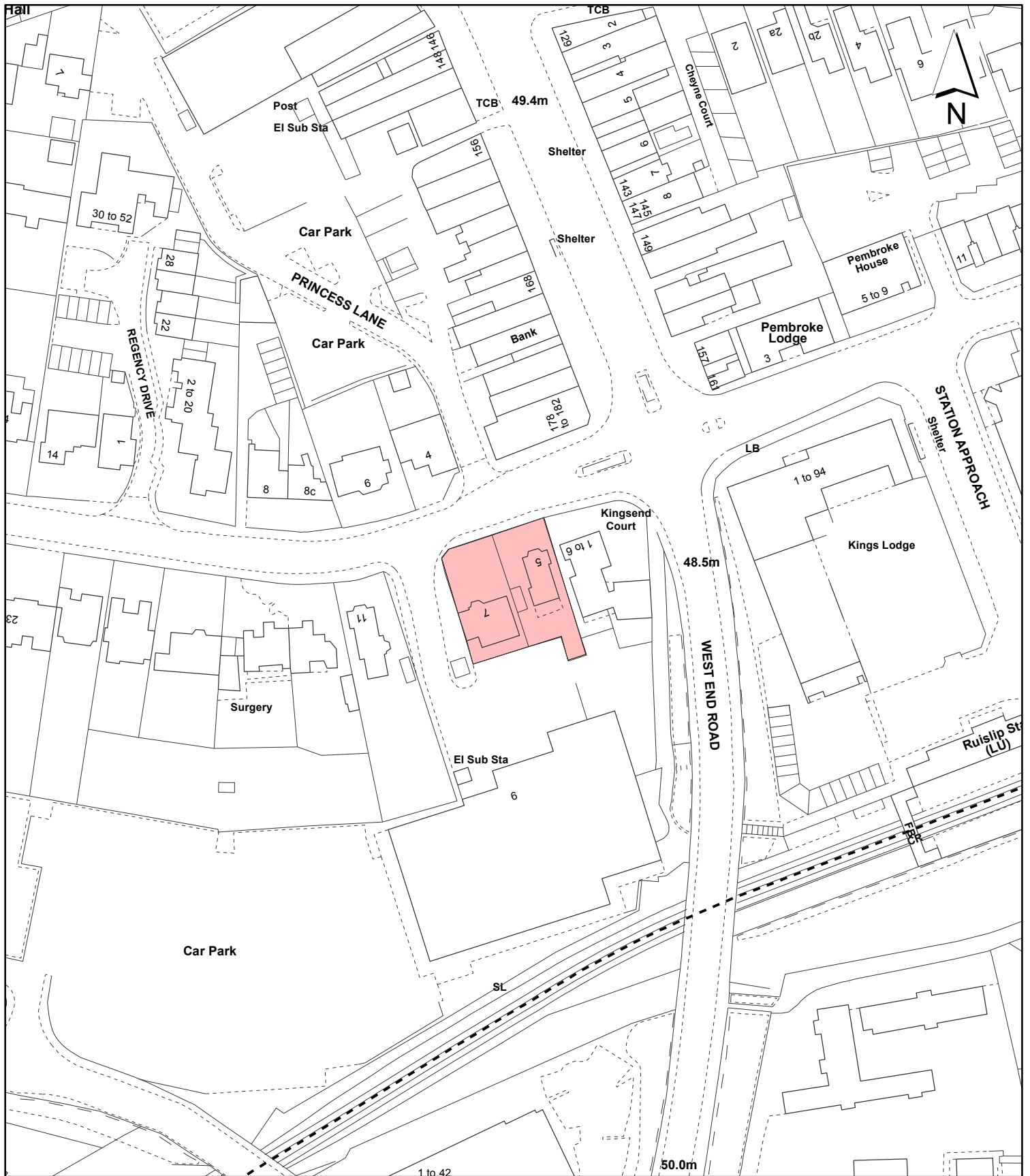
The proposed dwellings are considered acceptable in design terms and would not significantly impact on the amenity of the neighbouring properties. It would provide adequate living accommodation and private amenity space as well as parking provision.

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:

5 & 7 Kingsend

Planning Application Ref:

45467/APP/2016/3680

Planning Committee:

North Page 102

Scale:

1:1,250

Date:

November 2017

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 RESERVOIR ROAD RUISLIP

Development: Change of use to car wash, valeting and car sales (Part retrospective)

LBH Ref Nos: 7112/APP/2017/2725

Drawing Nos: GA_01
GA_00

Date Plans Received: 26/07/2017

Date(s) of Amendment(s): 26/07/0017

Date Application Valid: 06/09/2017

1. **SUMMARY**

The application seeks planning permission for a change of use to car wash, valeting and car sales (Part retrospective).

Planning permission has already been granted for a change of use to car wash and valeting in December 2016. This application seeks to regularise the additional use of car sales from the premises, which is currently unauthorised. It is considered that the additional use of car sales, would not result in any significant increase in noise over and above the existing use and would therefore not be detrimental to the amenities of the adjoining occupiers. In addition it is considered that with appropriate conditions and in particular limiting the number of vehicles on site to 12, would not result in any adverse impact to the site or surrounding area.

Therefore the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 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: GA_00 and GA_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).

2 NONSC **Non Standard Condition**

The total number of vehicles to be parked on site for sale will be limited to a maximum total of 12. These vehicles will be positioned in the areas highlighted in accordance with the submitted plan, numbered GA_01.

3 COM5 **General compliance with supporting documentation**

Within three months of the date of this approval all noise mitigation measures shall have been implemented in accordance with the following specified supporting plans and/or documents:

Noise Impact Assessment 23548 R1
Noise Impact Assessment Addendum 23548 A1
Noise Impact Assessment Addendum 23548 A2

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

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM22 Operating Hours

The premises shall not be used except between:-

[0800 - 1900] Mondays - Fridays

[0900 - 1800] Saturdays

[1000 - 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM21 Sound insulation /mitigation

Car sales or display for sale shall not begin until a 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 to insulate the plant & machinery as may be approved by the LPA. Thereafter, the scheme shall be implemented within three months of the written approval having been given

and maintained in full compliance with the approved measures thereafter.

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 RES15 Sustainable Water Management (changed from SUDS)

Within three months of the date of this approval, 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 incorporates sustainable urban drainage (SuDs) 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 the surface water discharged from the site and:

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.

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

iii. provide details of water collection facilities to capture excess rainwater; and how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented within three months of the written

approval having been given 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 DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies,
- Policy 5.12 Flood Risk Management of the London Plan (March 2016),
- To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016),
- Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016),
- National Planning Policy Framework (March 2012), and
- Planning Practice Guidance (March 2014).

7 0M11 Floodlighting

Any floodlighting or other form of external lighting shall be switched off outside the hours of operation as stipulated in condition 4.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM27 Traffic Arrangements - submission of details

Within three months of the date of this approval, details shall be submitted showing markings within the site directing drivers to washing points, washing bays, and a one way system for cars with access from Reservoir Road and egress onto Ducks Hill Road. Thereafter, the scheme shall be implemented within three months of the written approval of the details having been given. The markings shall be retained for the duration of the development.

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)

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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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
LE1	Proposals for industry, warehousing and business development
LE5	Small scale business activities within the developed area
LPP 5.3	(2016) Sustainable design and construction

4

The applicant is advised that any vehicles associated with activities on site parked on the public highway would be a contravention of the London Local Authorities Act 1990.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a single storey building and covered forecourt. The site is currently in use as providing car wash and valeting services as well as car sales. However the car sales use is currently unauthorised as the existing permission (7112/APP/2016/856) does not cover this.

It had previously been used as an unauthorised 'car wash' and a 'taxi' station, which ceased following Enforcement Action. Previous to this the site was formerly used for 'car sales'.

The site is located on the Southern side of Reservoir Road, adjacent to the junction where Bury Street, to the South of the site meets Ducks Hill Road, to the North. Directly East of the site are residential properties, comprising flats and houses. 18 m North of the site on Ducks Hill Road, is a locally listed building, 'The Methodist Chapel'. To the North of the site is an area identified as being at risk of surface water flooding.

The site is located within the Developed Area in accordance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for a change of use to car wash, valeting and car sales (Part retrospective).

The proposal would limit the number of vehicles on site for sale to a maximum of 12 vehicles.

3.3 Relevant Planning History

7112/ADV/2013/102 2 Reservoir Road Ruislip
Installation of various illuminated and non-illuminated signs

Decision: 30-01-2014 Refused

7112/ADV/2014/37 2 Reservoir Road Ruislip
Installation of 4 non-illuminated fascia signs

Decision: 07-08-2014 Approved

7112/APP/2013/3405 2 Reservoir Road Ruislip
Change of use from Car Sales to Car Wash, Taxi Car Business and MOT centre to include creating additional first floor level to existing building, two storey structure for use as MOT workshop, new covered area for car wash/taxi cars and installation of new pedestrian gate to side and reduction of canopy at front.

Decision: 27-05-2014 Refused

7112/APP/2014/1936 2 Reservoir Road Ruislip
Change of use from Car Sales to Car Wash and Taxi Car Business involving installation of canopy to side

Decision: 07-08-2014 Refused

7112/APP/2014/2896 2 Reservoir Road Ruislip
Change of Use from Car Sales to Car Wash and Taxi Car-Booking Office involving installation of canopy to side

Decision: 12-11-2014 Refused

7112/APP/2014/4276 2 Reservoir Road Ruislip
Change of use from car sales to car wash and taxi Booking office involving installation of canopy to side for tyre fitting

Decision: 04-03-2015 Refused

7112/APP/2016/856 2 Reservoir Road Ruislip
Change of use to car wash and valeting.

Decision: 06-12-2016 Approved

7112/C/78/0217 Heron Service Station, 2 Reservoir Road Ruislip
Details in compliance with 07112/770079(P)

Decision: 09-03-1980 Approved

7112/G/82/0889 Heron Service Station, 2 Reservoir Road Ruislip
Formation of access (P)

Decision: 28-07-1982 Approved

7112/H/84/3136 Heron Service Station, 2 Reservoir Road Ruislip
Advertisement (P)

Decision: 22-11-1984 Approved

7112/J/91/1526 Ruislip Common Service Station,2 Reservoir Road Ruislip
Installation of new petrol pumps and above ground diesel storage tank

Decision: 03-04-1992 Approved

7112/K/98/2253 2 Reservoir Road Ruislip
Change of use from petrol filling station to open car sales

Decision: 07-04-1999 Approved

7112/L/99/1311 2 Reservoir Road Ruislip
Details of landscaping scheme in compliance with condition 3 of planning permission
ref.7112K/98/ 2253 dated 07/04/99; Change of use from petrol filling station to open car sales

Decision: 23-07-1999 Approved

7112/PRC/2016/23 2 Reservoir Road Ruislip
See covering letter

Decision: 24-02-2016 PRC

Comment on Relevant Planning History

It is evident that the site has an extensive planning history which includes various enforcement action:

7112/APP/2016/856 - Change of use to car wash and valeting. Approved subject to a number of conditions on 19.12.2016.

7112/APP/2014/4276 - Change of use from car sales to car wash and taxi Booking office involving installation of canopy to side for tyre fitting. Refused for the following reason:

The proposal has failed to demonstrate that unacceptable levels of noise and disturbance to surrounding residential occupiers would not occur. The proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining residential occupiers, contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7112/APP/2014/2896 - Change of use from car sales to car wash and taxi Booking office involving installation of canopy to side for tyre fitting. Refused for the following reasons:

"The proposed development has failed to demonstrate that unacceptable levels of noise and disturbance to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigations measure, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining residential occupiers, contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)."

ENF/337/13/- An enforcement file was opened on the 23 September 2013, on the basis that a change of use from car sales to car washing facility had occurred without the benefit of planning permission. An enforcement notice has been served. The Enforcement Notice stated the following breach had occurred:

i) Without planning permission, the material change of use of the land from car sales to a mixed use comprising a car wash, car tyre sales and fitment, taxi booking office and car sales.

The reasoning given for the enforcement Notice was:

The unauthorised use is considered to represent an over-intensification of the use of the site, which results in undue noise and general disturbance through the scale and nature of activities involved, to the detriment of the amenities of nearby residential properties, and as such constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity. The unauthorised use is therefore contrary to policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Enforcement Notice has been complied with the unauthorised uses ceasing.

However following the unauthorised use of car sales from the premises the Enforcement Team contacted the applicant in July 2017 and this application has been submitted to regularise the use.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- 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
- LE1 Proposals for industry, warehousing and business development
- LE5 Small scale business activities within the developed area
- LPP 5.3 (2016) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbouring properties and the Ruislip Residents Association were consulted on 08.09.2017 and a site notice was displayed to the front of the site on 15.09.2017.

No objections or comments have been received.

Internal Consultees

Floods: Condition - Sustainable Drainage:

The site is identified to be at risk of surface water flooding on the Environment Agency Flood Maps. The proposal therefore needs to manage surface water on site.

Comments:

It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site. The following condition is therefore requested:

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 incorporates sustainable urban drainage (SuDs) 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 the surface water discharged from the site and:

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.

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

iii. provide details of water collection facilities to capture excess rainwater; and 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 DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies,
- Policy 5.12 Flood Risk Management of the London Plan (March 2016),
- To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016),
- Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016),
- National Planning Policy Framework (March 2012), and
- Planning Practice Guidance (March 2014).

Highways:

I have reviewed the material contained in the above application and have the following comments:

This application is for the use of the site as a mixed use car sales and car wash on the corner of Reservoir Road, a local road and Ducks Hill Road (A4180) which is a classified road.

The site has existing vehicular accesses on both Reservoir Road and Ducks Hill Road and there are parking restrictions outside the site. The site has been previously used as a car wash and tyre fitting facility but enforcement action was taken against such uses.

The site proposals involve the use of the now legitimate car wash as a result of a recent approval and now the applicant wishes to add car sales for upto 12 cars on the site.

I doubt if the proposed additional use would add significant amounts of traffic to the local area.

It is assumed that the one-way system will continue to operate at the site with access from Reservoir Road and egress onto Ducks Hill Road.

Providing there are no car sales conducted outside the premises on the highway I have no significant highway concerns over such a proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site has permission for use as car wash and valeting. The site was last lawfully used as a car sales area, a Sui Generis commercial use. The proposed car wash is also an employment generating commercial use. As such there is no in principal objection to the proposal.

7.02 Density of the proposed development

Not applicable to this application.

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

The site is not located in a designated area.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The site is not located within the green belt.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 & BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development in residential areas complements or improves the amenity and character, therefore the scale and character of a new development is a material consideration.

There would be no change to the existing building or the layout of the site. As such the proposed development does not impact on the established character of the area, in compliance with Policies BE13 and BE19 of the Hillingdon Local Plan. It is accepted that there would be additional vehicles on site however a condition will be included to limit the overall number for sale to 12 and these vehicles would be located within the enclosed site.

7.08 Impact on neighbours

There are no new buildings or changes to the existing building proposed. The lack of any physical changes to the building and the nature of the proposed use does not raise any concerns regarding visual intrusion and possible loss of daylight and sunlight from habitable room windows.

In determining the previous application and granting planning permission for the change of use to car wash and valeting, the Council's EPU officer reviewed the submitted Noise Report raised no objection subject to the applicant complying with the Noise Management Strategy set out in the submitted Noise Impact Assessment and a condition requiring additional sound insulation of the building.

The proposed additional use of car sales over and above the existing permitted use would not result in any significant increase in the overall noise levels from the site. The proposal is therefore considered to comply with policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this type of planning application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

The Highway Officer has raised no objections to the proposal, stating:

This application is for the use of the site as a mixed use car sales and car wash on the corner of Reservoir Road, a local road and Ducks Hill Road (A4180) which is a classified road.

The site has existing vehicular accesses on both Reservoir Road and Ducks Hill Road and there are parking restrictions outside the site. The site has been previously used as a car wash and tyre fitting facility but enforcement action was taken against such uses.

The site proposals involve the use of the now legitimate car wash as a result of a recent approval and now the applicant wishes to add car sales for upto 12 cars on the site.

I doubt if the proposed additional use would add significant amounts of traffic to the local area.

It is assumed that the one-way system will continue to operate at the site with access from Reservoir Road and egress onto Ducks Hill Road.

Providing there are no car sales conducted outside the premises on the highway I have no significant highway concerns over such a proposal.

The site has sufficient space for 4/5 cars to queue while waiting for other cars to be cleaned. It is important that no queuing cars should block the access on Reservoir Road as it could affect the performance of the nearby junction.

The proposed layout indicates that 12 vehicles for sale can be positioned on site whilst not interfering with the car washing or valeting services provided on site. The proposal would therefore be in compliance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

This has been addressed earlier within this report.

7.12 Disabled access

Not applicable to this type of application.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application.

7.14 Trees, Landscaping and Ecology

There are no trees on site.

7.15 Sustainable waste management

Not applicable to this type of application.

7.16 Renewable energy / Sustainability

Not applicable to this type of application.

7.17 Flooding or Drainage Issues

The NPPF at paragraph 103 advises that planning applications should ensure flood risk is not increased elsewhere. Policy 5.12 of the London Plan (March 2016) seeks to manage flood risk associated with development and Policy OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding due to surface waters.

The Council's Flood Water Management Officer has reviewed the scheme and raises no objection subject to a Sustainable Drainage condition.

7.18 Noise or Air Quality Issues

The National Planning Framework makes a presumption in favour of sustainable development. However it acknowledges that pursuing sustainable development involves 'seeking positive improvements in the quality of the built environment and peoples's quality of life'.

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. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

In determining the previous applicaiton and granting planning permission for the change of use to car wash and valeting, the Council's EPU officer reviewed the submitted Noise Report raised no objection subject to the applicant complying with the Noise Management Strategy set out in the submitted Noise Impact Assessment and a condition requiring

additional sound insulation of the building.

The proposed additional use of car sales over and above the existing permitted use would not result in any significant increase in the overall noise levels from the site. The proposal is therefore considered to comply with policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this type of application.

7.21 Expediency of enforcement action

The application is retrospective and, if refused, it will be necessary to consider the expediency of enforcement action.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control as this is a different tenant. In any event this application has been submitted following ongoing communications with the Council's Enforcement Team.

An Enforcement Notice was issued against the previous Car Wash, Tyre Fitting and Taxi business that operated on the site. The Enforcement Notice stated the following breach had occurred:

i) Without planning permission, the material change of use of the land from car sales to a mixed use comprising a car wash, car tyre sales and fitment, taxi booking office and car sales.

The reasoning given for the enforcement Notice was:

The unauthorised use is considered to represent an over-intensification of the use of the site, which results in undue noise and general disturbance through the scale and nature of activities involved, to the detriment of the amenities of nearby residential properties, and as such constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity. The unauthorised use is therefore contrary to policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Enforcement Notice has been complied with the unauthorised uses ceasing.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application seeks planning permission for a change of use to car wash, valeting and car sales (Part retrospective).

Planning permission has already been granted for a change of use to car wash and valeting in December 2016. This application seeks to regularise the additional use of car sales from the premises, which is currently unauthorised. It is considered that the additional use of car sales, would not result in any significant increase in noise over and above the existing use and would therefore not be detrimental to the amenities of the adjoining occupiers. In addition it is considered that with appropriate conditions and in particular limiting the number of vehicles on site to 12, would not result in any adverse impact to the site or surrounding area.

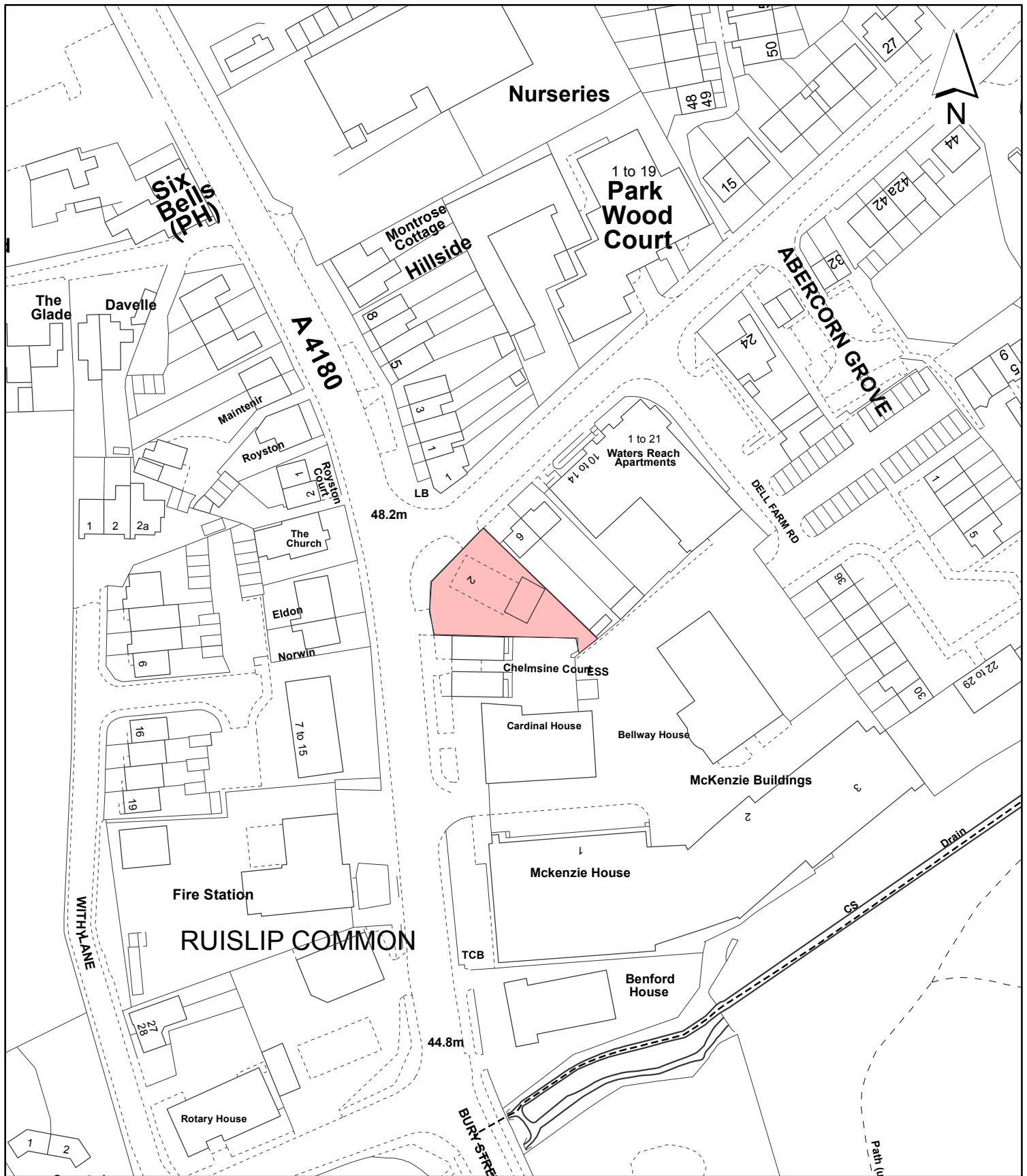
Therefore the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan 2016
Supplementary Planning Document Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

2 Reservoir Road

Planning Application Ref:

7112/APP/2017/2725

Planning Committee:

North Page 117

Scale:

1:1,250

Date:

November 2017

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



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 LONDON

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Report of the Head of Planning and Enforcement

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2017 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 19 October 2017 and updates the information received by Cabinet in June 2017. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2017, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2017 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/17' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/17" and "Total Income as at 30/06/17".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2017. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report October 2017.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

North Planning Committee - 15th November 2017
PART 1 - MEMBERS, PUBLIC & PRESS

PART II by virtue of paragraph(s) 1, 3 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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of the Local Government (Access to Information) Act 1985 as amended.

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Plans for North Applications Planning Committee

Wednesday 15th November
2017



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Report of the Head of Planning, Sport and Green Spaces

Address ALDIS HALL AND WETHERBY HOUSE GREEN LANE NORTHWOOD

Development: Change of use of Aldis Hall (from Class C1 Residential to Class D1 Pre-School Nursery) with associated parking and landscaping and a change of use of Wetherby House (from Class D1 Pre-School Nursery to Class C3 Residential).

LBH Ref Nos: 68153/APP/2017/3233

Date Plans Received: 05/09/2017

Date(s) of Amendment(s): 15/09/2017

Date Application Valid: 15/09/2017

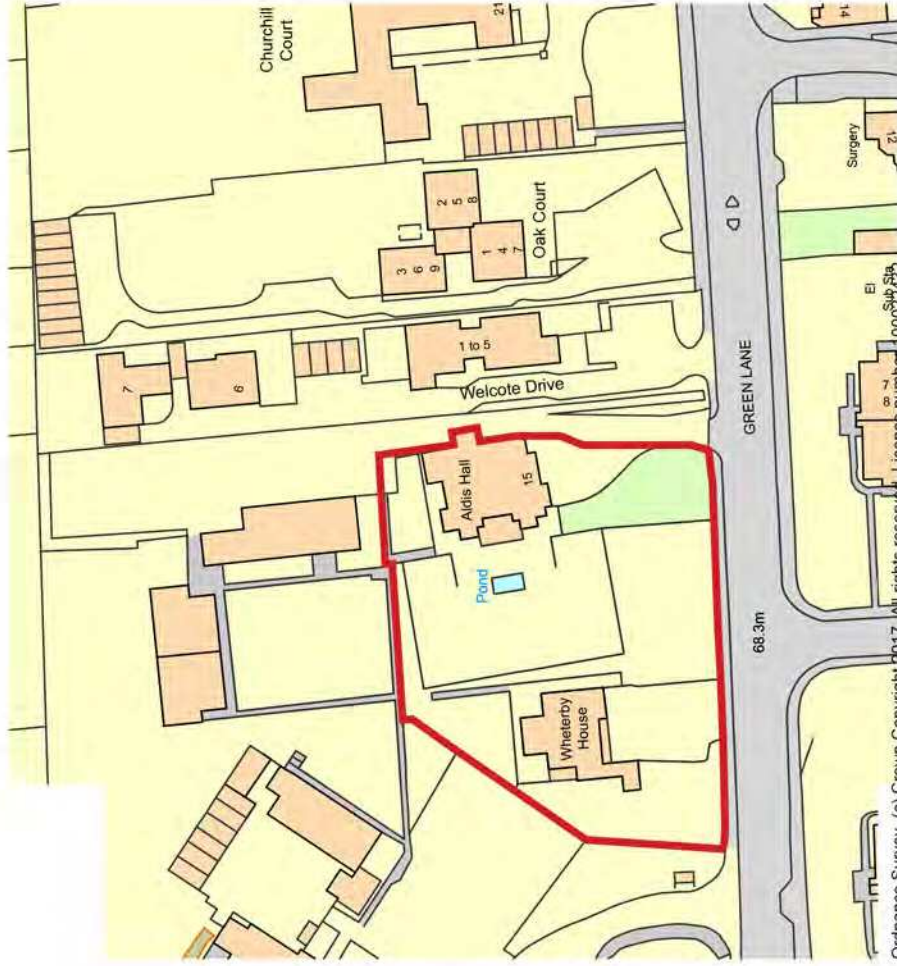
05/09/2017

REVISIONS	DATE	BY	STATUS
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First Issue			

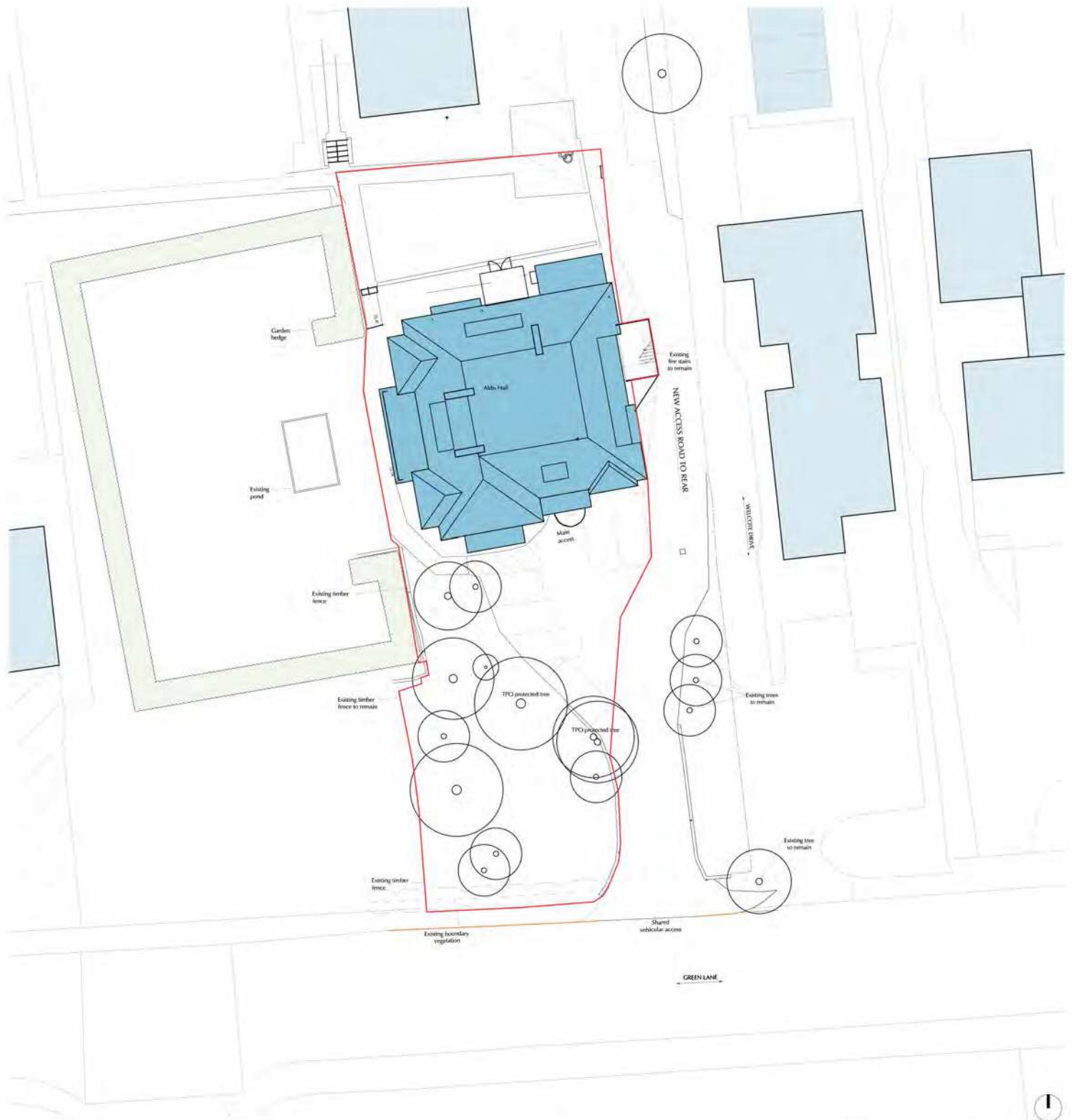
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The Northwood Pre School Green Lane London		RAB SRG	
DWG TITLE		REV. STATUS	
Location Plan		2341(02)001 - Planning	
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Rayner Davies Architects | Kent
 2 St. Peter's Gate
 Nottingham
 NG1 2JG
 01150473869
 www.rdaya.co.uk



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01 Site Plan as Proposed

-  Project premises
-  Project building
-  Adjacent existing construction

DATE: 01/09/2017
 First issue

1:200
 RAB

PROJECT TITLE	
The Northwood Pre School Green Lane London	
SITE TITLE	
Site Plan as Proposed	
DATE: 01/09/17	BY: RAB
NO: 2341(03)006	REV: 00001
- Preliminary	
© Rayner Davies Architects Do not scale this drawing. All dimensions to be checked on site.	

Rayner Davies Architects

Partner: Kurt

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 Nottingham
 NG11 2JQ

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 www.rd-architects.co.uk



LEGEND

- Project premises
- London Preschool
- Adjacent existing construction

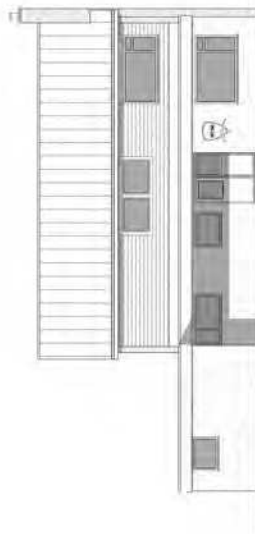
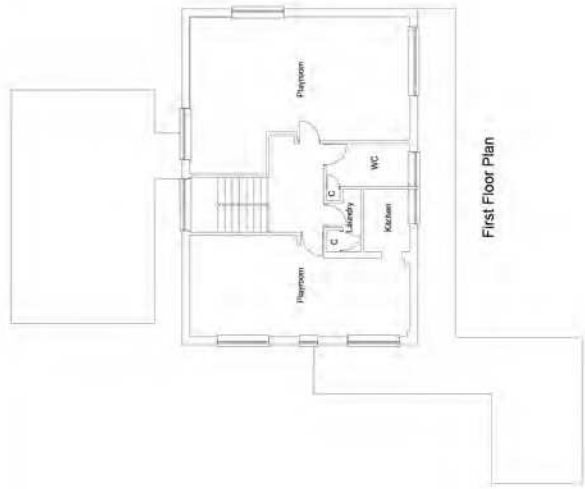
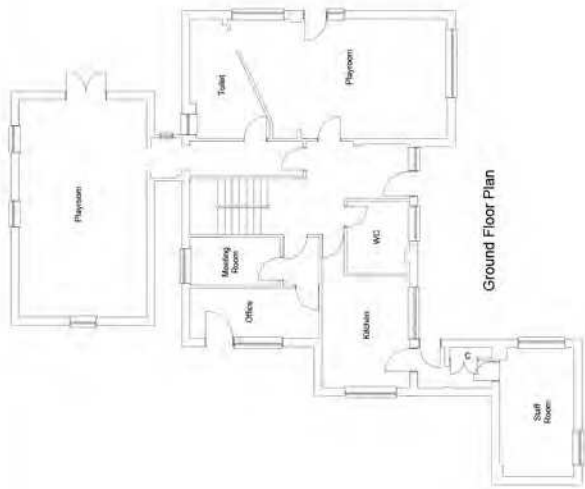
REVISIONS
 20/10/2017 RAB
 Final Issue

The Northwood Pre School Green Lane London	
Site Plan as Proposed Option B	DATE: 20/10/17 BY: RAB CHECKED BY: TSC/SL PROJECT NO: 2341/20/0006 - Preliminary DRAWING NO: A2

Rayner Davies Architects

Rayner Davies Architects
 200, Upper's Close
 Newbury, Berkshire
 RG13 2JF
 01344 72008
 www.raynerdaves.co.uk





Plans pursuant to Wetherby House

Rev	Date	Description

Fluent
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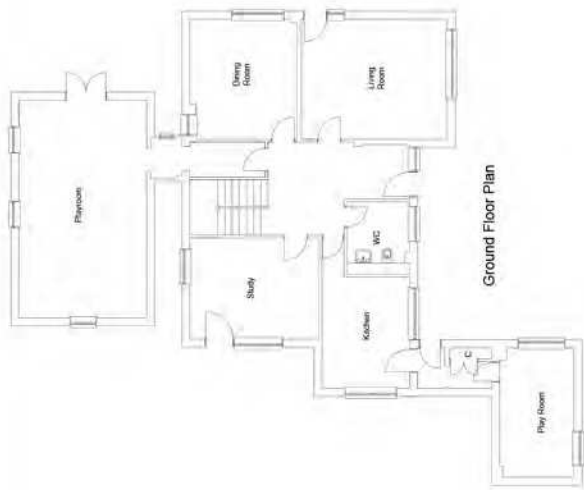
FLUENT
ARCHITECTURAL DESIGN SERVICES
11000 RIVERVIEW DRIVE
MONTICELLO, TN 37135
E-MAIL: INFO@FLUENTDESIGN.COM
WWW.FLUENTDESIGN.COM

Wetherby House Montessori
Green Lane, Northwood

Existing Floor Plans & Elevations



Scale	1:100 @ A1	Dwg No.	FLU.441.WN.01
Date	26.01.16	Rev	
Drawn	T. Millin		



Ground Floor Plan



First Floor Plan



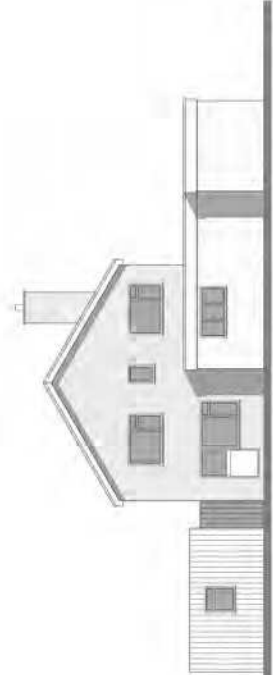
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Plans pursuant to Wetherby House

Rev	Date	Description

Fluent
ARCHITECTURAL DESIGN SERVICES

FLUENT
ARCHITECTURAL DESIGN SERVICES
1000 W. 10TH AVENUE
SUITE 200
MINNEAPOLIS, MN 55426
E-MAIL: INFO@FLUENTDESIGN.COM
WWW.FLUENTDESIGN.COM

Wetherby House Montessori
Green Lane, Northwood

Proposed Floor Plans & Elevations



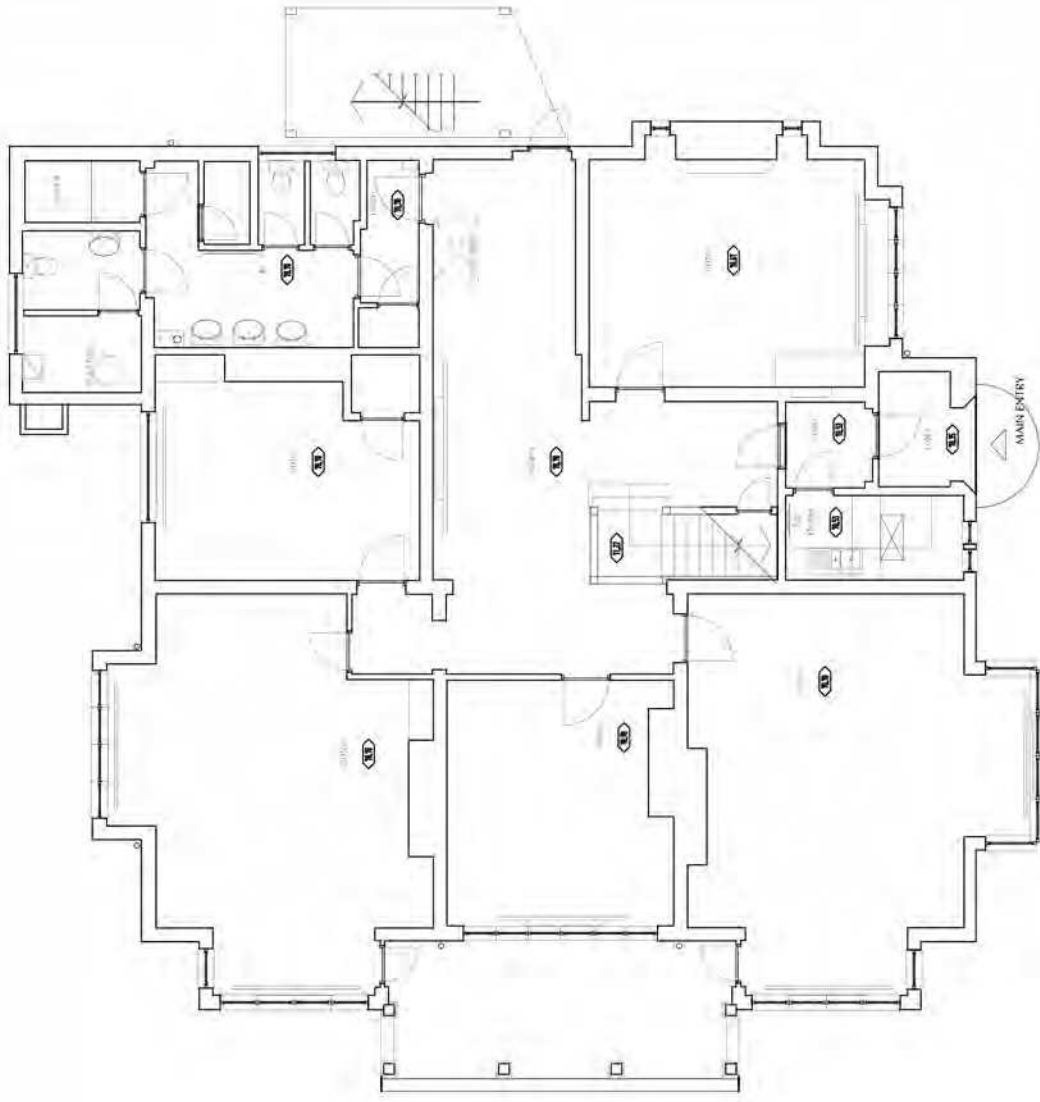
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Date	26.01.16	Rev	
Drawn	T. Millin		

REVISED 06/12/16 JSC
First Issue

DWG TITLE	
The Northwood Pre School Green Lane London	
DWG TITLE	
Ground Floor Plan Existing	
DATE	02/12/16
BY	SCR
CHECKED BY	SCR
DWG NO.	2341(03)010
REV.	01
STATUS	Preliminary
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A3	

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Keith
2 St Peter's Gate
Nottingham
NG1 5JG
0115 4472057
www.rdaarchitects.co.uk



REVISED 06/12/16
Field Issue JSC

DWG TITLE		
The Northwood Pre School Green Lane London		
DWG TITLE		
First Floor Plan Existing		
DATE	BY	CHECKED BY
02/12/16	SCR	SCR
DWG NO.	REV.	STATUS
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Keith
2 St Peter's Quay
Nottingham
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0115 4773857
www.rdaya.co.uk



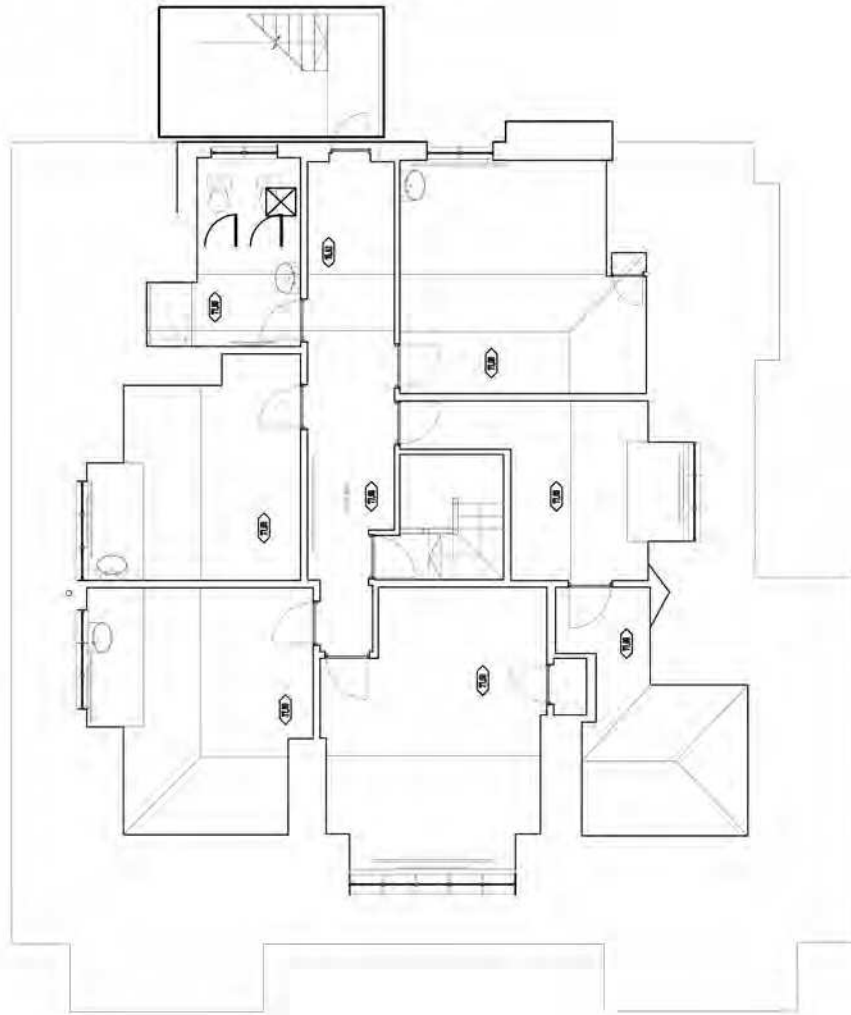
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02/12/16	SGR	SGR	
DWG NO.	REV.	STATUS	
23411(03)012	-	Preliminary	
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Keith
2 St Peter's Lane
Maddingley
W21 3JG
011 53472857
www.rdaylesarchitects.co.uk

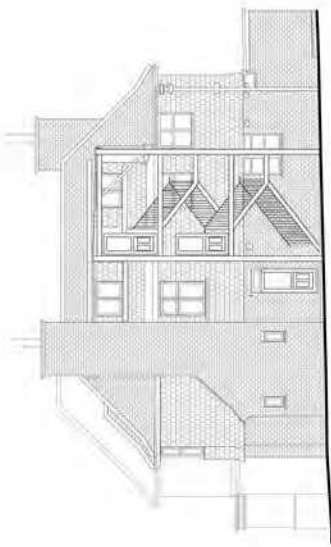


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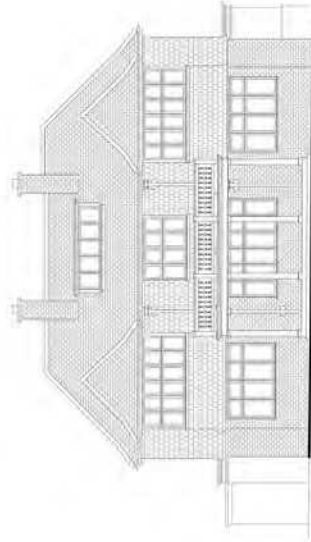
REVISIONS
- 06/12/16 JSC
First Issue

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DWG TITLE		Elevations Existing	
DATE	BY	CHECKED BY	
02/12/16	SGR	SGR	
DWG NO.	REV.	STATUS	
2341(03)013	-	Preliminary	
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 raynerdavis.com | Kent
 2 St. Peter's Gate
 Nottingham
 NG1 2UG
 01156477869
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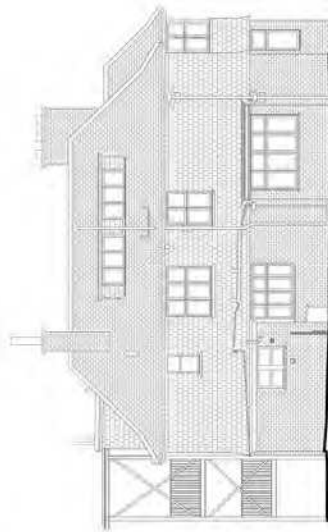
East
Elevation
Datum
Level
65.00m



West
Elevation
Datum
Level
65.00m



South
Elevation
Datum
Level
65.00m



North
Elevation
Datum
Level
65.00m

NOTES
 Gross Internal Area for this floor: 235 sqm
 Storage provision on this floor: 4.3 sqm
 Total Studios area: 95.6 sqm

REVISIONS
 04/09/2017 RAB
 First Issue

PROJECT TITLE
**The Northwood Pre School
 Green Lane London**

DWG TITLE
**Ground Floor Plan
 as Proposed**

DATE	BY	CHECKED BY
04/09/17	RAB	SCR

DWG NO.	REV.	STATUS
2341(20)003	-	Planning

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Rayner Davies Architects
 Kent
 2 St Peter's Gate
 Northampton
 NN1 2UG
 01534729859
 www.rda-architects.co.uk



NOTES
 Gross Internal Area for this floor: 210 sqm
 Storage provision on this floor: 2.6 sqm
 Total Studio area: 112.2 sqm

REVISIONS
 04/09/2017 RAB
 First Issue

PROJECT TITLE		The Northwood Pre School Green Lane London	
DRAWING TITLE		First Floor Plan as Proposed	
DATE	BY	CHECKED BY	
04/09/17	RAB	SCR	
DWG NO.	REV.	STATUS	
2341(20)004	-	Planning	
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Raymond Davies Architects
 Kent
 2-28 Pinner's Walk
 Maidstone
 ME1 2EG
 01153472960
 www.rdaa.co.uk



1:100 0 1m 5m 10m

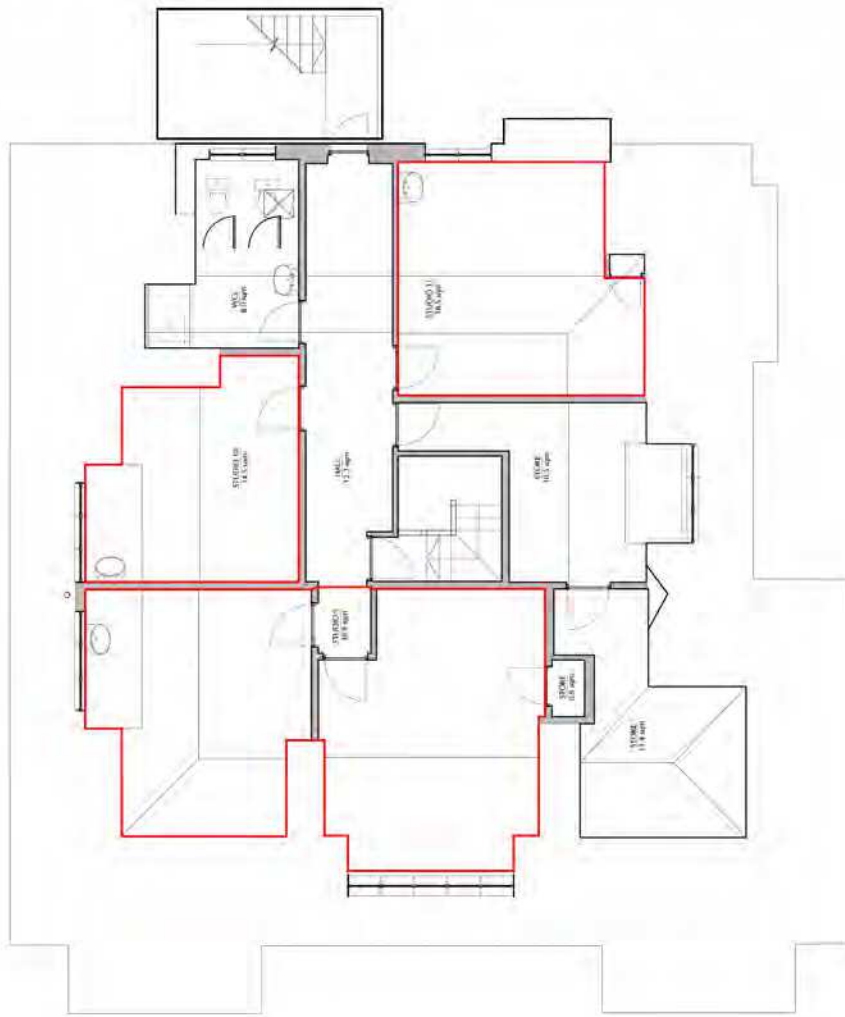
01 First Floor Plan

*NOTES
 Gross Internal Area for this floor: 125 sqm
 Storage provision on this floor: 22.8 sqm
 Total Studio area: 71.9 sqm

REVISIONS
 04/09/2017 RAB
 First Issue

PROJECT TITLE The Northwood Pre School Green Lane London	
DWG TITLE Second Floor Plan as Proposed	
DATE	04/09/17
BY	RAB
CHECKED BY	SCR
DWG NO.	2341(20)005
REV.	-
STATUS	Planning
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A3	

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 2 St Peter's Church
 Maidstone
 ME1 2EG
 01622 72867
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REVISIONS
 - 04/09/2017 RAB
 First Issue

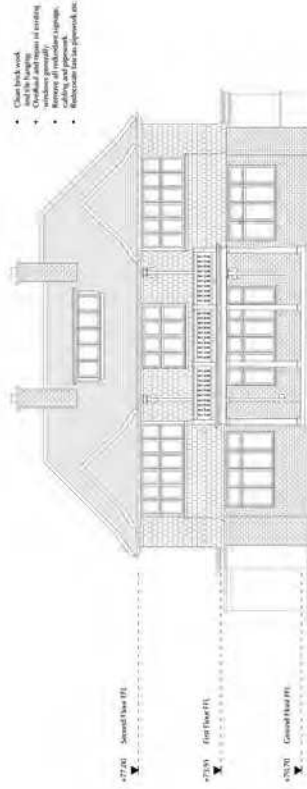
DWG TITLE		The Northwood Pre School Green Lane London	
DATE		04/09/17	RAB
CHECKED BY		SCR	SCR
DWG NO.		2341(2)001	REV. STATUS
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A3		Planning	

Rayner Davies Architects
 Architects | Kent
 2 St. Peter's Gate
 Nottingham
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 01158473859
 www.rda-architects.co.uk



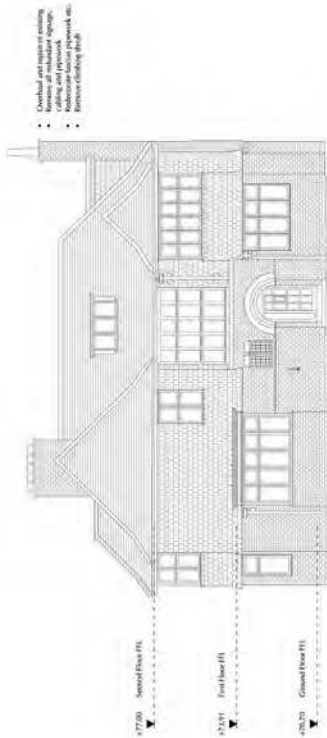
- New boundary wall and fence omitted for clarity
- Removal of existing window generally
- Removal of existing signage
- Redesign for site paperwork etc.

East
 Elevation
 Datum
 Level
 68.00m



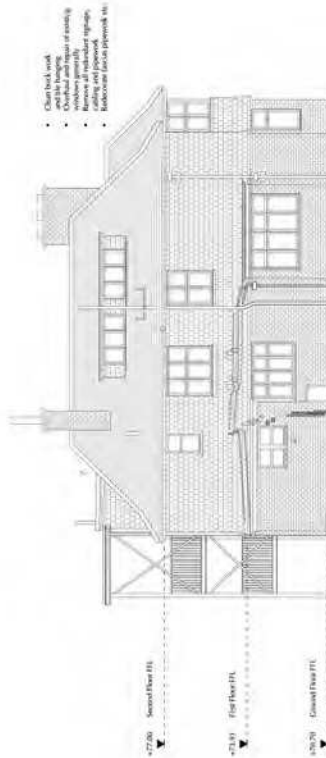
- Clean back work
- Check and repair of existing
- Removal of existing signage
- Redesign for site paperwork etc.

West
 Elevation
 Datum
 Level
 68.00m



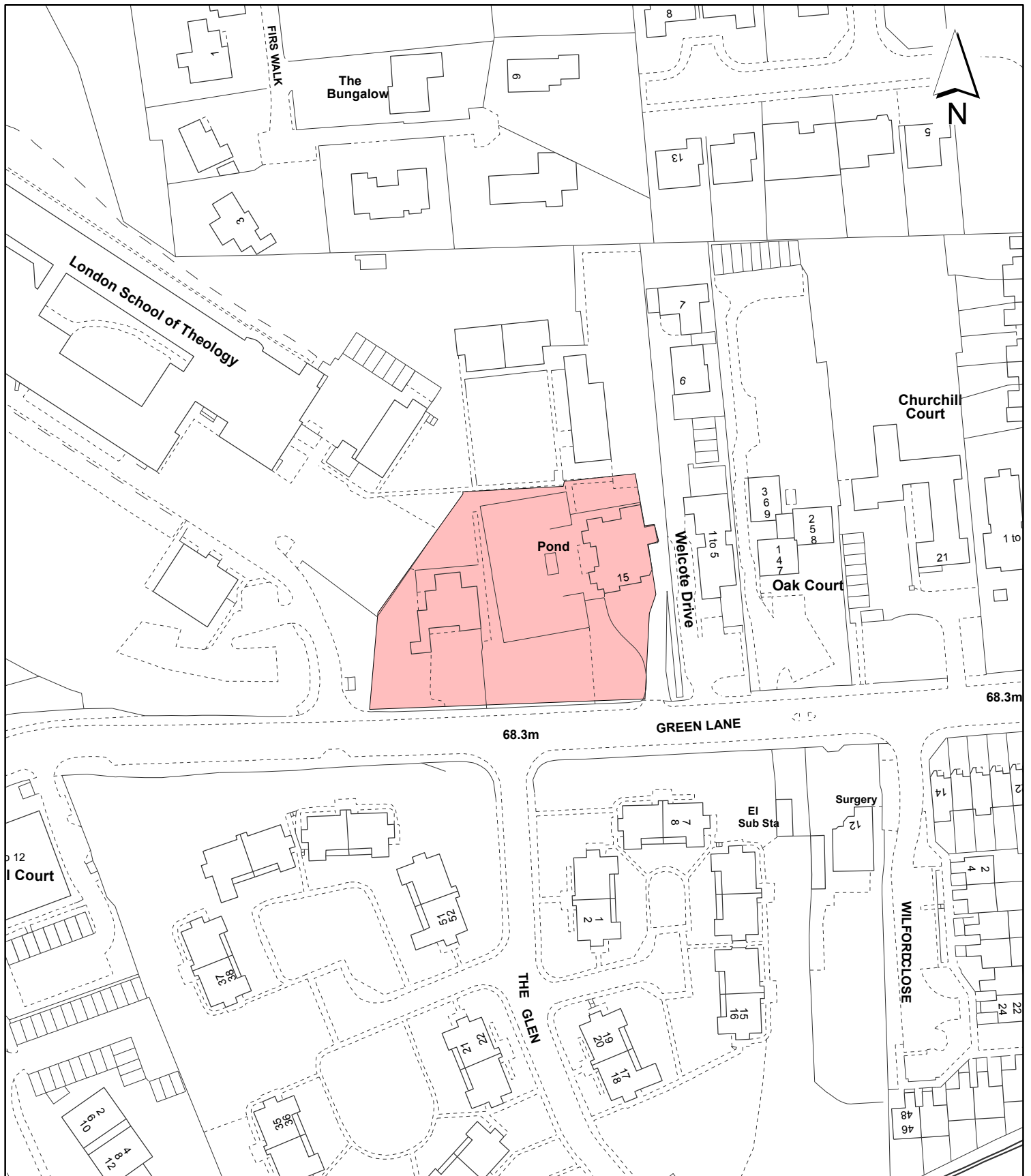
- Check and repair of existing
- Removal of existing signage
- Redesign for site paperwork etc.
- Removal of existing wall

South
 Elevation
 Datum
 Level
 68.00m



- Clean back work
- Check and repair of existing
- Removal of existing signage
- Redesign for site paperwork etc.

North
 Elevation
 Datum
 Level
 68.00m



Notes:

 Site boundary

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Site Address:

**Aldis Hall & Wetherby House
 Green Lane**

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

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

Planning Application Ref:
68153/APP/2017/3233

Scale:
1:1,250

Planning Committee:
North Page 168

Date:
November 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear (REVISED PLANS).

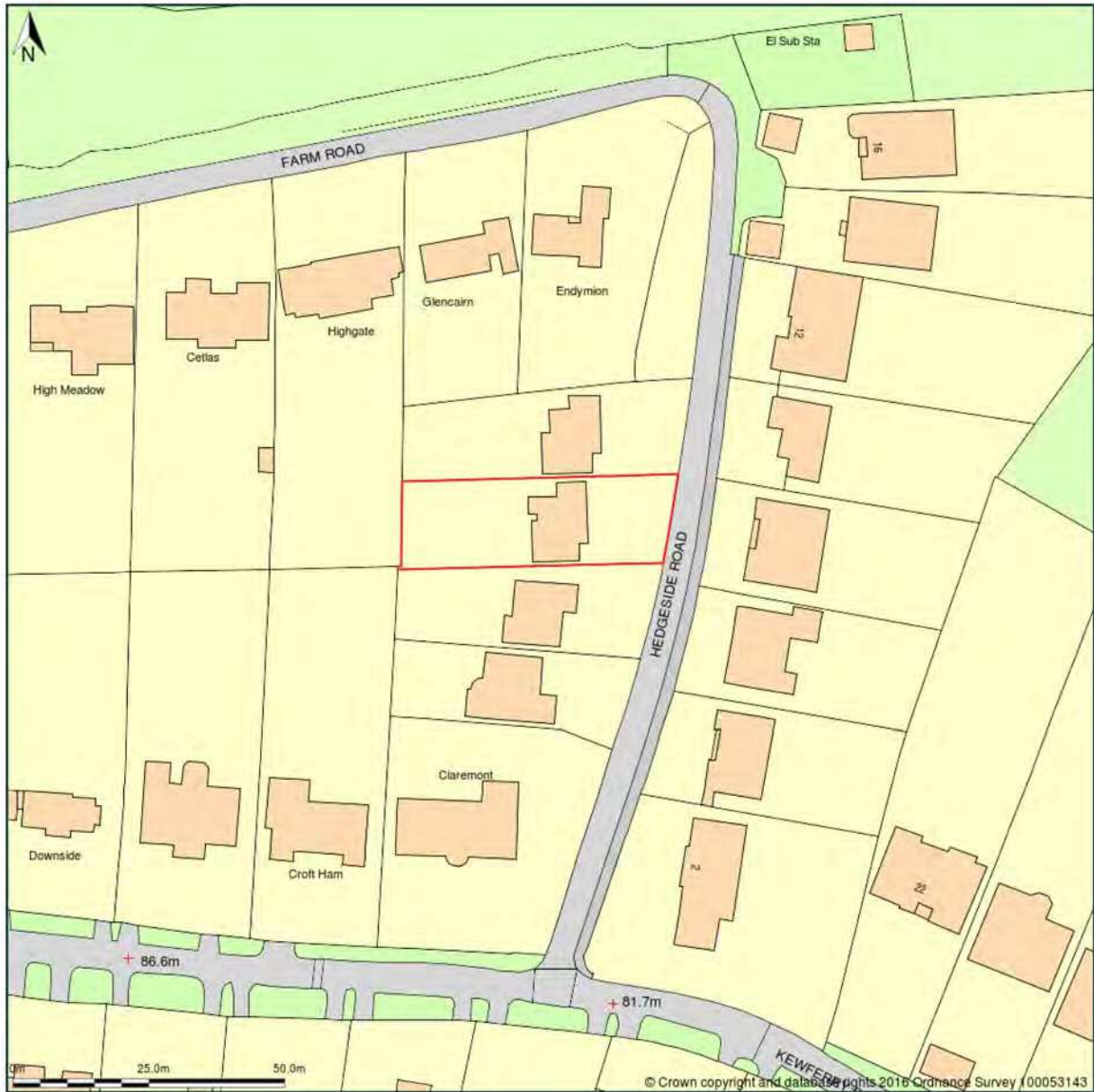
LBH Ref Nos: 38605/APP/2017/2296

Date Plans Received: 23/06/2017

Date(s) of Amendment(s):

Date Application Valid: 10/07/2017

7, Hedgeside Road, Northwood, Hillingdon, HA6 2NX

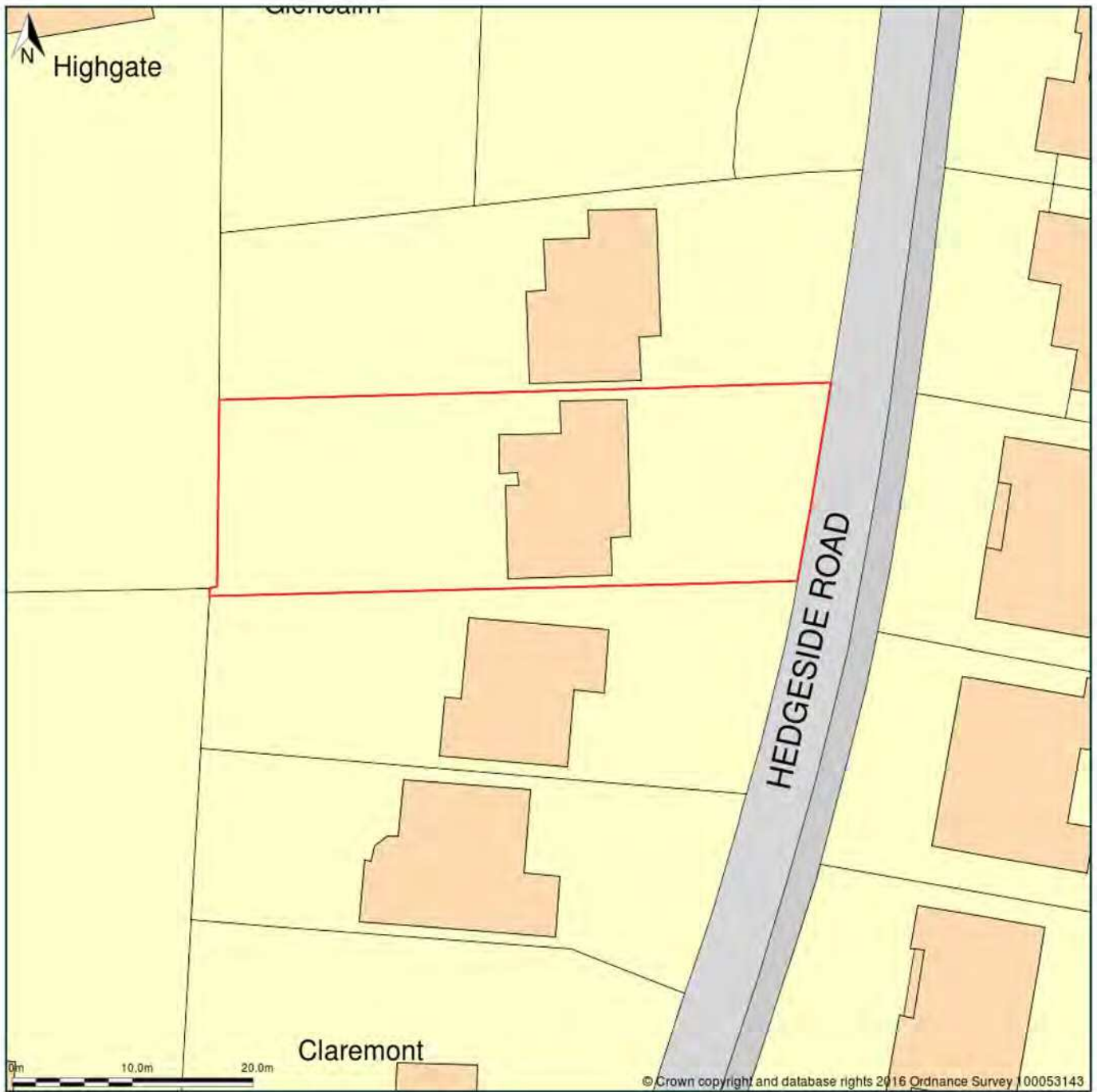


Site Plan shows area bounded by: 508041.9, 192089.1 508241.9, 192289.1 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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7, Hedgeside Road, Northwood, Hillingdon, HA6 2NX



Block Plan shows area bounded by: 508096.9, 192144.1 508186.9, 192234.1 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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NOTES

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2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, as detailed with a water/cement ratio of 0.55.

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITS AS CLOAKED	05/12/2017
2	ISSUED FOR PERMITS AS CLOAKED	15/06/2017
3	ISSUED FOR PERMITS AS CLOAKED	07/06/2017
4	ISSUED FOR PERMITS AS CLOAKED	16/02/2017
5	ISSUED FOR PERMITS AS CLOAKED	08/12/2016

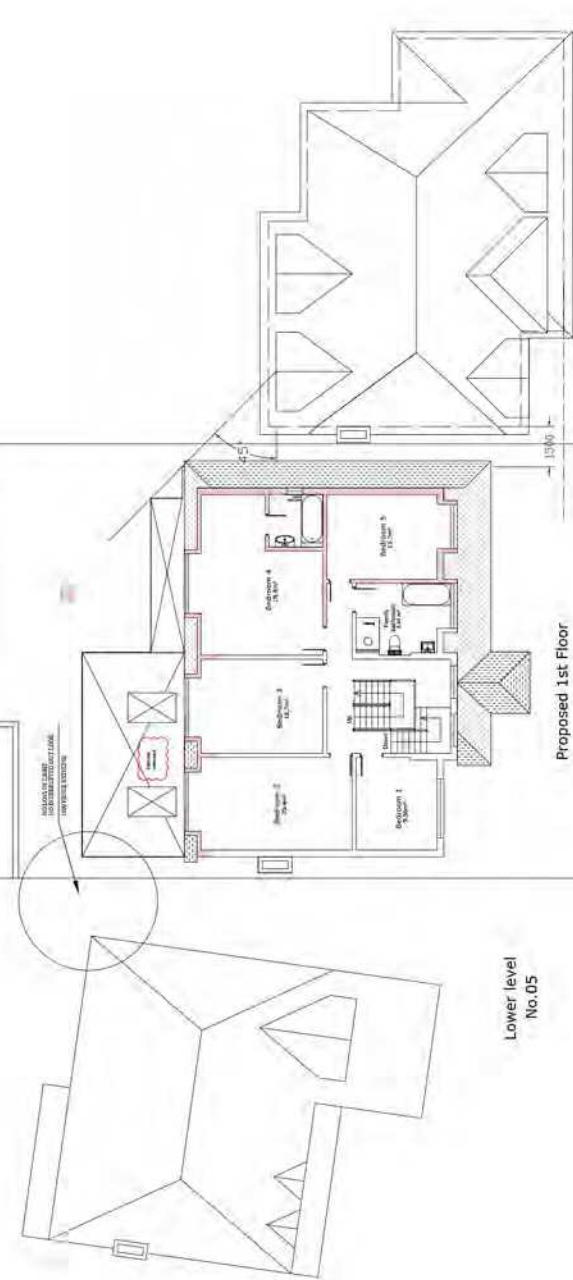
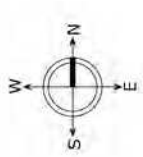
07 HEDGESIDE ROAD

Site plan

Scale: 1:100 @ A1 Date: 31/11/2018 Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Services
 The Business Building, Station Road, Broomfield
 Harlow, Essex, SSG11 1JX
 Tel: 01442 233858 Fax: 01442 233854
 Web: aebutlerpartners.co.uk
 Email: aebutlerpartners@aol.com

Drawing No. **4676/11** Rev. **E**

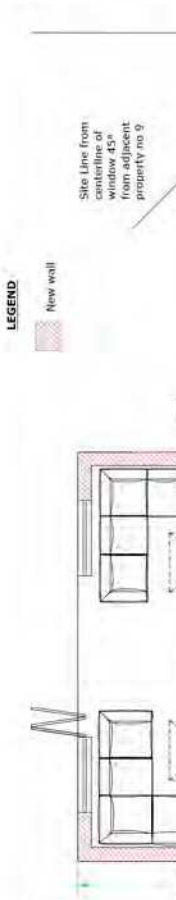


NOTES

- The drawing is to be read in conjunction with the Specification of Materials and all relevant Architects, Civils, and Building Services Drawings.
- IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
- FOUNDATION CONCRETE:** To have a minimum cement content of 330 kg/m³, B.S. 12490, and a water/cement ratio of 0.5.

LEGEND

New wall



Proposed Ground Floor Plan



Existing Ground Floor Plan

REV	DESCRIPTION	DATE
A	PLANS APPROVED	20.10.2018
B	PLANS APPROVED	20.10.2018
C	PLANS APPROVED	20.10.2018
D	PLANS APPROVED	20.10.2018
E	PLANS APPROVED	20.10.2018
F	PLANS APPROVED	20.10.2018
G	PLANS APPROVED	20.10.2018
H	PLANS APPROVED	20.10.2018

Client: _____
 Date: _____
 Drawing Title: _____

07 HEDGESIDE ROAD

GROUND FLOOR PLAN

Scale: 1:50
 Date: 21.11.2018
 Drawn: C.C.

A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Services
 The Rectory, 111, High Street, London, SE1 1JF, UK
 Tel: 020 7422 2388 Fax: 020 7422 2389
 Email: aeb@butlerpartners.co.uk

Company No: **467607**

Rev: **H**

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2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.

REV	DESCRIPTION	DATE
E	PLANS UPDATED ACCORDING TO	06.03.2017
D	PLANS UPDATED ACCORDING TO	20.09.2017
C	PLANS UPDATED ACCORDING TO	19.06.2017
B	PLANS UPDATED ACCORDING TO	07.06.2017
A	PLANS UPDATED	20.10.2016

Client: _____
 Date: _____

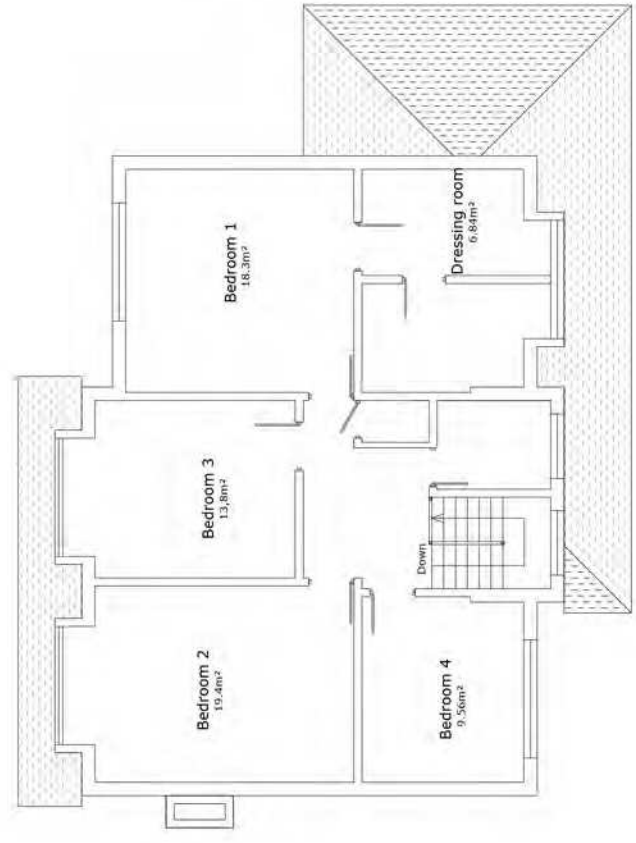
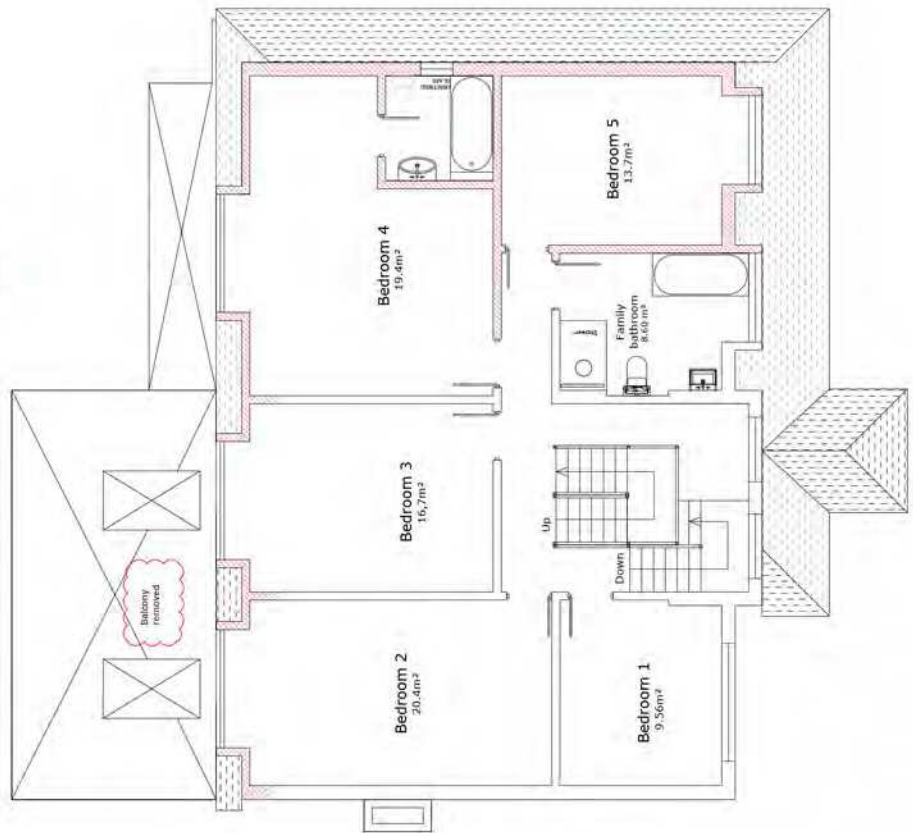
Site Name: **07 HEDGESIDE ROAD**

Drawing Title: **FIRST FLOOR PLAN**

Scale: 1:50
 Date: 31.11.2016
 Drawn: C.C.
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Rectory, Hedgely Road
 Hedgely, Hedgely, Hedgely, Hedgely
 ☎ 44 (0) 1442 23838 ☎ 44 (0) 1442 23434
 Web: aebutlerpartners.co.uk
 Email: aebutler@aedp.co.uk

Drawing No: **4676/08**
 Rev: **E**

LEGEND
 New wall



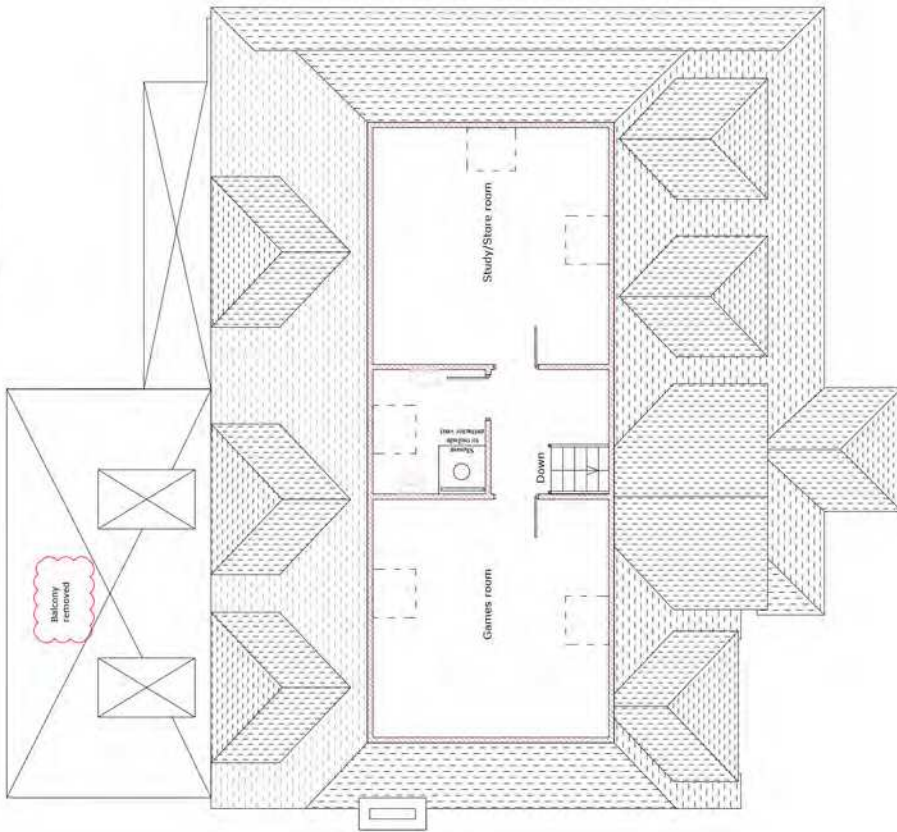
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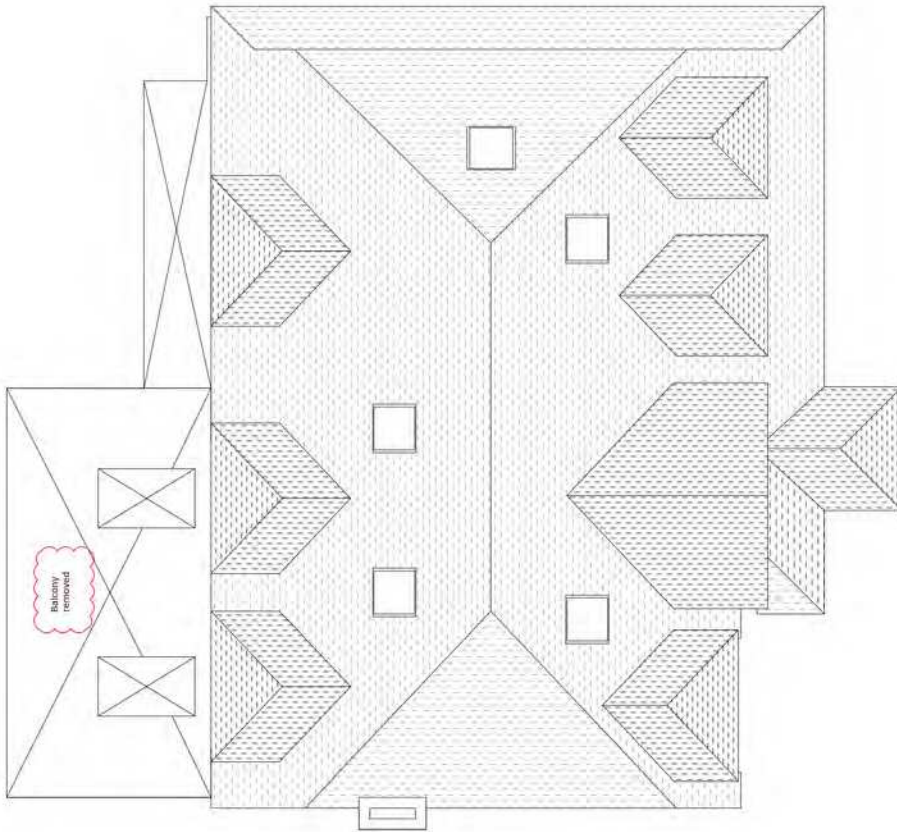
1. The drawing is to be read in conjunction with the Specification (if applicable) and all relevant Architects, civil, and building services drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, combined with a water/cement ratio of 0.5.



LEGEND
 New wall



Proposed second floor Plan



Proposed roof Plan

REV	DESCRIPTION	DATE
H	DRAWING PARTS CLOSED	05/12/17
G	DRAWING PARTS CLOSED	26/06/17
F	DRAWING PARTS CLOSED	18/06/17
E	DRAWING PARTS CLOSED	07/06/17
D	DRAWING PARTS CLOSED	16/02/17
*	PLANS UPDATED	20/02/16
*	REDESIGNED	23/08/16
A	PLANS UPDATED	23/08/16

Client: _____
 Job File: _____

07 HEDGESIDE ROAD

Drawing Title: **PROPOSED PLANS**

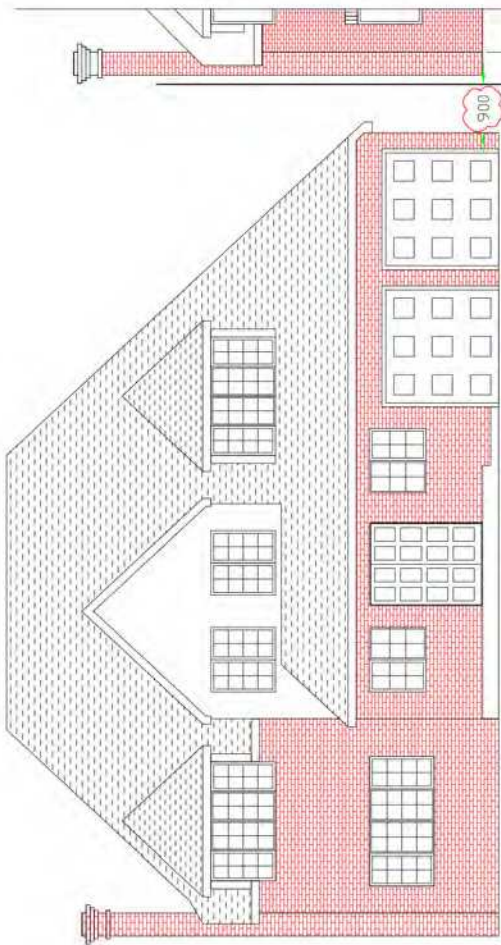
Scale: 1:50 @ A1 Date: 05/12/16 Drawn: C.C.
A.E. Buller & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Business Building, St. Andrew's Road
 Harrogate, North Yorkshire, HG1 1HT, UK
 ☎ 44 (0) 1442 23888 ☎ 44 (0) 1442 23484
 Web: aebullerpartners.co.uk
 Email: ae@aebullerpartners.co.uk

Drawing No: **4676/03** Rev: **H**

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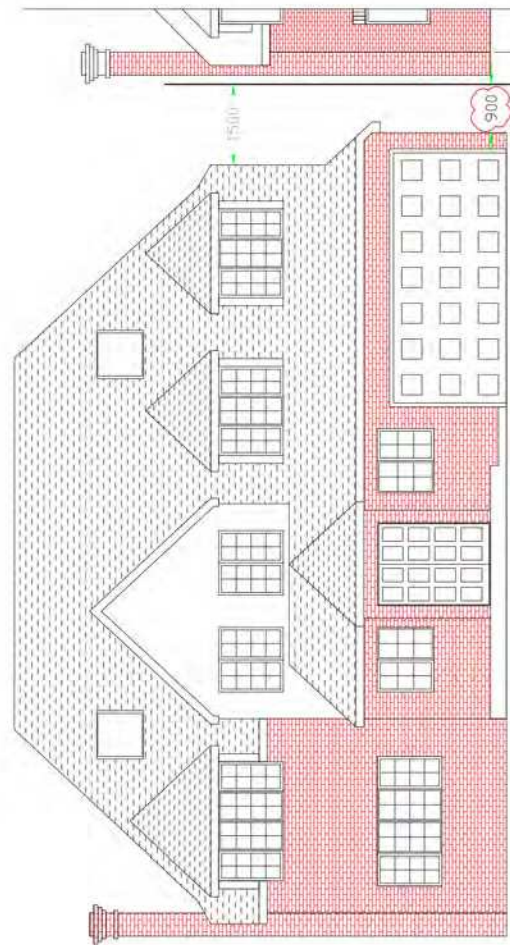
NOTES

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2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, mixed with a water/cement ratio of 0.5.



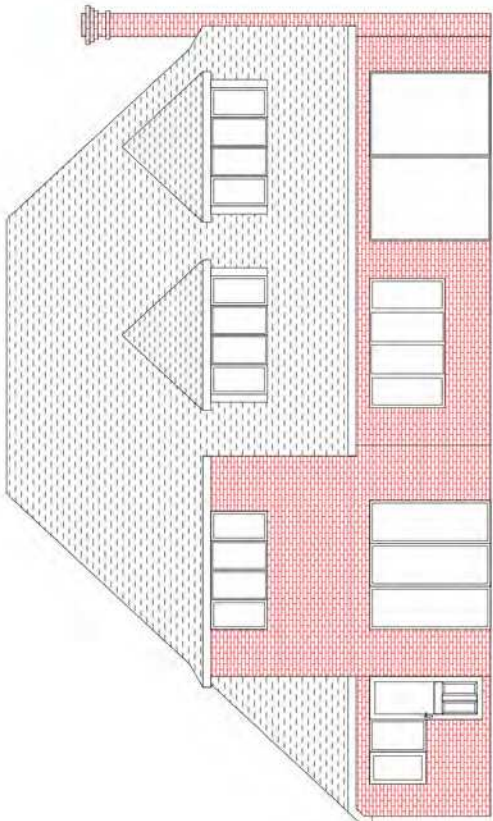
Existing front elevation

Boundary line

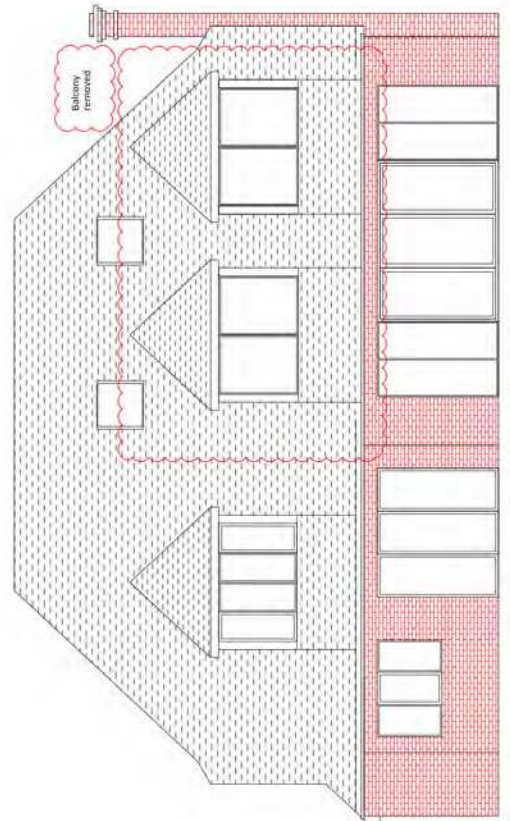


Proposed front elevation

Boundary line



Existing rear elevation



Proposed rear elevation

REV	DESCRIPTION	DATE
C	ELEVATION UPDATES/ADDED	05/12/2017
B	ELEVATION UPDATES/ADDED	20/06/2017
A	ELEVATION UPDATES	26/12/2016

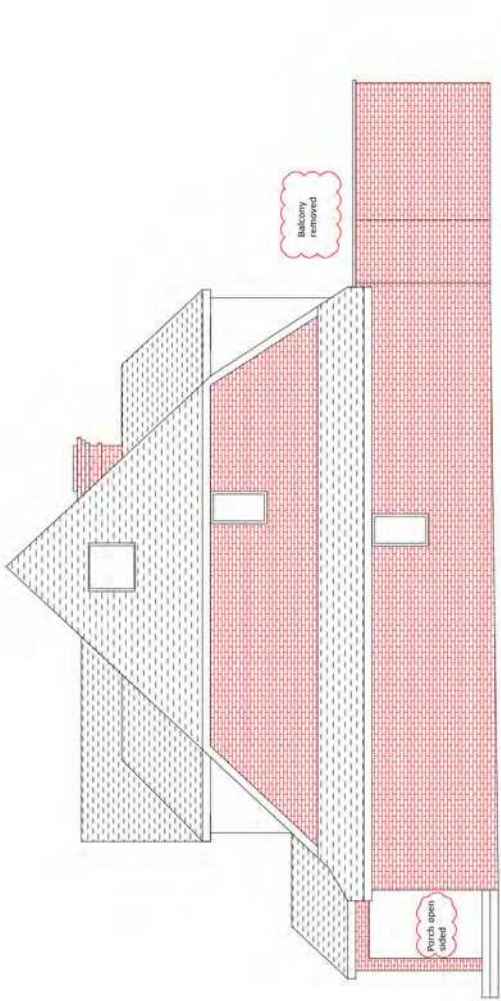
Scale	1:50 @ A1	1:11 @ A2	Drawn	C.C.
Client	07 HEDGESIDE ROAD			
Job Title	FRONT AND REAR ELEVATIONS			
Drawing Title	FRONT AND REAR ELEVATIONS			

Scale	1:50 @ A1	1:11 @ A2	Drawn	C.C.
A.E. Butler & Partners Limited				
Consulting Structural & Civil Engineers				
Building Surveyors				
The Rectory, 111, Hedgeway, Hedgeway Road				
Hedgeley, Hedgeway, Hedgeway Road				
Leeds, LS11 1JH				
Tel: 0113 275 1111 Fax: 0113 275 1112				
Mobile: 07700 144223 Email: aeb@butlerpartners.co.uk				
Web: www.butlerpartners.co.uk				
Email: aeb@butlerpartners.co.uk				
Drawing No.	4676/09			Rev
				C

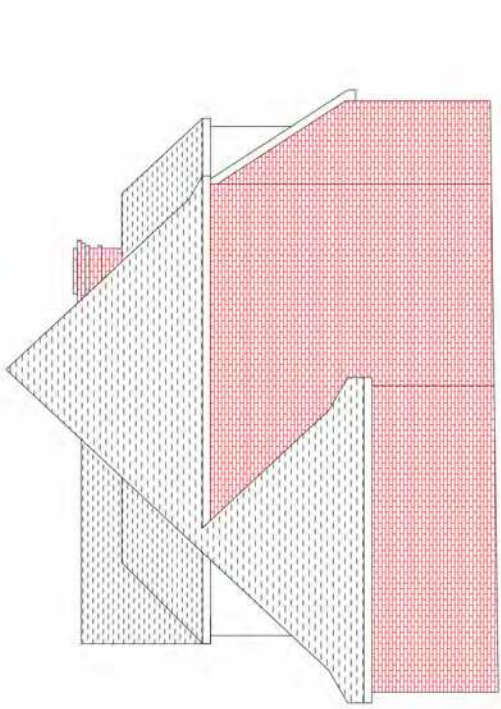
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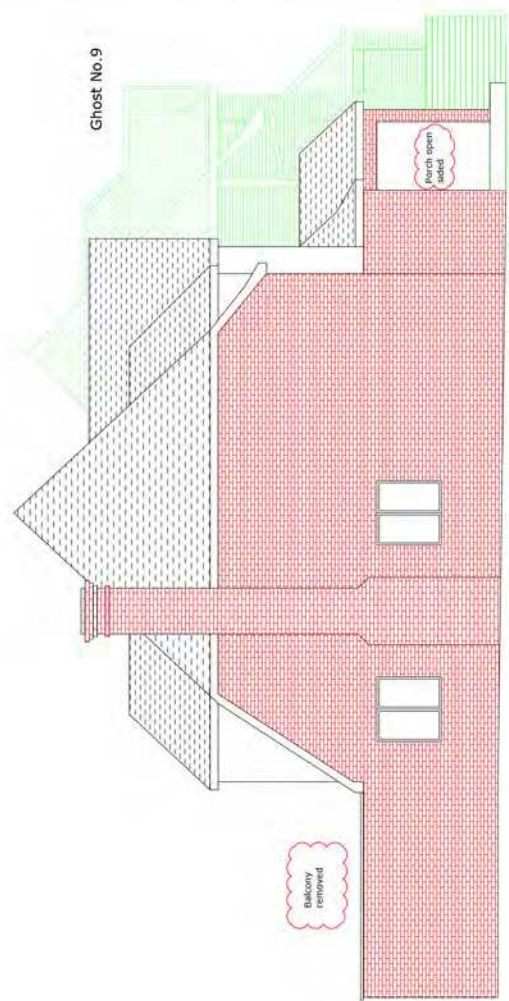
1. This drawing is to be read in conjunction with the Specification of Applications and all relevant Architects, civil, and building services drawings.
2. **IMPORTANT:** Check and verify all dimensions on site prior to any construction works.
3. **FOUNDATION CONCRETE** to have a minimum cement content of 330 kg/m³, mixed with a water/cement ratio of 0.5.



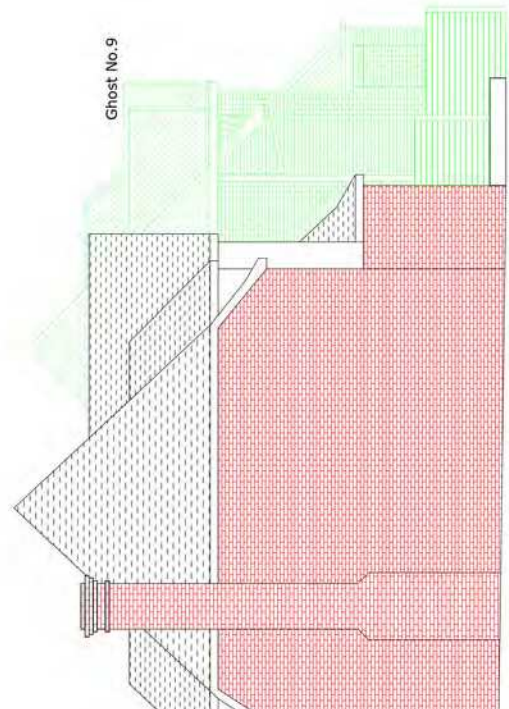
Proposed right hand elevation



Existing right hand elevation



Proposed left hand elevation



Existing left hand elevation

REV	DESCRIPTION	DATE
E	DRAWING PUBLISHED AS CLOSED	06.03.2017
D	DRAWING PUBLISHED AS CLOSED	26.09.2017
C	DRAWING PUBLISHED AS CLOSED	13.08.2017
B	DRAWING PUBLISHED AS CLOSED	27.02.2017
A	ELEVATIONS PUBLISHED	30.10.2016

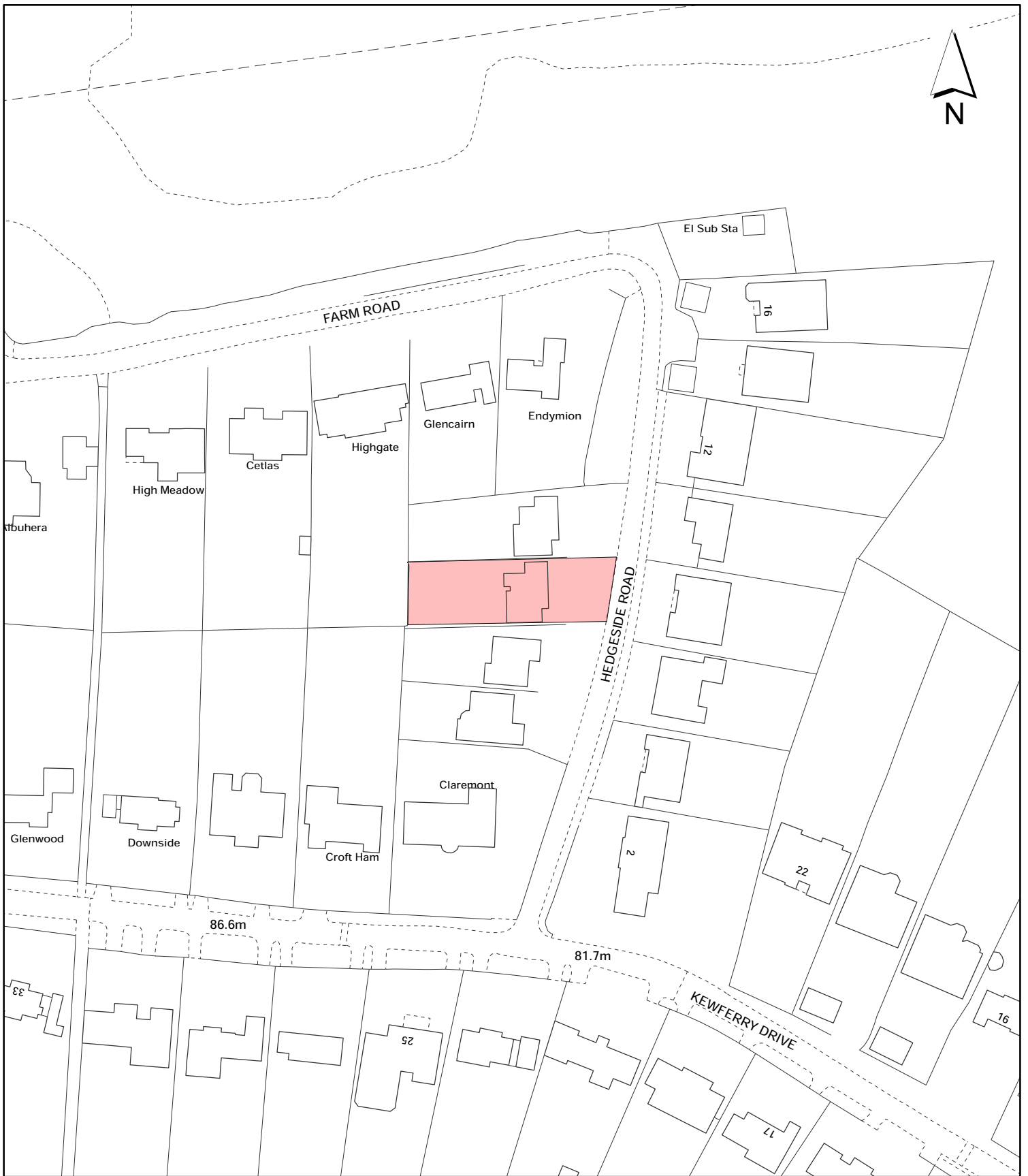
Client: _____
 Job Title: _____

07 HEDGESIDE ROAD

LEFT AND RIGHT FLANK ELEVATIONS

Scale: 1:50 @ A1 Date: 31.11.2016 Drawn: C.C.
A.E. Butler & Partners Limited
 Consulting Structural & Civil Engineers
 Building Surveyors
 The Business Building, 111, St. James Road,
 Harlow, Essex, SSG11 1JH, UK
 ☎ 44 (0) 1442 23838 ☎ 44 (0) 1442 234384
 Web: aebutlerpartners.co.uk
 Email: aebutler@gbmail.com

Drawing No: **4676/10** Rev: **E**



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Site Address:

7 Hedgeside

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

Planning Application Ref:
38605/APP/2017/2296

Scale:
1:1,250

Planning Committee:
North Page 178

Date:
November 2017



Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Two storey, 6-bed detached dwelling house with habitable basement and roof space, involving demolition of existing dwelling house.

LBH Ref Nos: 17990/APP/2017/3191

Date Plans Received:	01/09/2017	Date(s) of Amendment(s):	01/09/0017
Date Application Valid:	07/09/2017		01/09/2017

revision

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0 2m 4m 6m 8m 10m

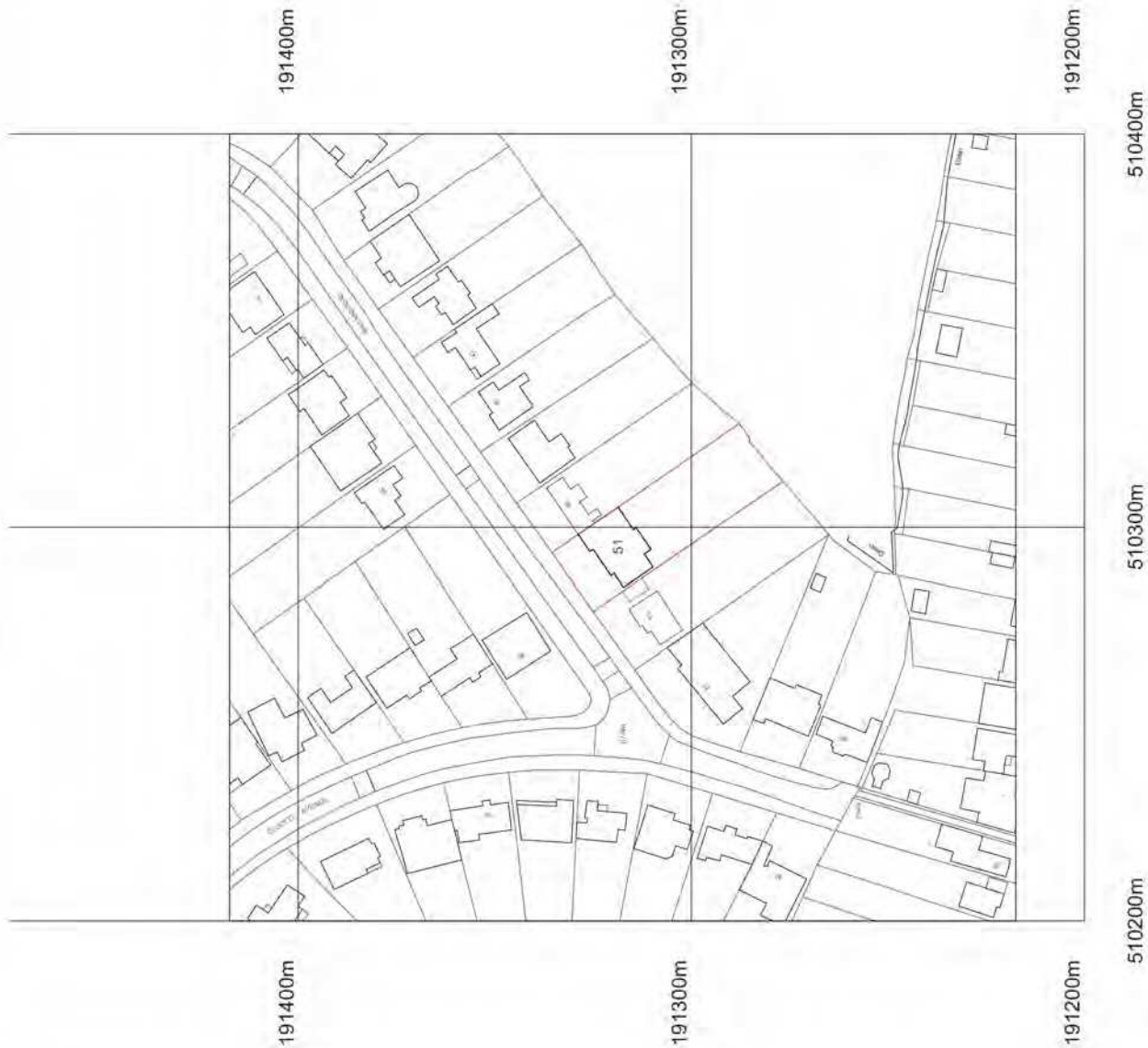


nicolas tye architects
the long barn studio limbersey lane, maulden
bedfordshire mk45 2ea
t: +44(0)1525 406677 fax: +44(0)1525 406688
w: www.nicolastyearchitects.co.uk e: info@nicolastyearchitects.co.uk

project Wieland Road, Northwood, HA6 3QX
drawing title **location plan**
scale 1:200@A3
status for information for tender for construction
drawn by JR
date 2017.09.07

drawing number
1832.02.00

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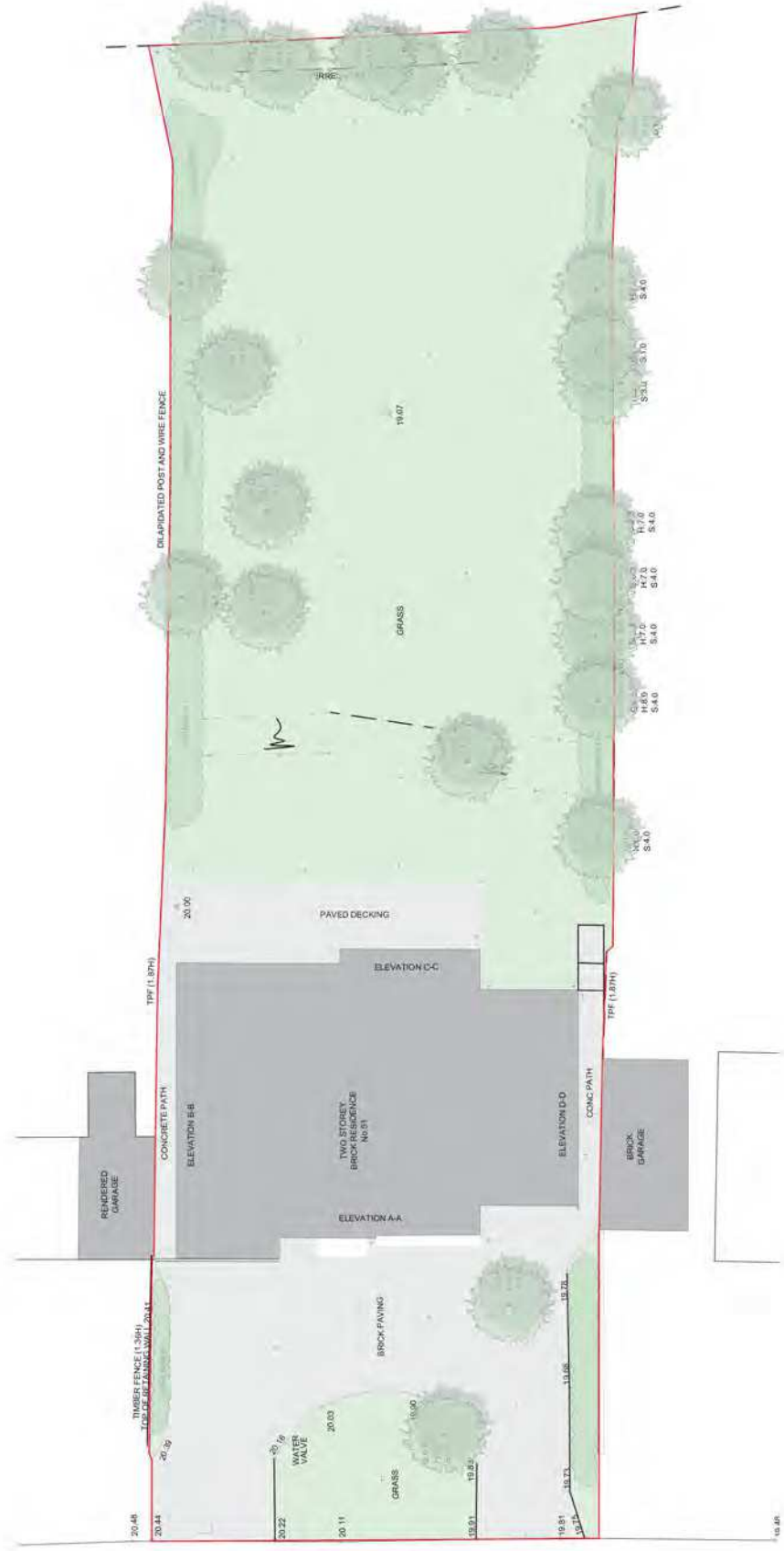


nicolas tye architects
 the long barn studio limbersey lane maulden
 bedfordshire mk45 2ea
 t: +44(0)1525 406677 fax: +44(0)1525 406688
 w: www.nicolastyearchitects.co.uk e: info@nicolastyearchitects.co.uk

project Wieland Road, Northwood, HA6 3QX
 drawing title **existing site plan**
 scale 1:100@A3 date 2017.07.31
 status for information for tender for construction

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drawing number
1832.01.01



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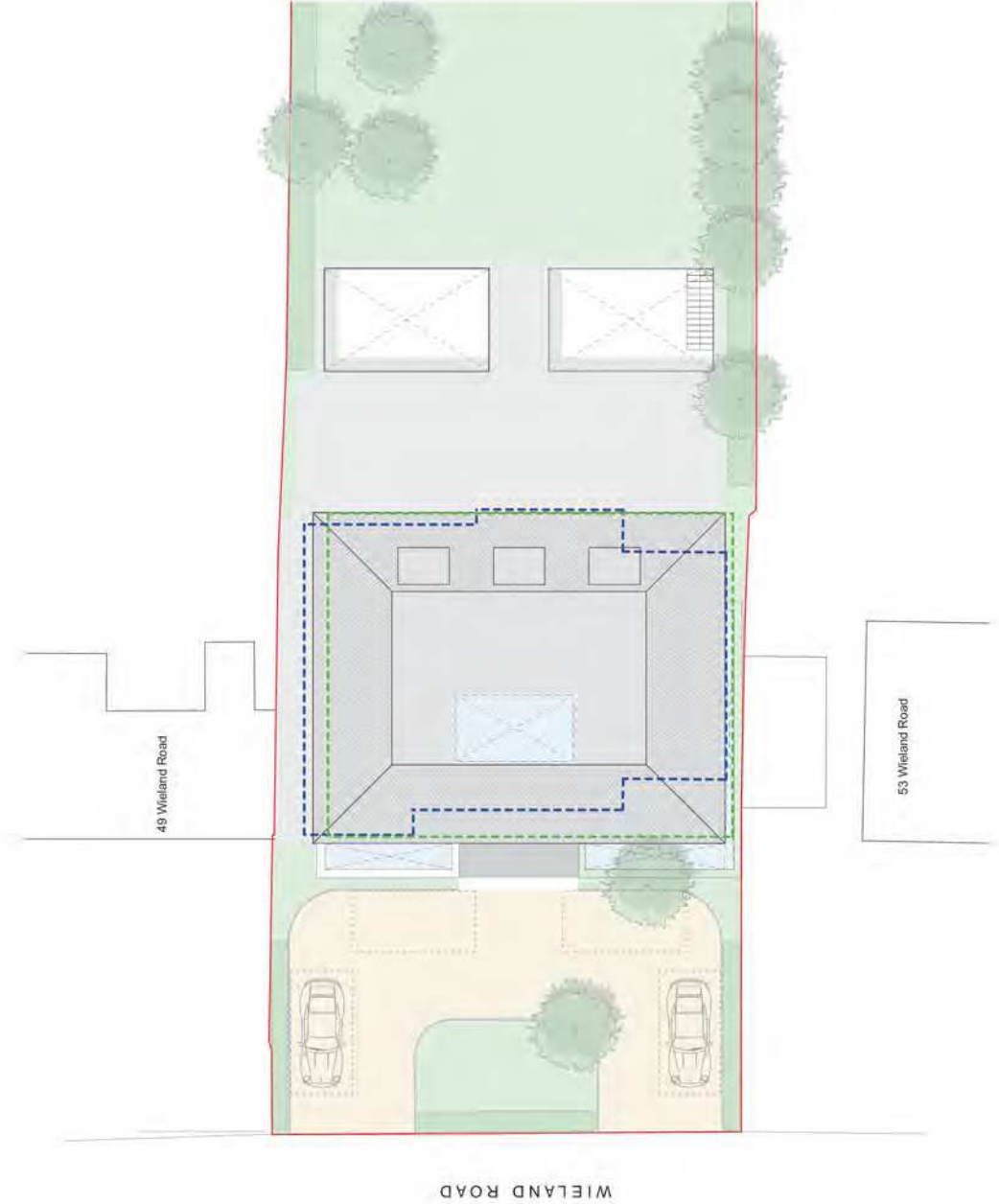
nicolas tye architects
the long barn studio limbersey lane maulden
bedfordshire mk45 2ea

t: +44(0)1525 406677 fax +44(0)1525 406688
w: www.nicolastyearchitects.co.uk e: info@nicolastyearchitects.co.uk

project Wieland Road, Northwood, HA6 3QX
drawing title **proposed site plan**
scale 1:200@A3 date 2017.07.31
status for information for tender for construction

drawing number
1832.02.01

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Key

- - - outline of approved extensions (17990/APP/2015/645)
- - - outline of existing buildings

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All work must conform to BRS Environmental, manufacturing
recommendations, British Standards, Codes of Practice, Local
Authority regulations and to the satisfaction of the owners and
Architect. Please note that if drawings conflict with any of these
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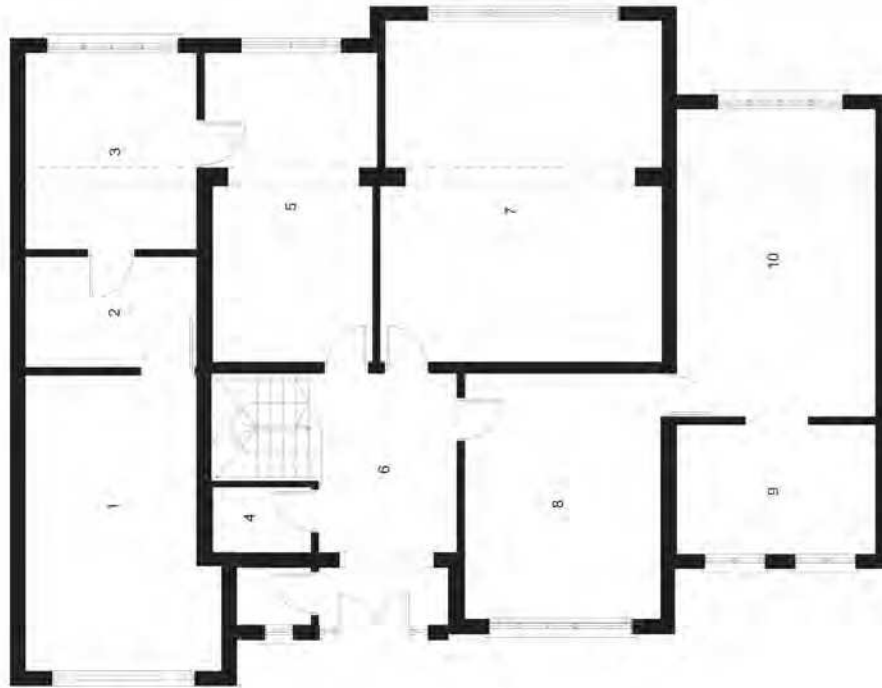


nicolas tye architects
the long barn studio limbersey lane, maulden
bedfordshire mk45 2ea
t: +44(0)1525 406677 fax: +44(0)1525 406688
w: www.nicolastyearchitects.co.uk e: info@nicolastyearchitects.co.uk

project Wieland Road, Northwood, HA6 3QX
drawing title **existing ground floor plan**
scale 1:100@A3 date 2017.07.31
status for information for tender for construction

drawing number
1832.01.02

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- Key
- 1 garage
 - 2 utility room
 - 3 kitchen
 - 4 w/c
 - 5 family room
 - 6 entrance lobby
 - 7 living room
 - 8 dining room
 - 9 study
 - 10 reception room
- existing walls
 structural overhead

NOTES
 All work must conform to BRS Environmental, manufacturing and construction standards, British Standards, Codes of Practice, Local Authority regulations and to the satisfaction of the owners and Architect. Please note that if drawings conflict with any of these documents/booklets, contractor is to advise architect.



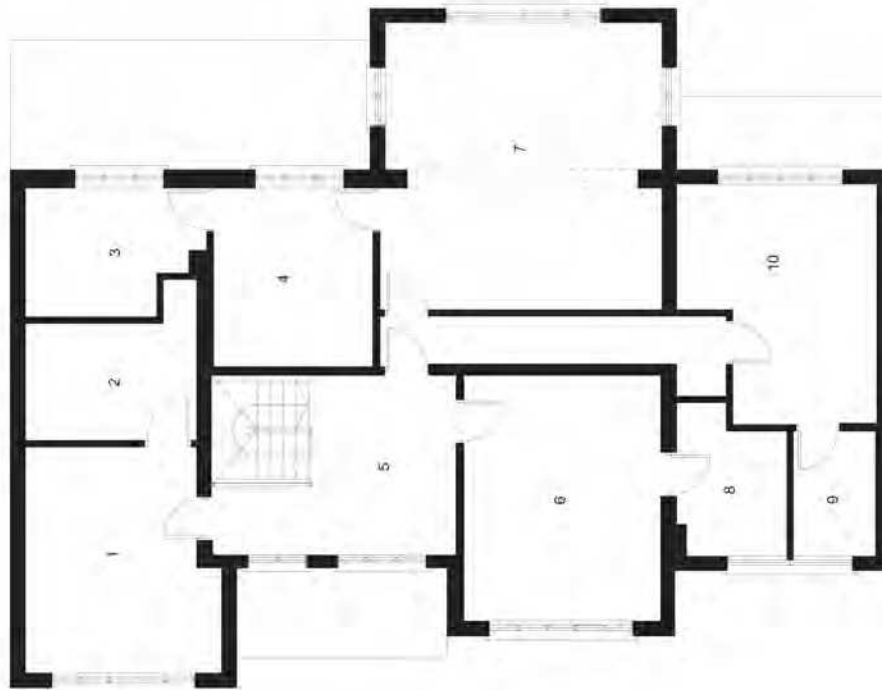
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 the long barn studio limbersey lane, maulden
 bedfordshire mk45 2ea
 t: +44(0)1525 406677 fax: +44(0)1525 406688
 w: www.nicolastyearchitects.co.uk e: info@nicolastyearchitects.co.uk

project Wieland Road, Northwood, HA6 3QX
 drawing title **existing first floor plan**
 scale 1:100@A3 date 2017.07.31
 status for information for tender for construction

drawing number
1832.01.03

drawn by JR

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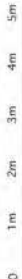


Key

- 1 bedroom 4
- 2 en-suite
- 3 master en-suite
- 4 dressing room
- 5 landing
- 6 bedroom 3
- 7 master bedroom
- 8 en-suite
- 9 en-suite
- 10 bedroom 2

proposed walls
 structure overhead

notes
All work must conform to NBS Specifications, manufacturers recommendations, British Standards, Codes of Practice, Local Authority regulations, and to the satisfaction of the owners and Architect. Please note that if drawings conflict with any of these documents/bodies, contractor is to advise architect.

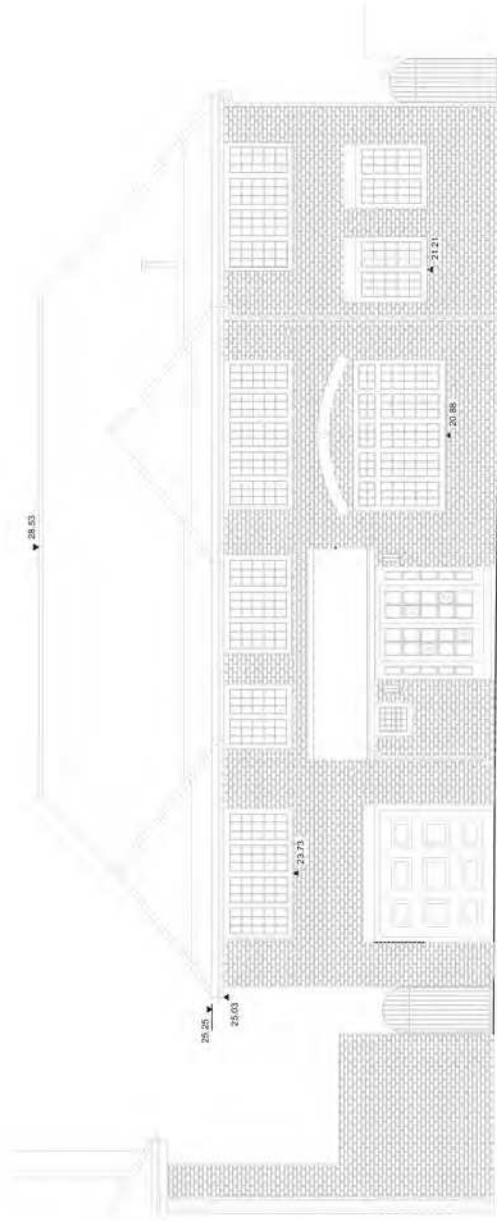


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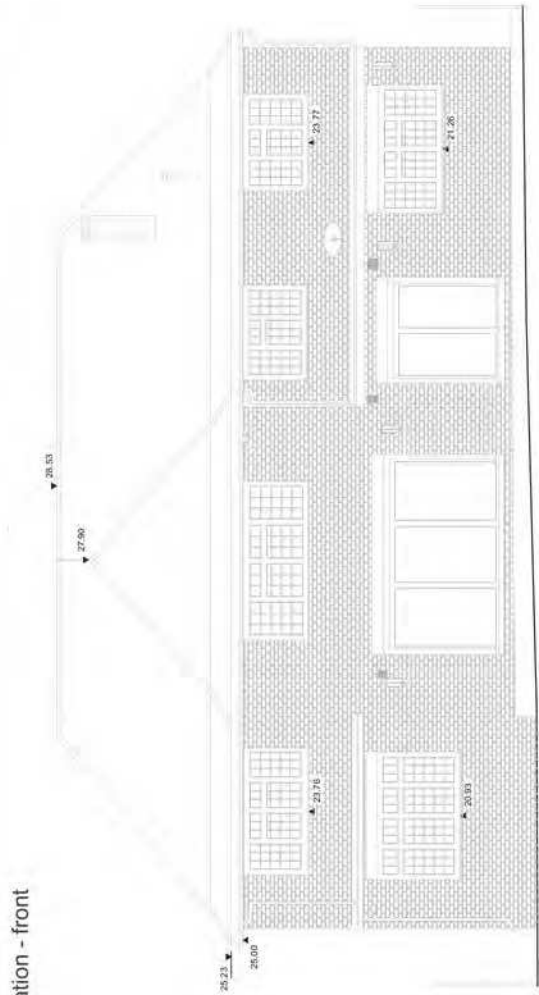
project Wieland Road, Northwood, HA6 3QX
drawing title **existing elevations**
scale 1:100@A3 date 2017.08.18 drawn by GG
status for information for tender for construction

drawing number
1832.01.04

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north west elevation - front



south east elevation - rear

notes
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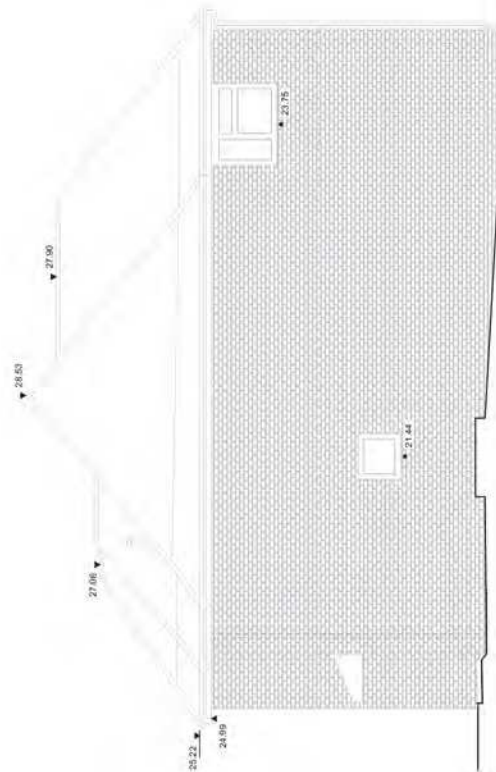


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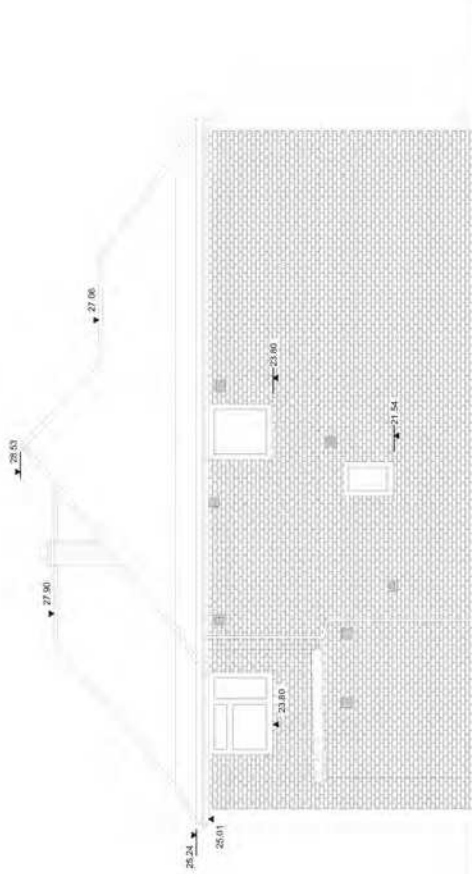
project Wieland Road, Northwood, HA6 3QX
drawing title **existing side elevations**
scale 1:100@A3 date 2017.07.31
status for information for tender for construction
drawn by JR

drawing number
1832.01.05

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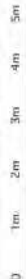


south west elevation



north east elevation

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the long barn studio limbersey lane maulden
bedfordshire mk45 2ea
t: +44(0)1525 406677 fax +44(0)1525 406688
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project Wieland Road, Northwood, HA6 3QX
drawing title proposed basement floor plan
scale 1:100@A3 date 2017.07.31
status for information for tender for construction

drawing number
1832.02.02

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Key	1	2	3	4	5	6	7	8	9	10	11	12
	annex	plant room	entertainment room	w/c	changing room	sauna / steam room	gym	pool	jacuzzi	outline of bridge above	basement courtyard	lift
	<input checked="" type="checkbox"/> proposed walls <input type="checkbox"/> outline of rooflight											

notes

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the long barn studio limbersey lane maulden
bedfordshire mk45 2ea

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w: www.nicolastyearchitects.co.uk e: info@nicolastyearchitects.co.uk

project Wieland Road, Northwood, HA6 3QX
drawing title proposed ground floor plan
scale 1:100@A3 date 2017.07.31

status for information for tender for construction

drawing number
1832.02.03

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- Key
- 1 study
 - 2 spicy kitchen
 - 3 lift
 - 4 w/c
 - 5 entrance lobby
 - 6 kitchen
 - 7 dining area
 - 8 seating area
 - 9 tv room
 - 10 rear terrace
 - 11 bridge to garden
- proposed walls
- - - void outline

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the long barn studio limbersey lane maulden
bedfordshire mk45 2ea

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project Wieland Road, Northwood, HA6 3QX
drawing title **proposed first floor plan**
scale 1:100@A3 date 2017.07.31
status for information for tender for construction

drawing number
1832.02.04

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All first floor side windows
to be obscure glazed and
non-operable below 1.7m



Key

- 1 laundry
- 2 en-suite 3
- 3 bedroom 3
- 4 lift
- 5 first floor landing
- 6 en-suite 2
- 7 bedroom 2
- 8 dressing room
- 9 master en-suite
- 10 master bedroom

█ proposed walls

notes

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 the long barn studio limbersey lane maulden
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project Wieland Road, Northwood, HA6 3QX
 drawing title **proposed second floor plan**
 scale 1:100@A3 date 2017.07.31
 status for information for tender for construction

drawing number
1832.02.05

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- Key
- 1 store room
 - 2 lift
 - 3 bedroom 4
 - 4 second floor landing with rooflight over
 - 5 shared bathroom
 - 6 bedroom 5
 - 7 store room
 - 8 en-suite 6
 - 9 bedroom 6
- proposed walls

 restricted head height

revision

notes

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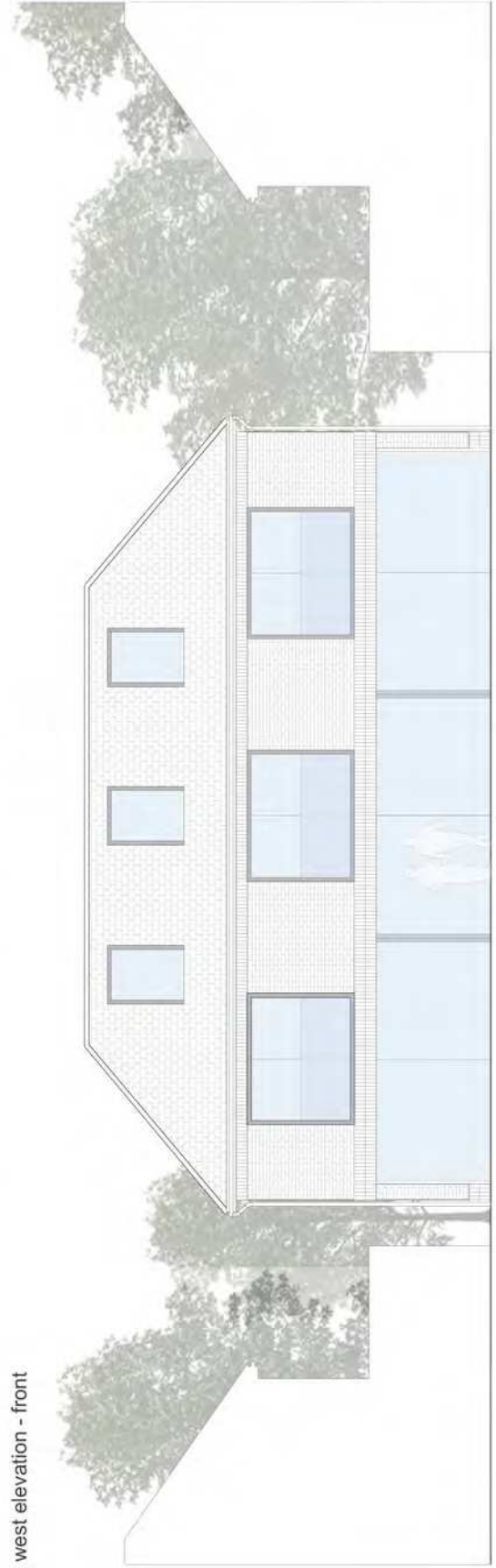
project Wieland Road, Northwood, HA6 3QX
drawing title **proposed elevations**
scale 1:100@A3 date 2017.07.31
status for information for tender for construction

drawing number
1832.02.06

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north west elevation - front



south east elevation - rear

revision

notes

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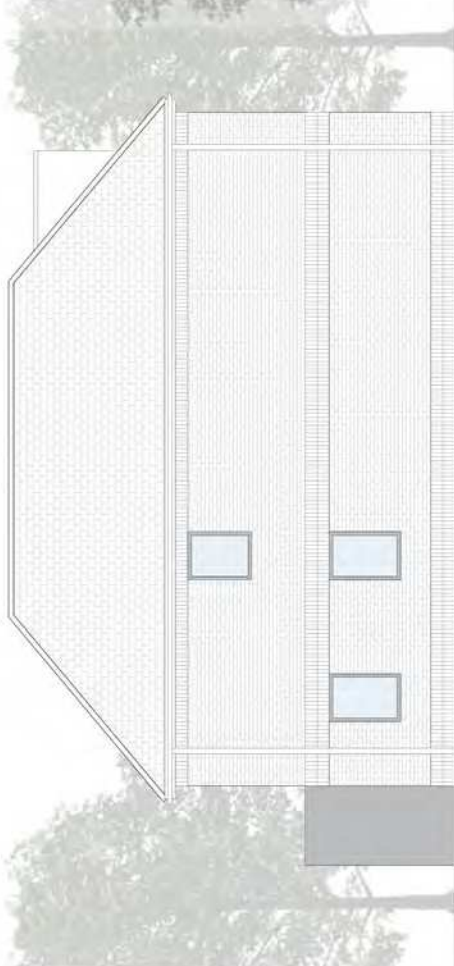


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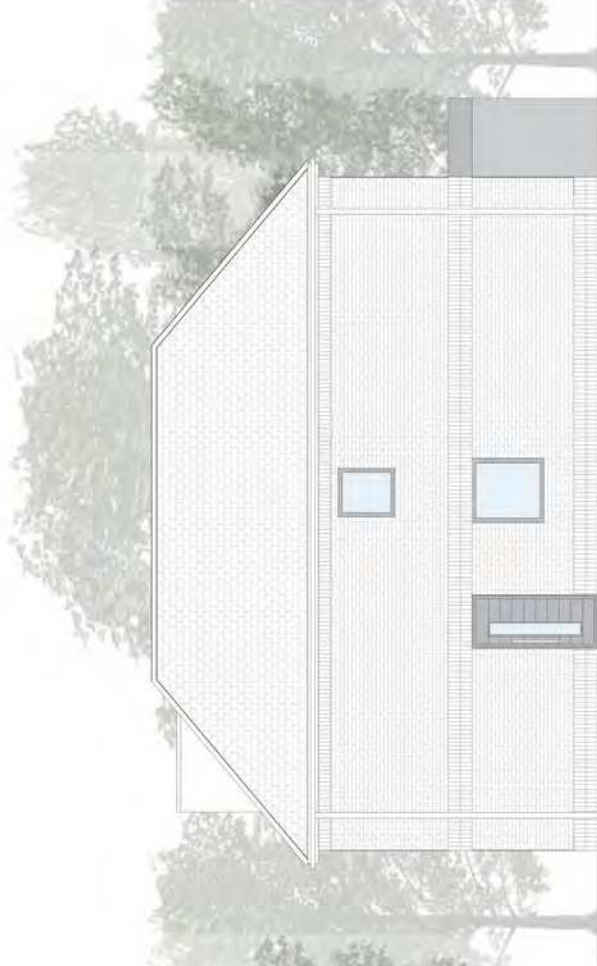
project Wieland Road, Northwood, HA6 3QX
drawing title **proposed side elevations**
scale 1:100@A3 date 2017.07.31
status for information for tender for construction

drawing number
1832.02.07

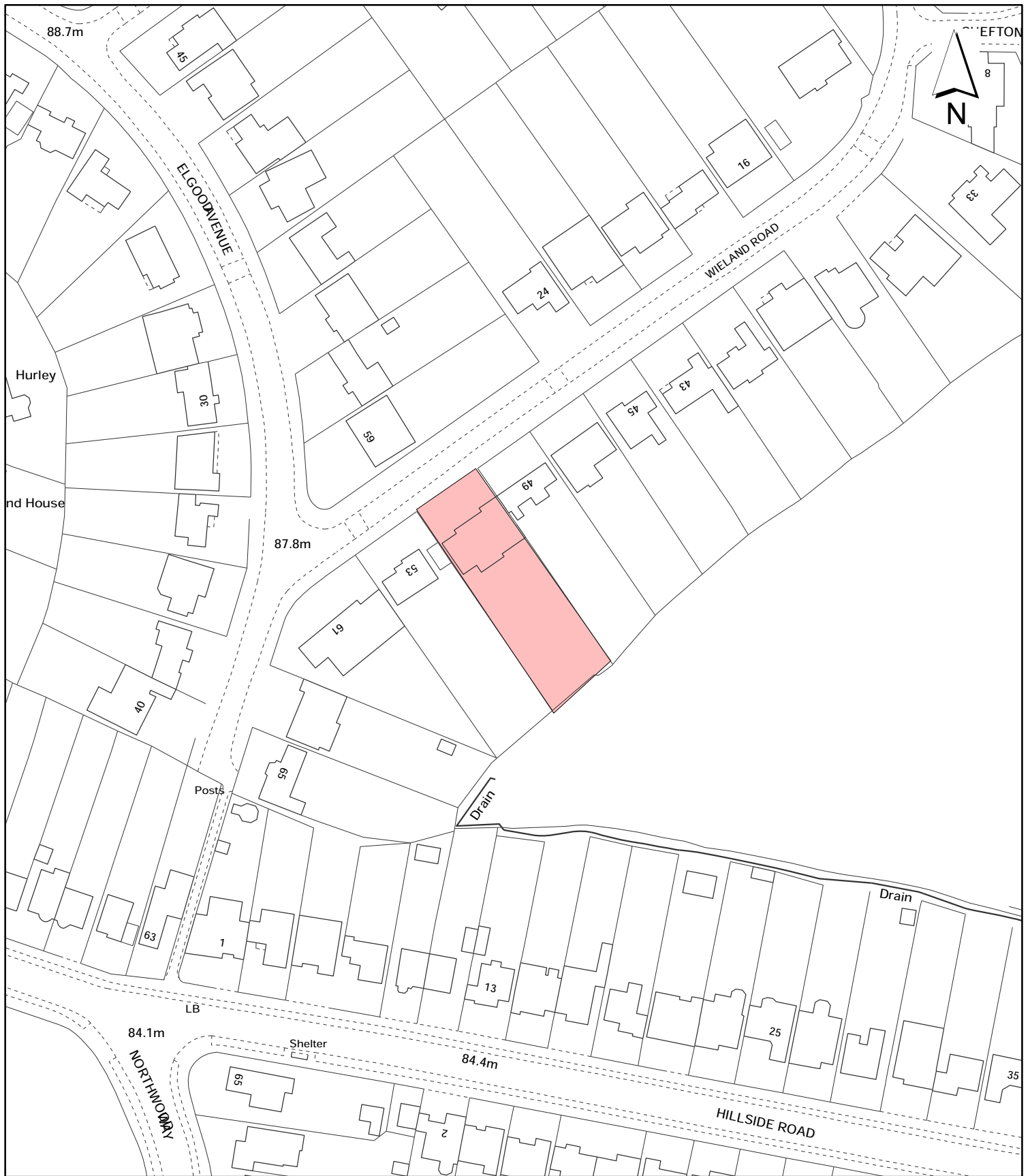
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south west elevation



north east elevation



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51 Wieland Road

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

Planning Application Ref:
17990/APP/2017/3191

Scale:
1:1,250

Planning Committee:
North Page 193

Date:
November 2017

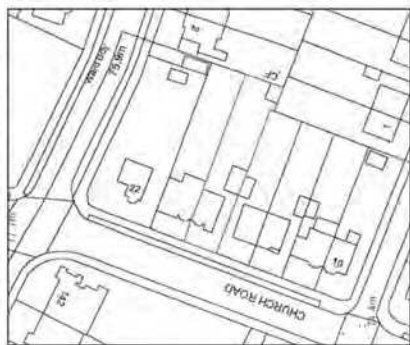


Report of the Head of Planning, Sport and Green Spaces

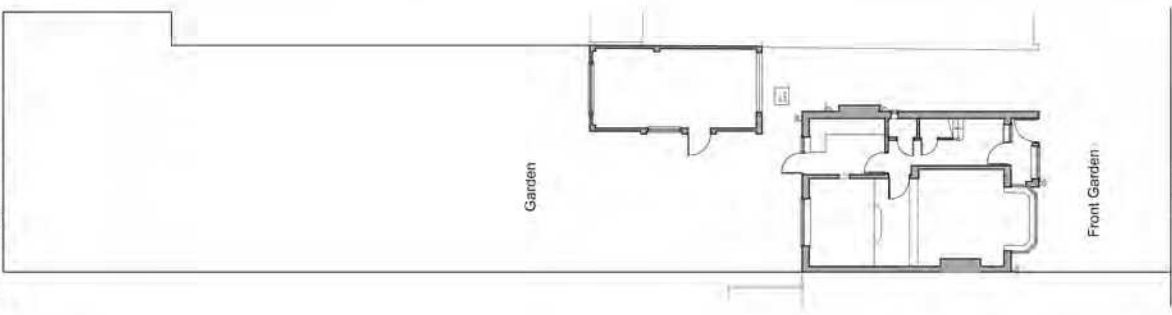
Address 18 CHURCH ROAD NORTHWOOD
Development: Single storey side/rear/front extension and conversion of garage to habitable use
LBH Ref Nos: 6532/APP/2017/1814

Date Plans Received: 19/05/2017 **Date(s) of Amendment(s):** 19/05/2017
Date Application Valid: 24/05/2017

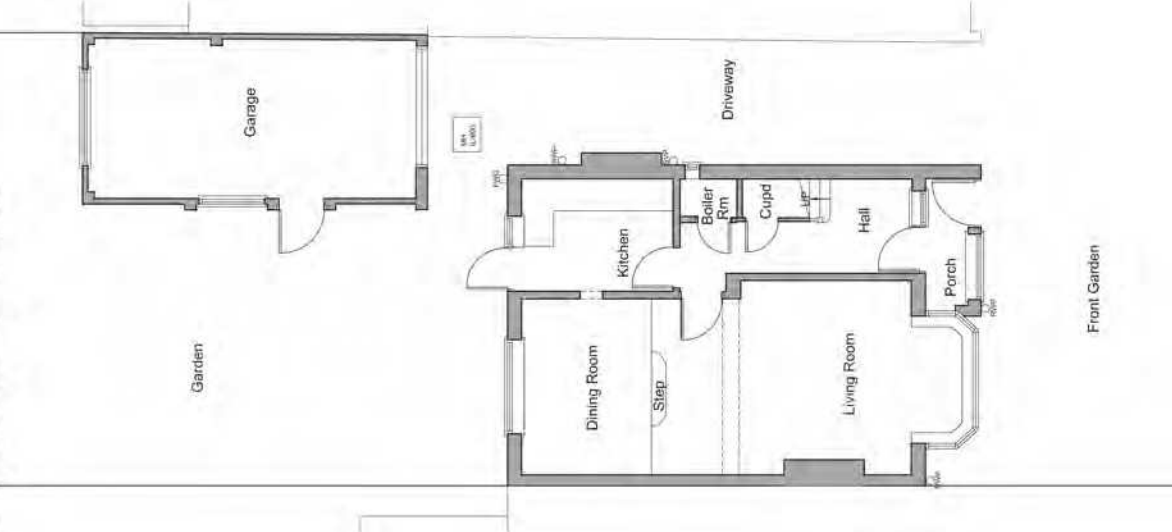
Location Plan - 1:1250



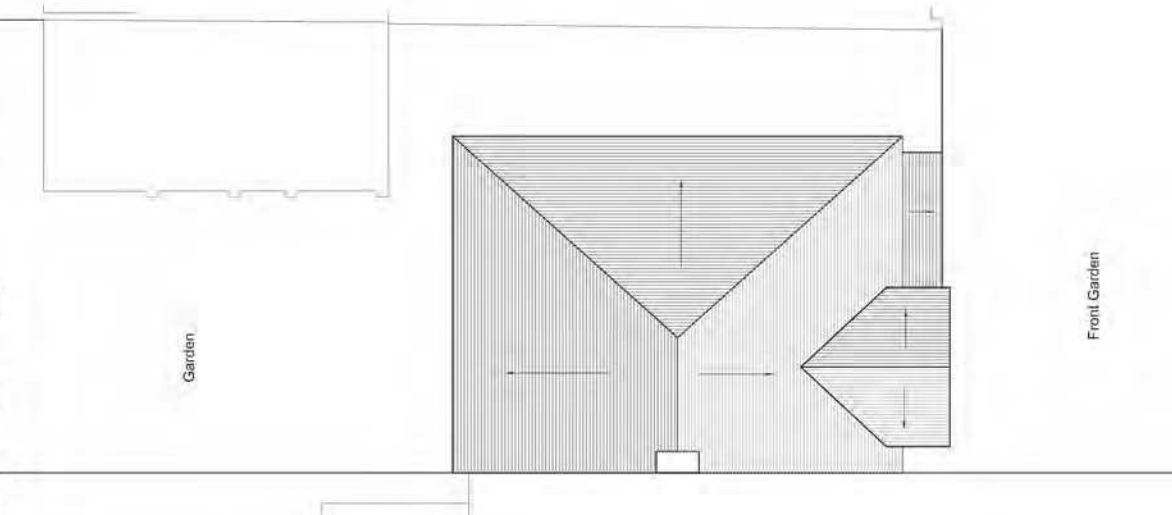
Previously Existing Site Plan - 1:200



Previously Existing Ground Floor Plan - 1:100



Previously Existing Roof Plan - 1:100



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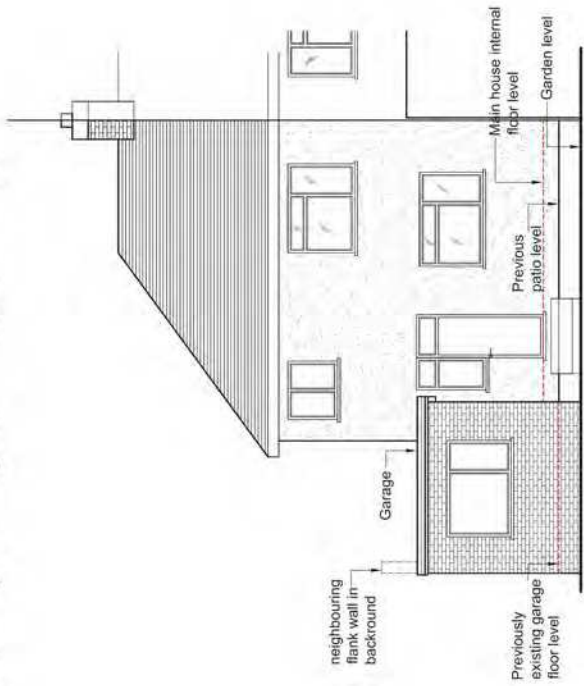
For use of: Preliminary Information Approval Tender Construction

Project: 18 Church Road, Northwood, H&M, W&S
Client: Mr & Mrs Patel
Drawing No: 1-1250/200-100@A2
Date: May 2017

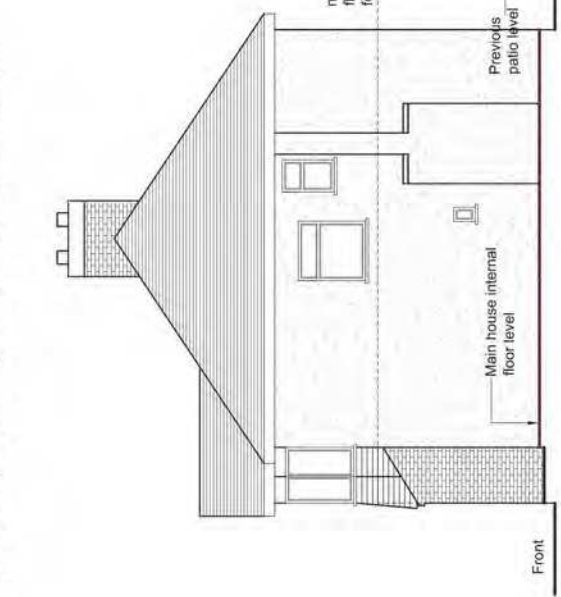
Previously Existing Location / Site Ground Floor and Roof Plan

LINEAR INSIGHT Ltd
1217-001-PL

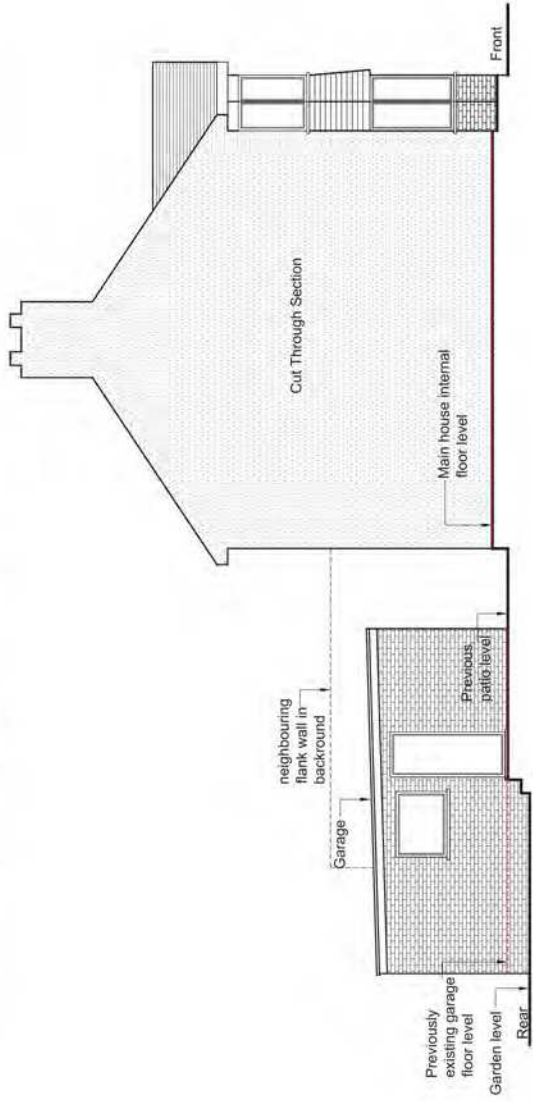
Previously Existing Rear Elevation - 1:100



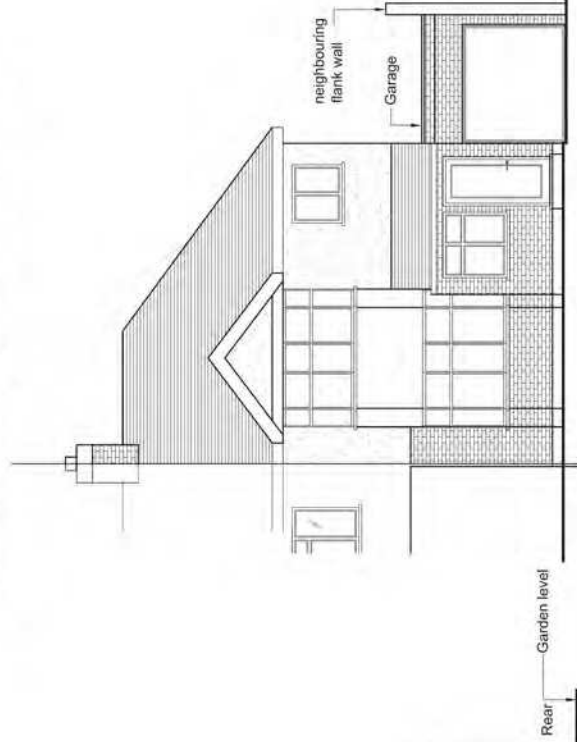
Previously Existing Side Elevation - 1:100



Previously Existing Side Elevation - 1:100



Previously Existing Front Elevation - 1:100

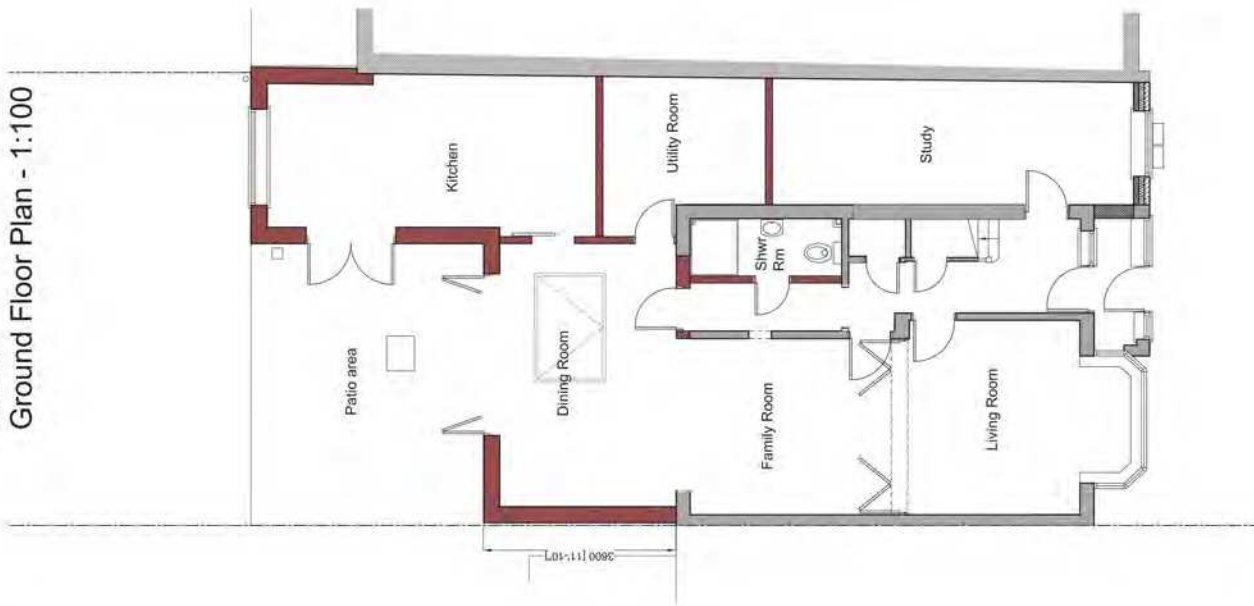


Revisions

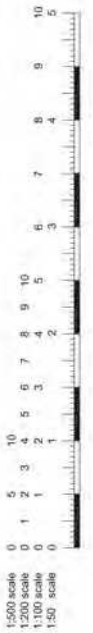
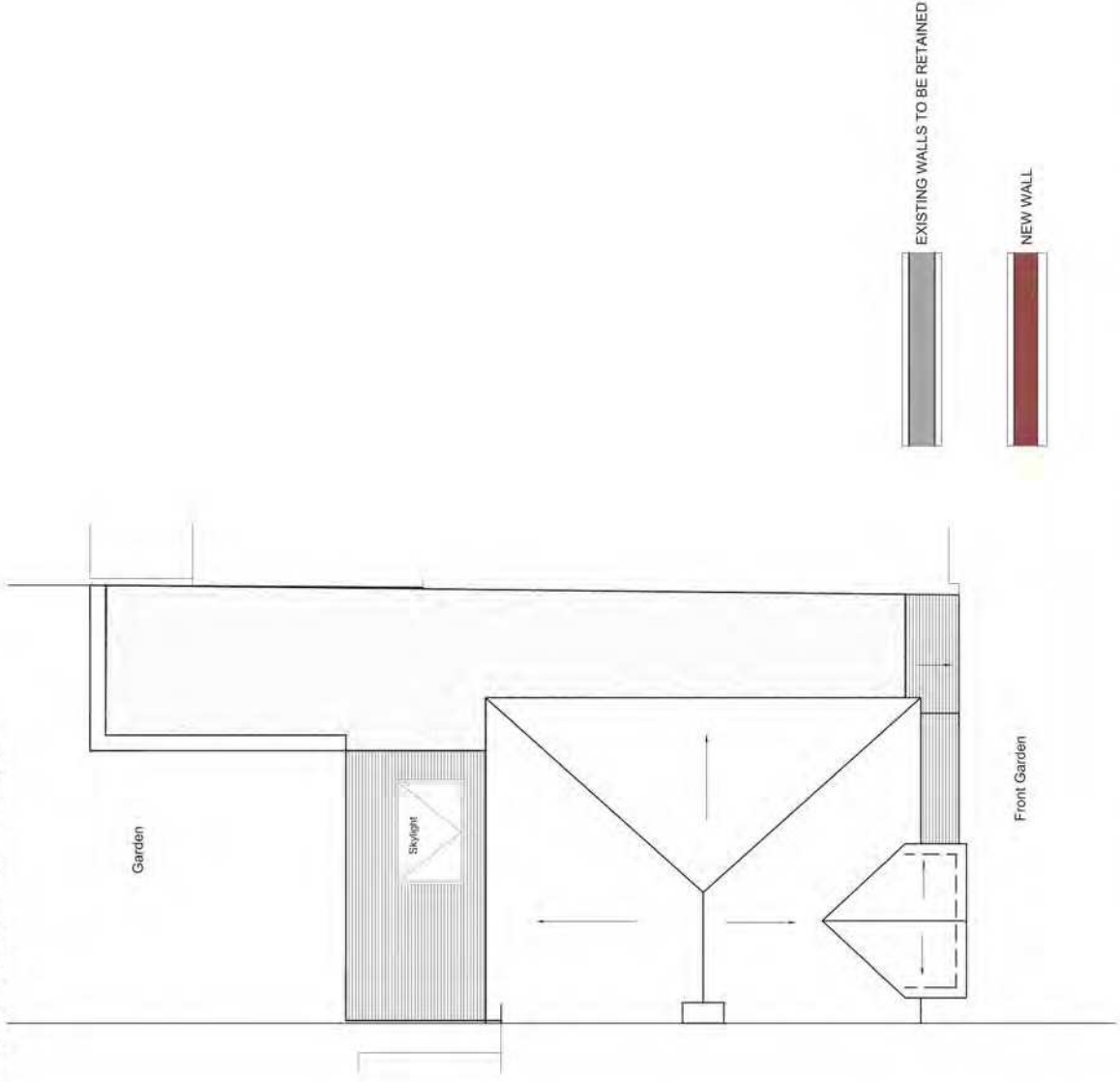
No.	Description	Date

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<p>Purpose of Issue:</p> <p>Preliminary Information <input checked="" type="checkbox"/></p> <p>Approval <input type="checkbox"/></p> <p>Tender <input type="checkbox"/></p> <p>Construction <input type="checkbox"/></p>	<p>Revision No:</p> <p>1217-002-PL</p>	<p>Scale:</p> <p>1:100</p>	<p>Author:</p> <p> </p>	

As built
Ground Floor Plan - 1:100



As built Roof Plan - 1:100



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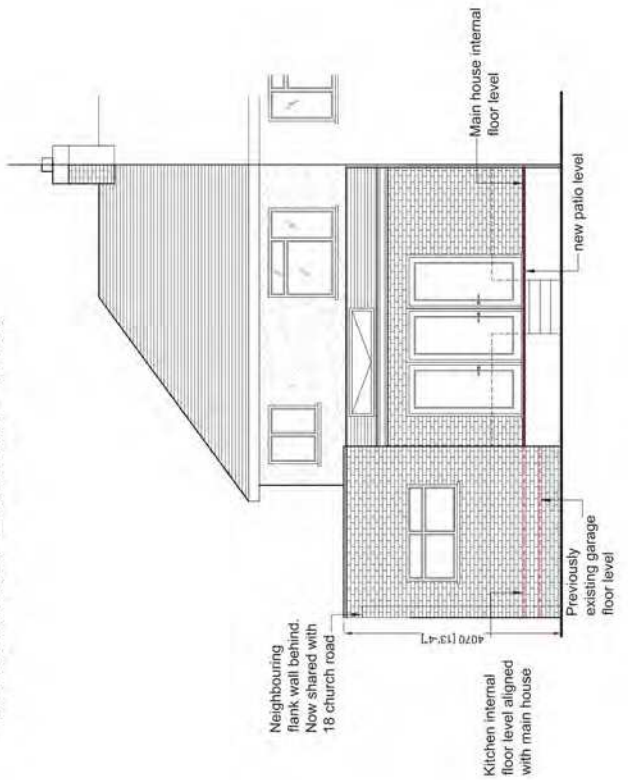
Purpose of Issue
 Preliminary
 Information
 Approval
 Tender
 Construction

Project
 18 Church Road
 Northwood
 M20 1AS
 Client
 M&M's Paving

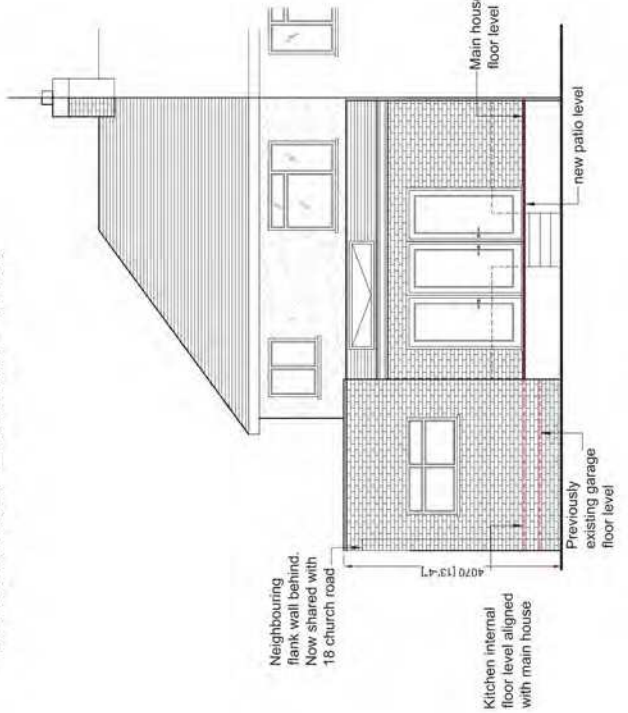
Drawn by
 As built Ground Floor Plan
 Drawing Scale
 1:100@A3
 Date
 May 2017

LINEAR INSIGHT LTD
 Registered Office and Company Secretary
 18 Church Road
 Northwood
 M20 1AS
 Drawing No.
 1217-003-PL
 Rev
 -

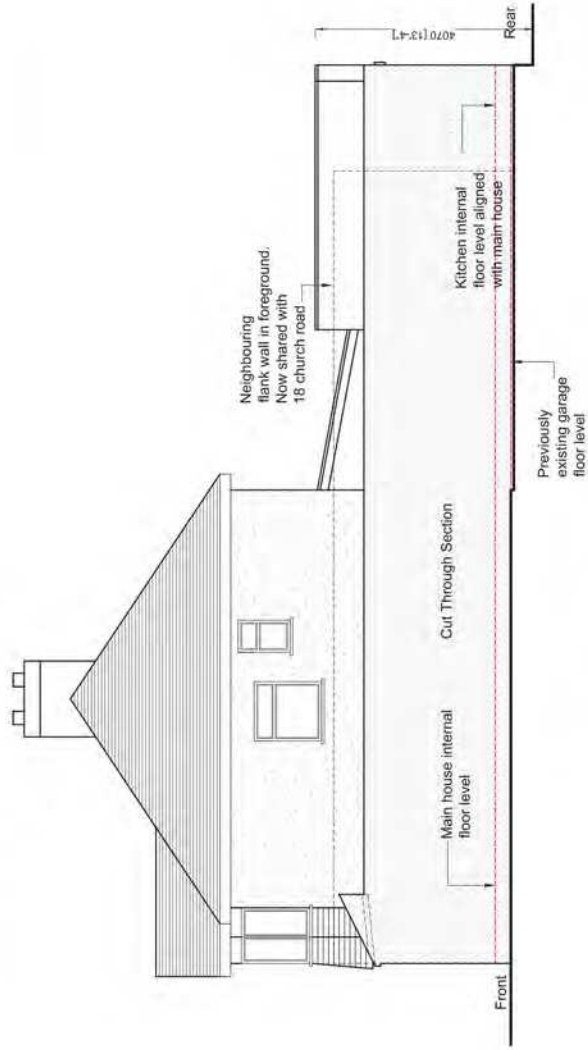
As built Side Elevation - 1:100



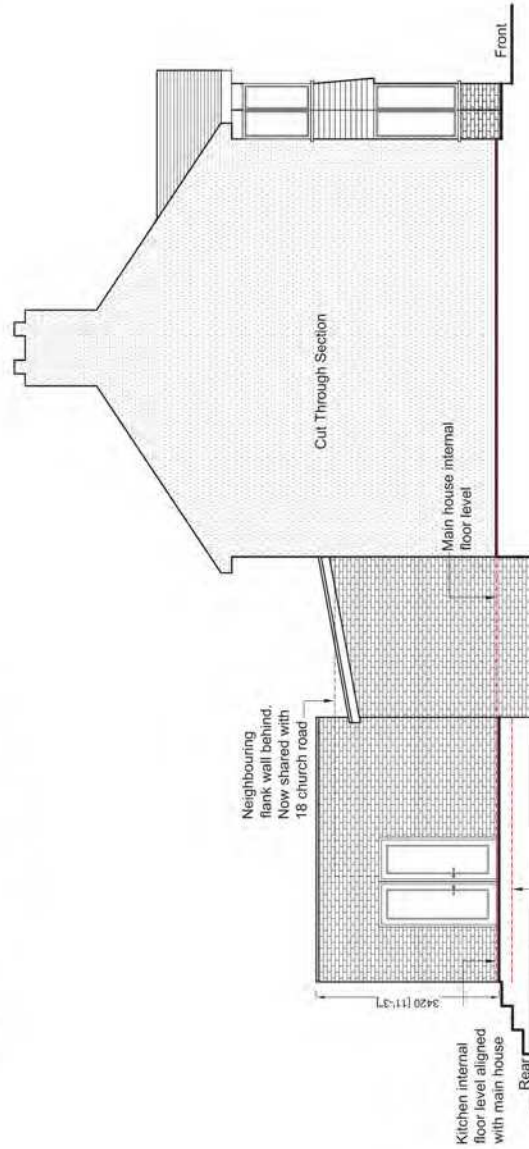
As built Rear Elevation - 1:100



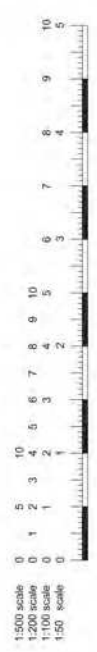
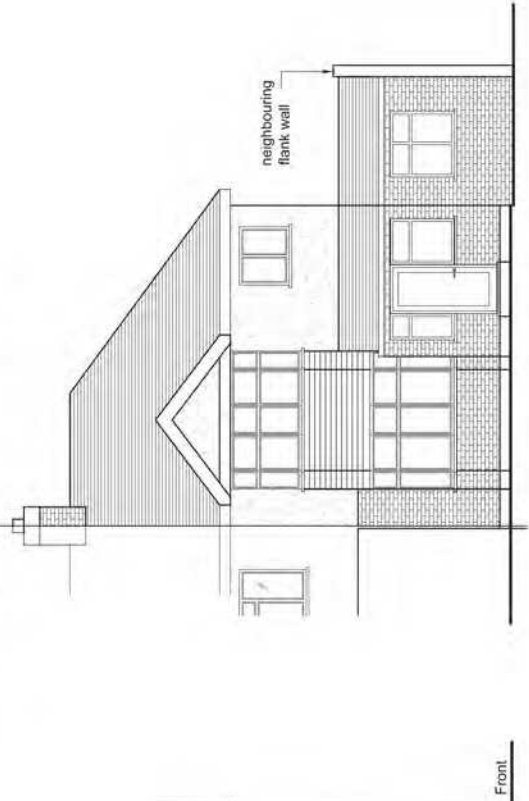
As built Side Elevation - 1:100



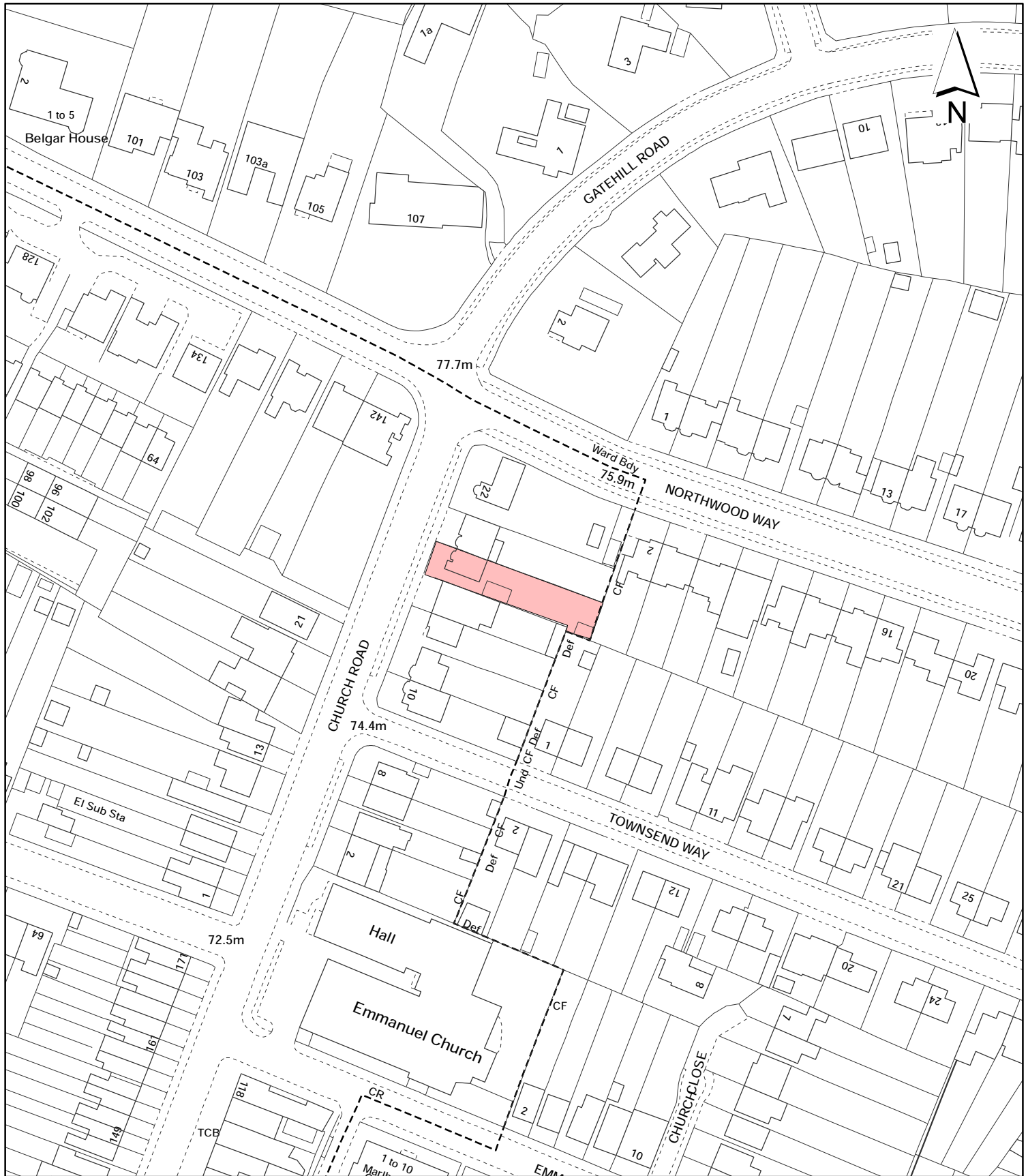
As built Side Elevation - 1:100



As built Front Elevation - 1:100



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Site Address:

18 Church Road

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

Planning Application Ref:
6532/APP/2017/1814

Scale:
1:1,250

Planning Committee:
North Page 199

Date:
November 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

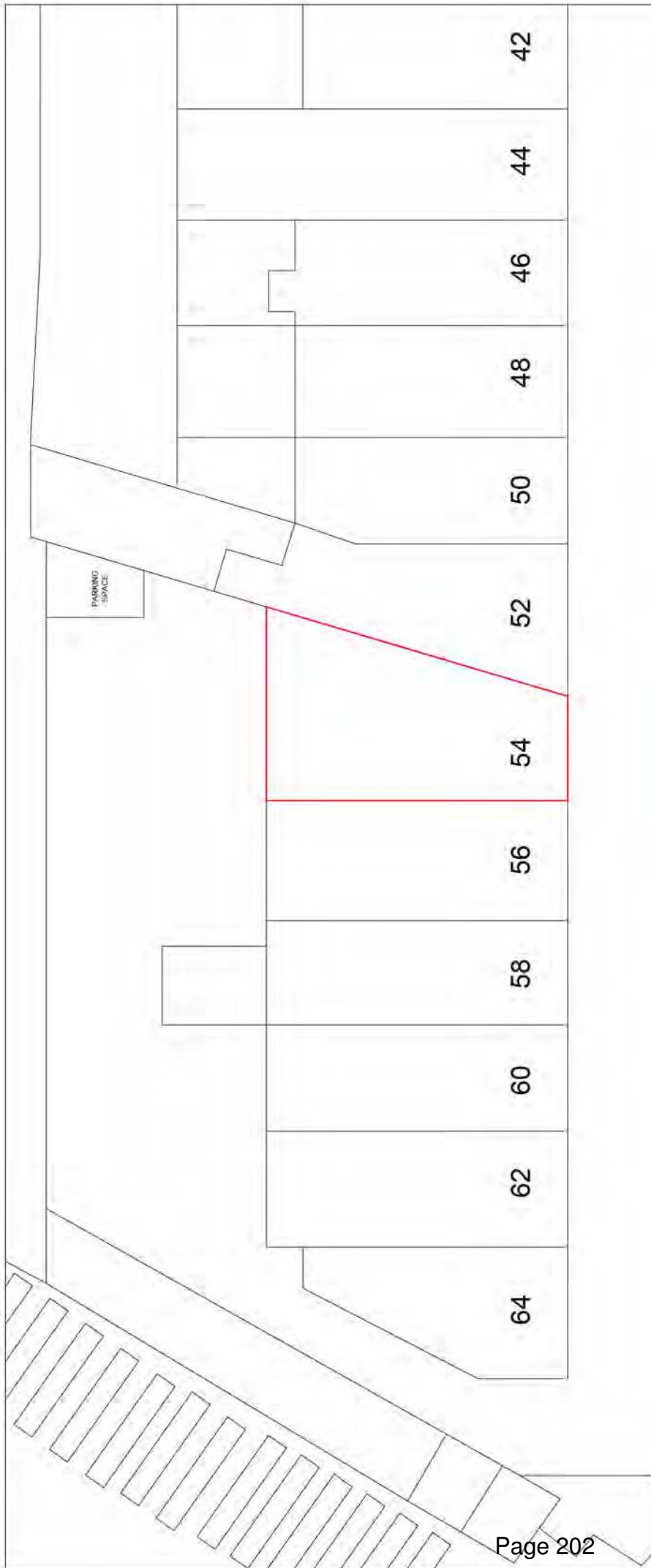
Address 54 THE BROADWAY JOEL STREET NORTHWOOD
Development: Change of use from shop (Use Class A1) to use as a nail bar (Sui-Generis)
(Retrospective)
LBH Ref Nos: 72958/APP/2017/2134

Date Plans Received: 13/06/2017 **Date(s) of Amendment(s):**
Date Application Valid: 14/07/2017

SITE LOCATION PLAN
AREA 4 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 510228, 190356



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14/07/2017 14:35:02



JOEL STREET

SITE PLAN

REVISION
 Drg. No. 17/3110/2
 Scale 1:200
 Date 12/04/17
 Drawn by D. Suarez

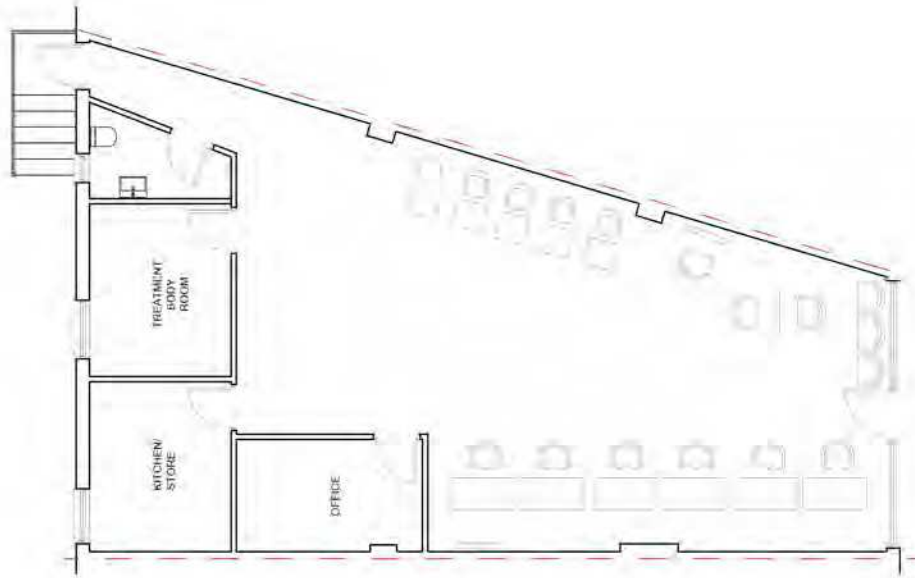
THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Finner Midlesex HA3 7JW UK. 0208 808 1333



Scale Bar
 0 1 2 3 4 5 6 7 8 9 10 Metres
 1:200 @ A3

JOEL STREET, 54, NORTHWOOD, HA6 1PA

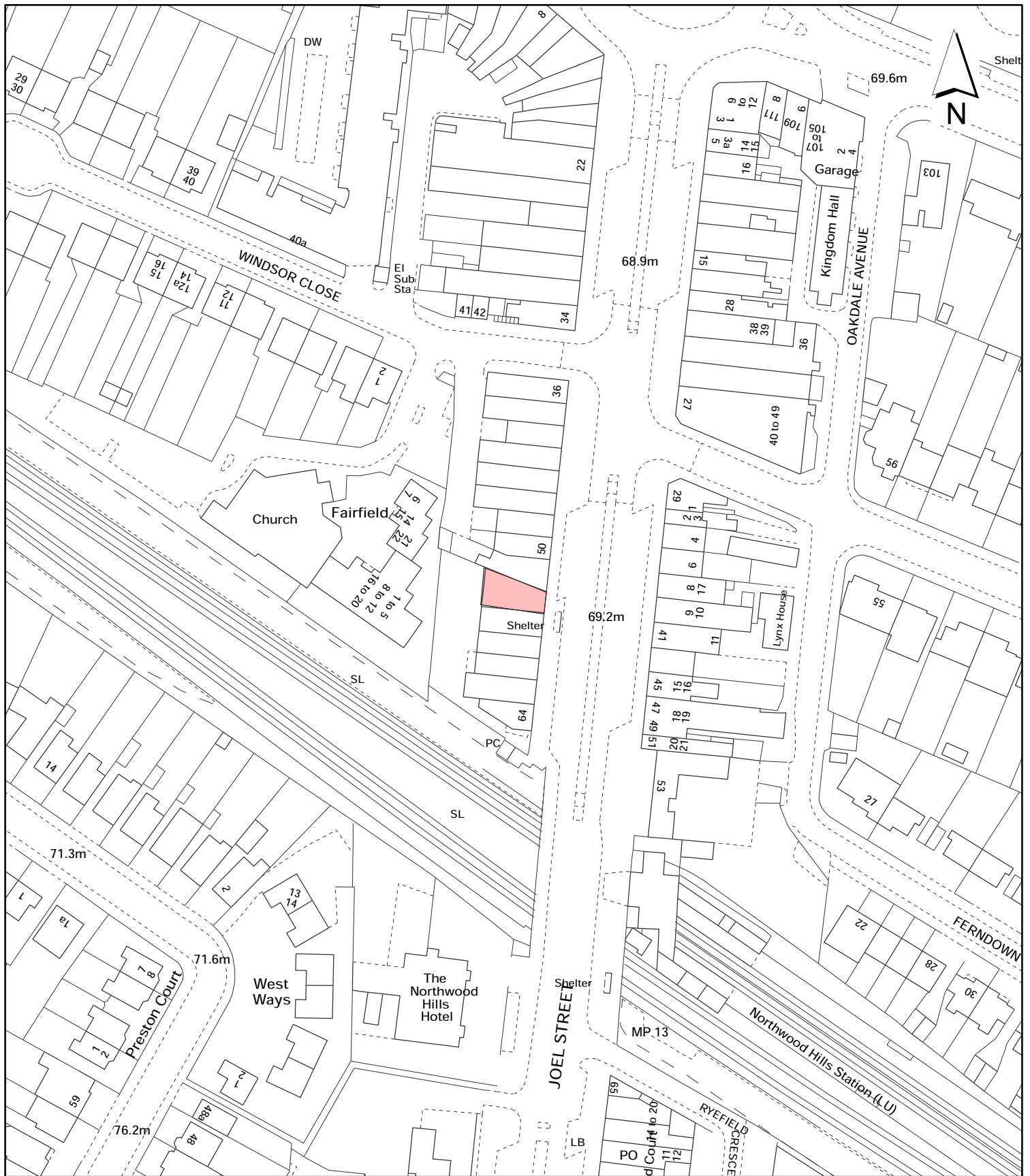




GROUND FLOOR

EXISTING FLOOR PLAN

JOEL STREET, 54 , NORTHWOOD, HA6 1PA	Scale Bar 1:100 @ A3 0 1 2 3 4 5 6 7 8 9 10 Metres		THE GILLETT MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Easton Park, Middlesex HA3 2JW UK, 0208 868 1333	REVISION Drg. No. 17/3110/3 Scale 1:100@A3 Date 12/04/17 Drawn by D. Suarez
			(C)	



Notes:

 Site boundary

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Site Address:

**54 The Broadway
 Joel Street**

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

Planning Application Ref:

72958/APP/2017/2134

Scale:

1:1,250

Planning Committee:

North Page 204

Date:

November 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 5 & 7 KINGSEND RUISLIP

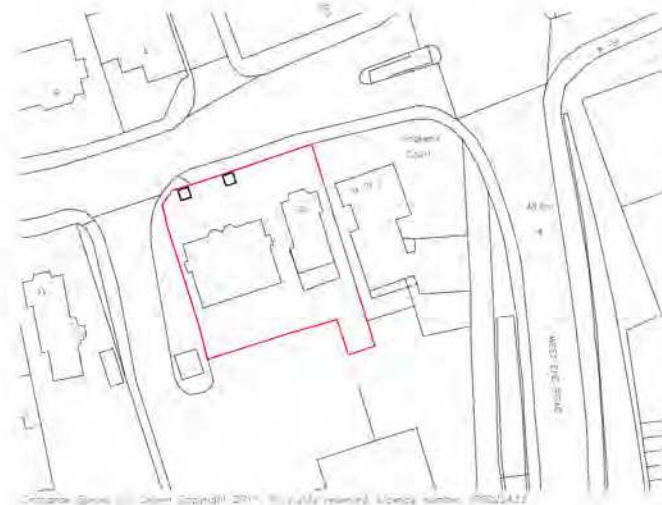
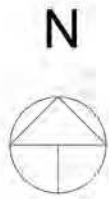
Development: 2 x two storey, 3-bed semi-detached houses with associated parking and amenity space involving demolition of No.7 Kingsend.

LBH Ref Nos: 45467/APP/2016/3680

Date Plans Received: 04/10/2016

Date(s) of Amendment(s): 27/06/2017

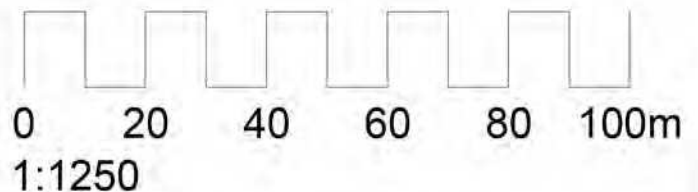
Date Application Valid: 04/10/2016



1

05. Location Plan

1 : 1250



SEABROOK ARCHITECTS CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Pector Road, Chestham,
Bucks, HP5 2JU
Tel: 01494 778918 Fax: 01494 770670
Seabrook Architects LLP
Email: info@seabrookarchitects.co.uk

5-7 Kingsend
Ruislip

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Dimensions MUST NOT be scaled from this drawing.

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Location Plan

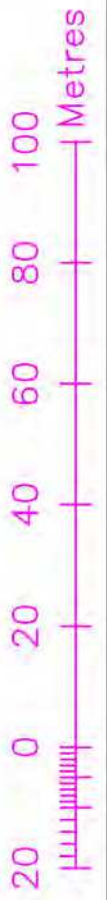
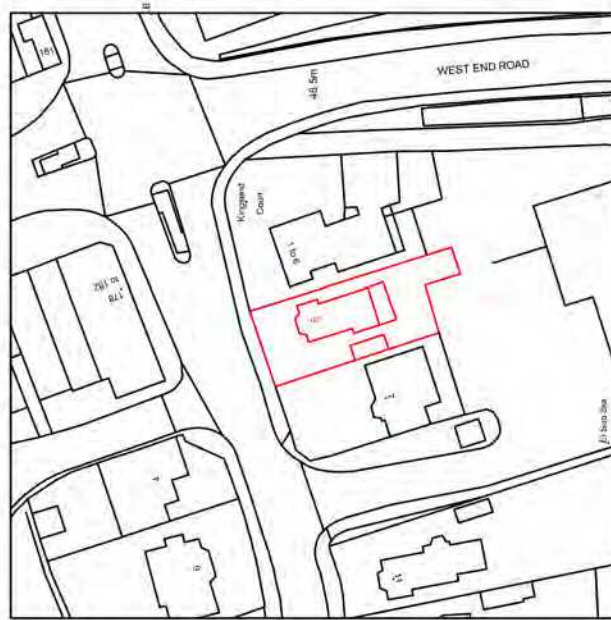
Drawn By	HC	Date	20/06/2017
Checked By	JS	Date	20/06/2017 11:53:16
Approved By	-	Date	20/06/2017 11:53:16

Drawing No.
5321 - A104

Rev
. B

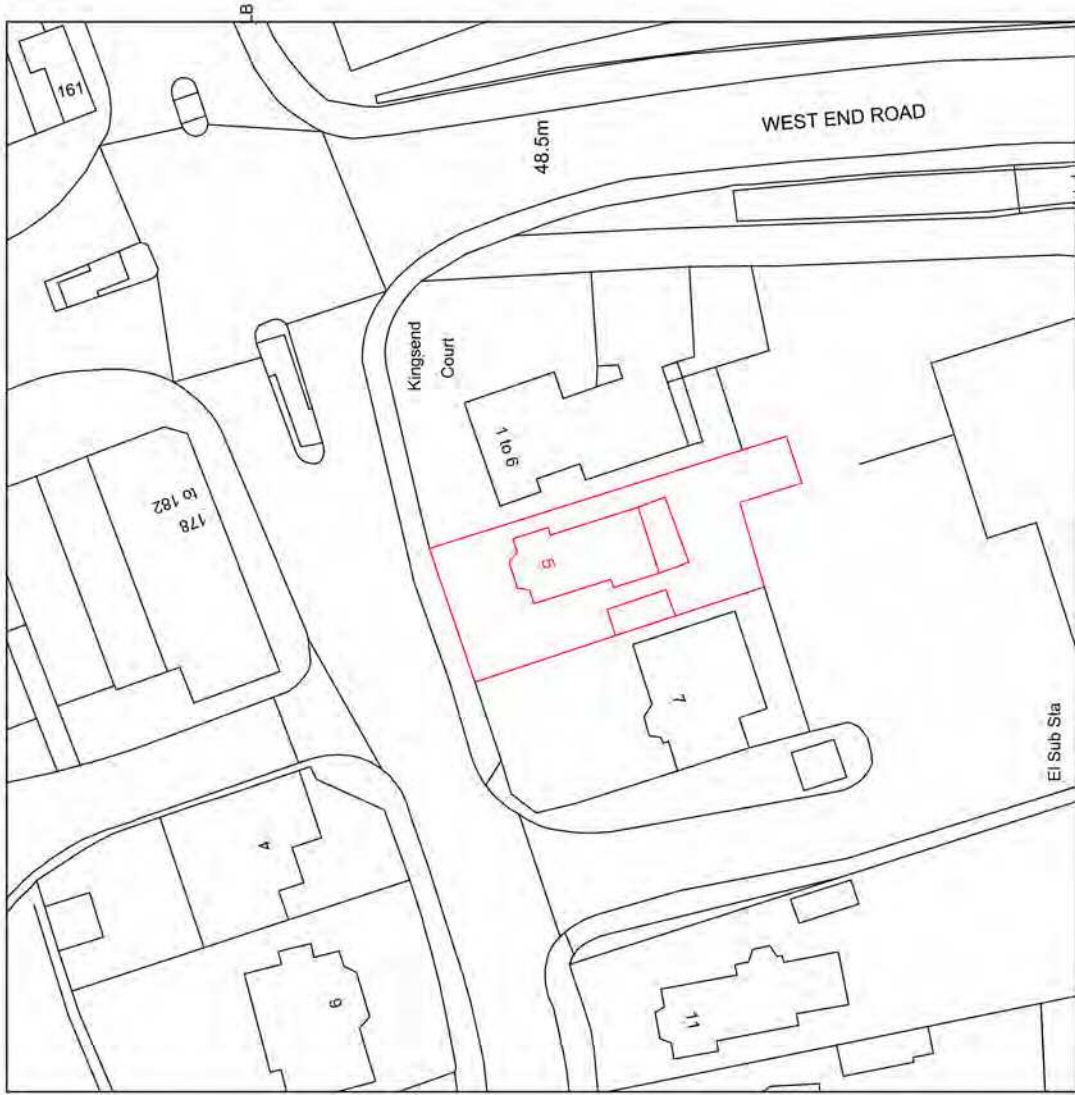
Ordnance Survey Map (SCALE 1:1250 @ A4)

5 KINGSEND – RUISLIP HA4 7DD



BLOCK PLAN (SCALE 1:500 @ A3)

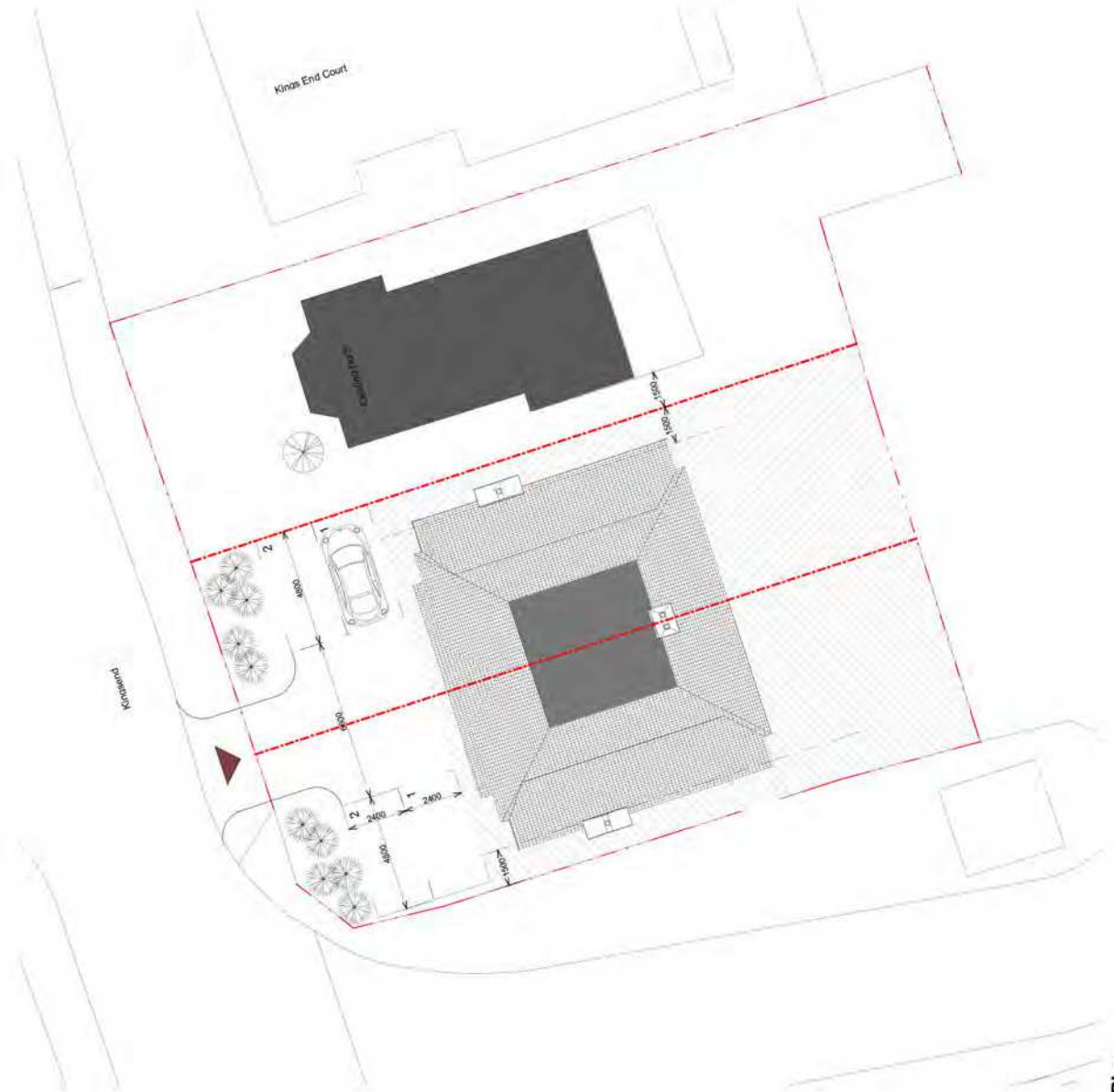
5 KINGSEND – RUISLIP HA4 7DD



Rev.	Description	Date	Issued By
01	Issue for planning	21.08.11	HC
02	Issue for planning	14.09.11	HC

Legend Key

- Site Boundary
- Amenity Area Unit 1
Total = 95 m²
- Amenity Area Unit 2
Total = 98 m²



1 Site Plan
1:100

All dimensions and levels to be checked in situ by competent persons in preparation of shop drawings and construction of work on site.
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Project
**5-7 Kingsend
 Ruislip**

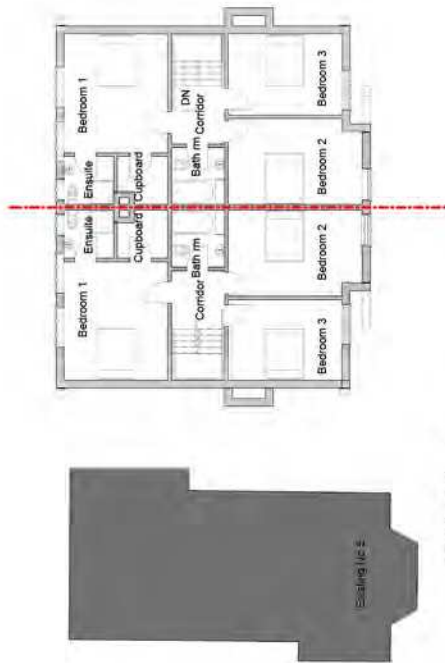
Drawing
Site Plan

**SEABROOK
 ARCHITECTS**
 CHARTERED ARCHITECTS

The Studio House, Farm, Coopers Ridge Road,
 Chesham, Bucks HP8 3JF
 04494 770620 01494 770959 Fax
 Seabrook Architects LLP e-mail
 info@seabrookarchitects.co.uk

Drawn By: HC	Date: 20/06/17
Checked By:	Date:
Approved By:	Date:
Drawing No:	5321 - A105
Rev:	1

No.	Description	Date	Issued By
1	Design development	20/08/17	HC
2	Final Design/Construction		



2 02 First Floor
1 : 100



1 01 Ground Floor
1 : 100



5 South Elevation - Street Scene
1 : 100

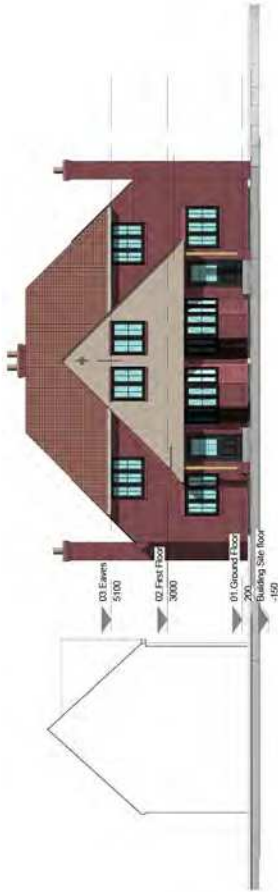
Gross Internal Area (GIA)	
Unit 1 Ground Floor	67 m ²
Unit 1 First Floor	68 m ²
Total Unit 1 = 135 m²	
Total Unit 1 + Unit 2 = 270 m²	
Unit 2 Ground Floor	67 m ²
Unit 2 First Floor	68 m ²
Total Unit 2 = 135m²	



All dimensions and levels to be checked as set by client prior to preparation of shop drawings and commencement of work on site.
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 All works are set out to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate.

Project:	5-7 Kingsend Ruislip
Drawn:	
Floor Plans & Front Elevation	
SEABROOK ARCHITECTS	
CHARTERED ARCHITECTS	
The Seabrook Building, Farnham, Surrey, GU10 2AA Chesham, Bucks HP8 3JF 01494 770620 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk	
Drawn By:	HC
Checked By:	
Approved By:	
Drawing No:	5321 - A101
Rev:	H

Rev.	Description	Date	Issued By
1	Issue for approval	20/01/17	HC



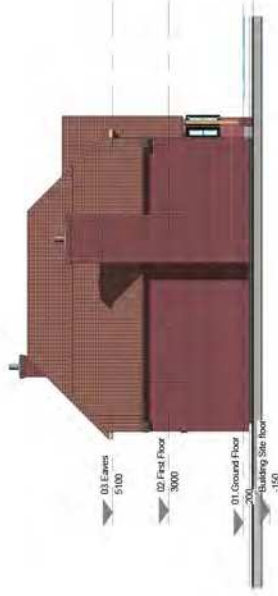
2 South Elevation.
1 : 100



3 East Elevation
1 : 100



1 North Elevation
1 : 100



4 West Elevation
1 : 100



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 All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate.

Project
**5-7 Kingsend
 Ruislip**

Drawing
Elevations

**SEABROOK
 ARCHITECTS**
 CHARTERED ARCHITECTS

The Studio House, 100, The Crescent, Ruislip, Middlesex, Uxbridge, Middx UB8 3PZ
 01494 770620 01494 770624 Fax
 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By: HC Date: 20/01/17
 Checked By: Date
 Approved By: Date
 Drawing No: **5321 - A106** Rev: **H**

40 WISE LANE
MILL HILL
LONDON NW7 2RE
MOB: 07946 872537
TEL: 0208-959 8748
FAX: 0208-959 7973
info@homedesignitd.co.uk
www.homedesignitd.co.uk



title PROPOSED PLANS
project 5 KINGSEND - RUISLIP HA4 7DD
drawing no HD941/9003 rev B
drawn by R. L contract no. HD941
scale 1:100 @ A3 date 06/2016

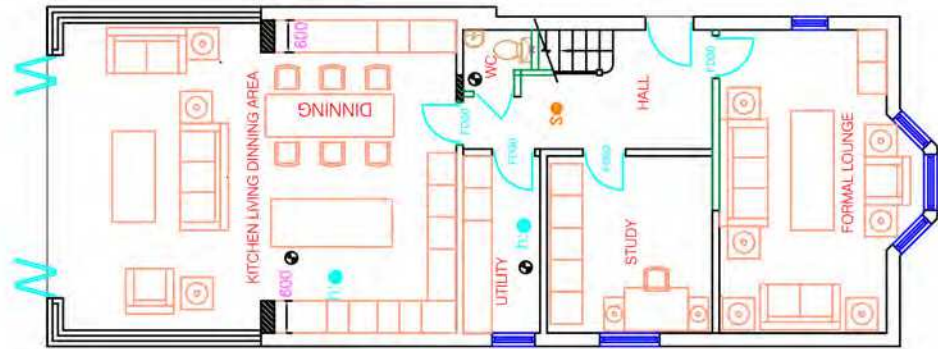
- HEAT DETECTORS TO ALL KITCHEN AREAS & CONNECTED TO SMOKE DETECTOR'S CIRCUIT
- SMOKE DETECTOR SYSTEM CONNECTED TO INDEPENDENT CIRCUIT & BRITISH STANDARDS
- MECHANICAL EXTRACT FANS. KITCHEN WITH (30L/s) & BATH AREAS TO BE 15L/s EXTRACT FAN FITTED TO LIGHT SWITCH WITH 15MINUTES OVER RUN IN ACCORDANCE TO APPROVED DOC-F

THE ROOF LIGHTS PROPOSED IN THE FRONT ROOF SLOPE WILL NOT PROTRUDE BEYOND THE PLANE OF THE ORIGINAL ROOF WHEN MEASURED FROM PERPENDICULAR WITH THE EXTERNAL SURFACE OF THE ORIGINAL ROOF AND ALL WINDOWS IN COMPLIANCE WITH CONSERVATION DESIGN CRITERIAS.

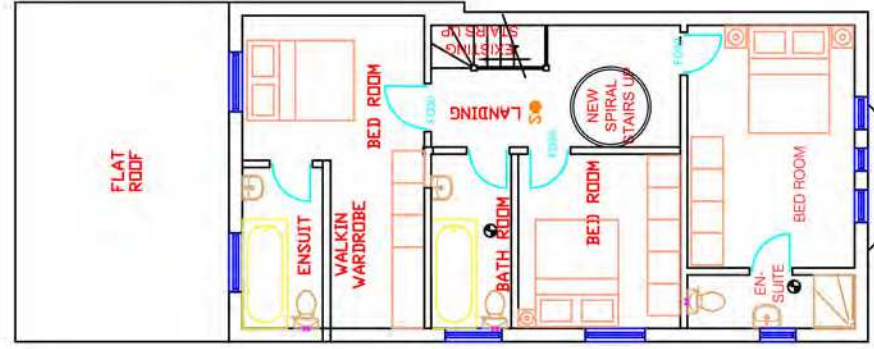
ALL NEW WINDOWS TO BE DOUBLE GLAZED AND TRICKLE VENTED AND INSTALLED TO COMPLIANCE WITH PART-N & PART-L OF BUILDING REGULATIONS. ALL FRAMES TO BE SEALED AT EDGES AND WEATHER TIGHT. THE NEW WINDOW FINISHES TO CLIENT SPECIFICATION & INSTRUCTIONS ALSO TO COMPLIANCE WITH PLANNING DESIGN GUIDELINES AND MATCHING IDENTICAL TO EXISTING AND IN COMPLIANCE WITH CONSERVATION DESIGN CRITERIA

CODE-5 LEAD DRESSING TO THE ROOF JUNCTION WITH THE WALL & AT THE EDGE & DRESSED UP THE WALL WITH 150mm UPSTAND IN COMPLIANCE TO LEAD ASSOCIATION DESIGN GUIDE. ALL MATERIAL USED FOR THE NEW EXTENSIONS MUST MATCH EXISTING. ALL NEW TILES TO PITCH ROOF AT ALL ELEVATIONS TO HAVE MATCHING MATERIAL IN COMPLIANCE WITH SITE CONSTRAINT

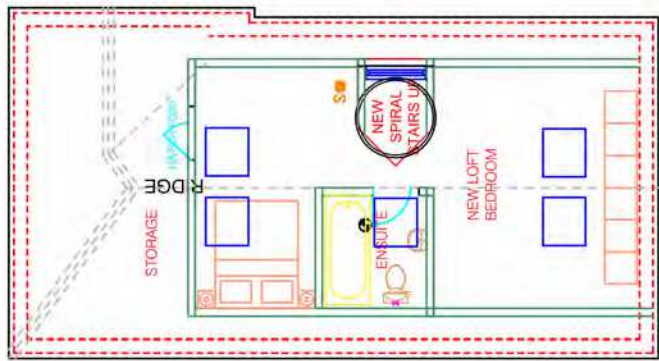
SCALE 1:100 @ A3

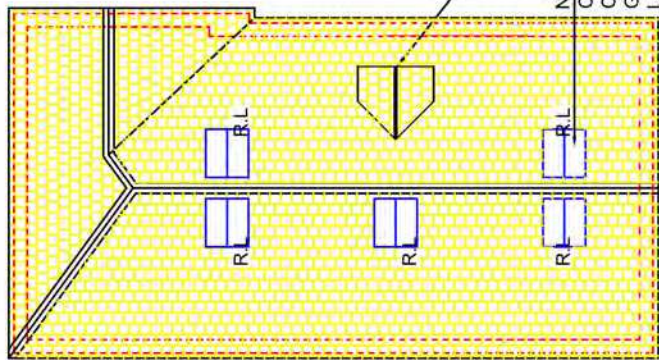
GROUND FLOOR PLAN




1st FLOOR PLAN



LOFT PLAN



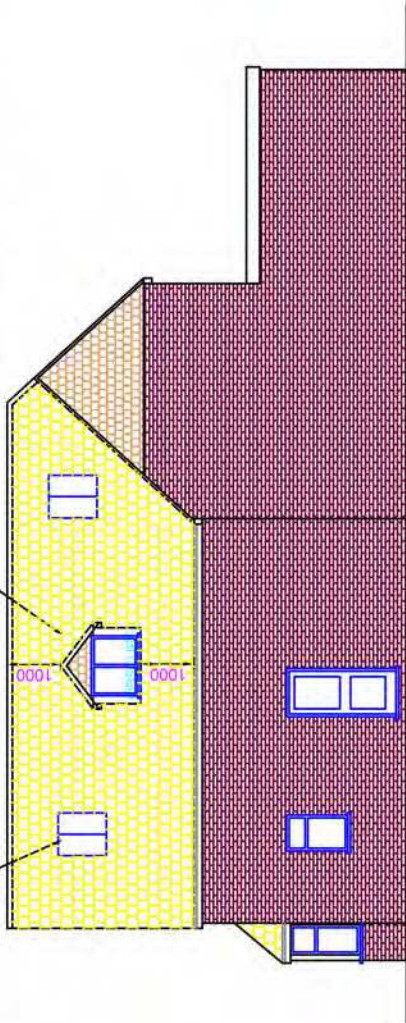
ROOF PLAN

	
40 WISE LANE MILL HILL LONDON NW7 2RE MOB: 07946 872537 TEL: 0208-959 8748 FAX: 0208-959 7973 info@homedesignltd.co.uk www.homedesignltd.co.uk	
title PROPOSED ELEVATIONS	
project 5 KINGSEND - RUJSLIP HA4 7DD	
drawing no HD941/9002 rev B	
drawn by R. L contract no. HD941	
scale 1:100 @ A3 date 06/2016	

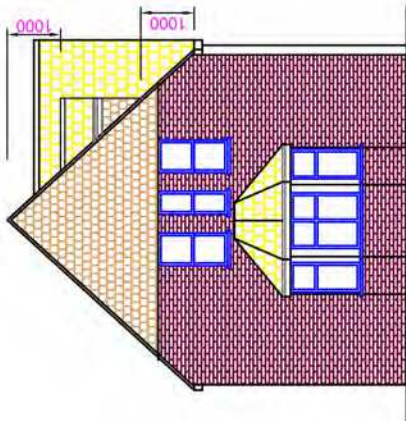
ALL TILES AND EXTERNAL FINISHING TO MATCH EXISTING ORIGINAL HOUSE FINISHING AND TO COMPLY WITH PLANNING DESIGN CRITERIA AND CONSERVATION PARAMETERS

NEW RIGHT-SIDE DOMER IN MATCHING WINDOW OPENING SIZE TO EXISTING FACADE AND IN KEEPING WITH CONSERVATION DESIGN GUIDELINES WITH WALL HUNG TILE WALLS TO MATCH EXISTING GABLE ROOF TILES FINISH IN MATCHING ROOF TILES

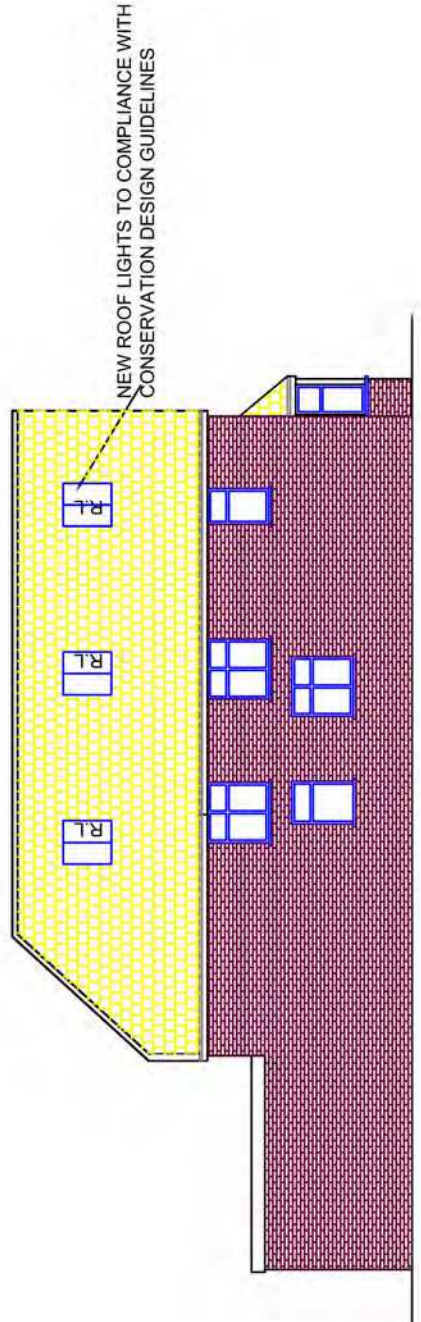
NEW ROOF LIGHTS TO COMPLIANCE WITH CONSERVATION DESIGN GUIDELINES



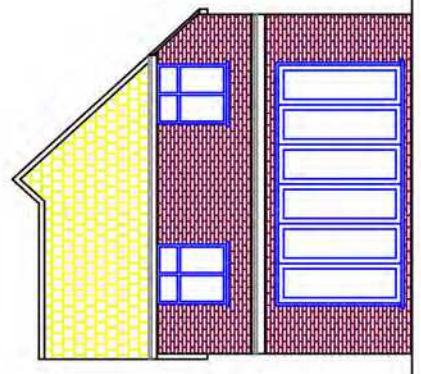
SIDE ELEVATION



FRONT ELEVATION

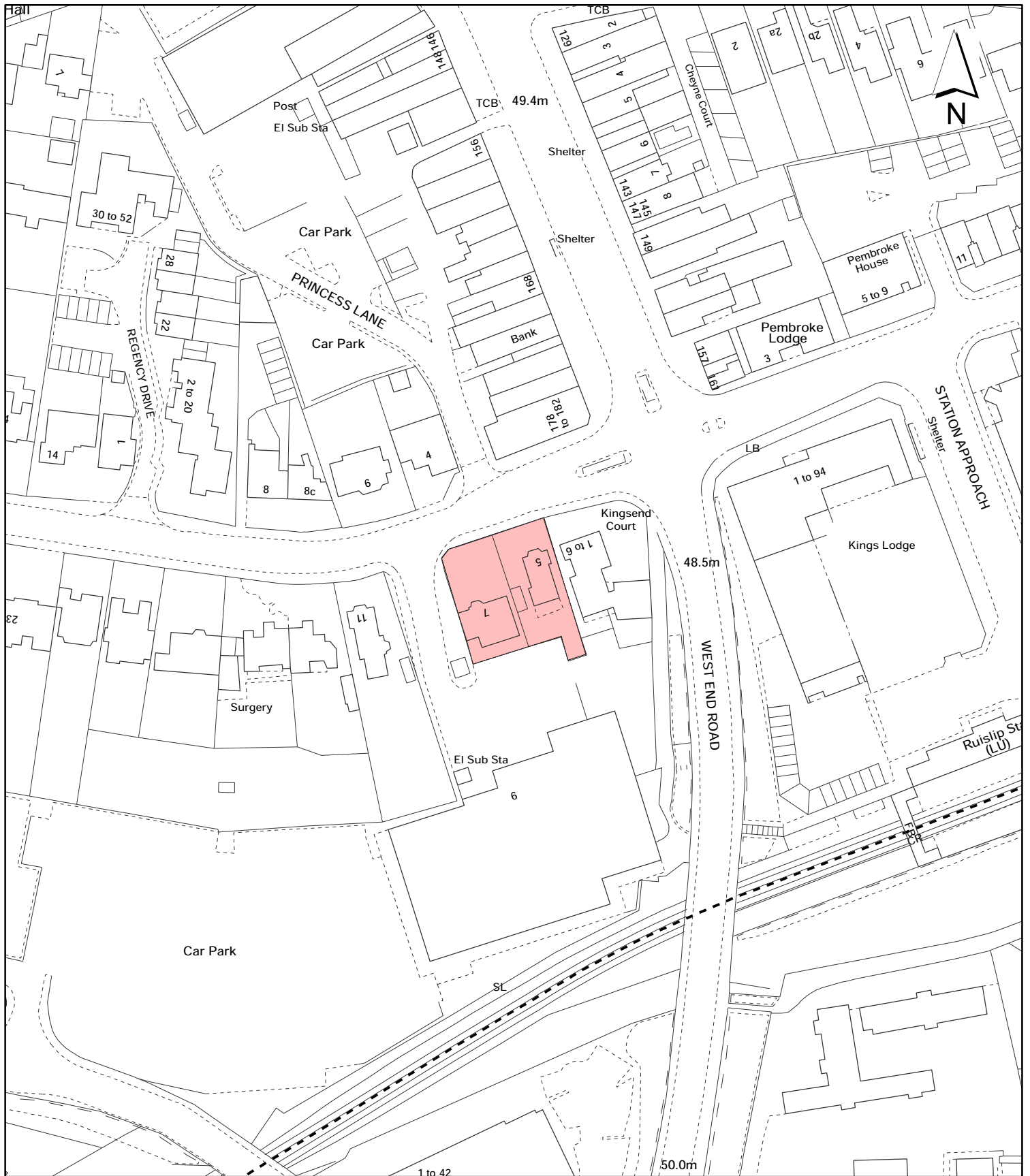


SIDE ELEVATION



REAR ELEVATION





Notes:

 Site boundary

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Site Address:

5 & 7 Kingsend

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

Planning Application Ref:
45467/APP/2016/3680

Scale:
1:1,250

Planning Committee:
North Page 214

Date:
November 2017

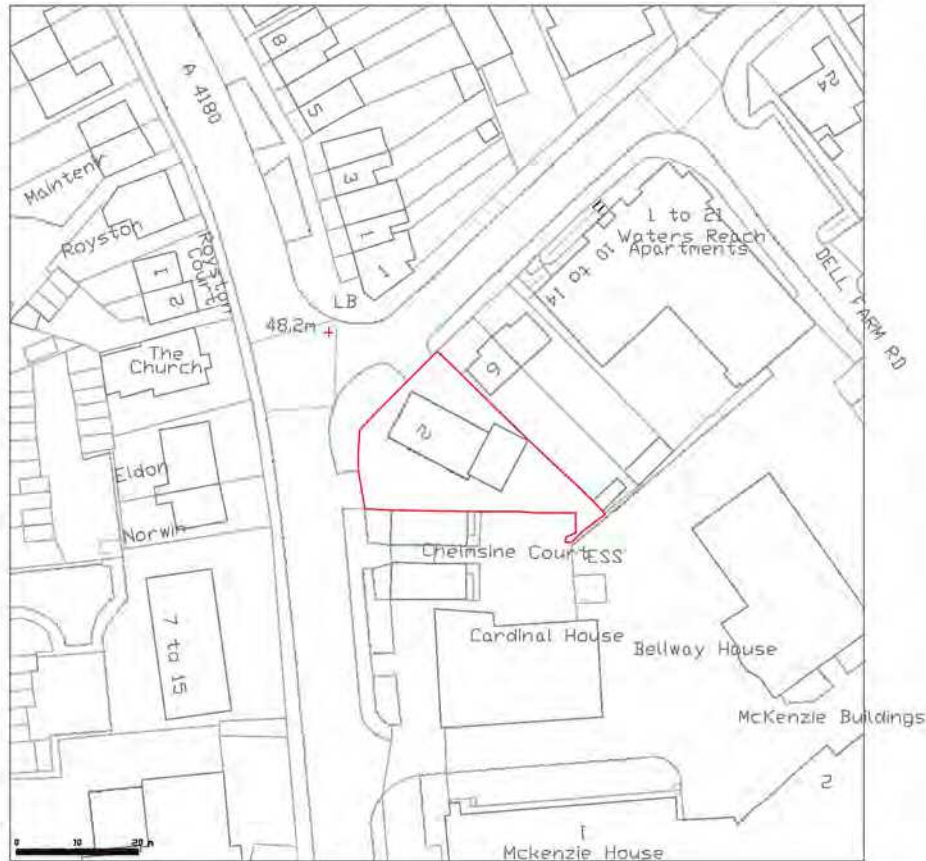


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 RESERVOIR ROAD RUISLIP
Development: Change of use to car wash, valeting and car sales (Part retrospective)
LBH Ref Nos: 7112/APP/2017/2725

Date Plans Received: 26/07/2017 **Date(s) of Amendment(s):** 26/07/0017
Date Application Valid: 06/09/2017



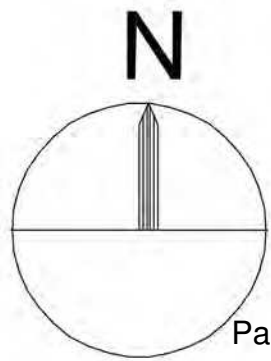
FOR PLANNING APPROVAL

JOB TITLE

2-4 Reservoir Road, Ruislip HA4 7TU

DRAWING TITLE

Site Plan as Existing

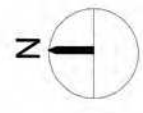
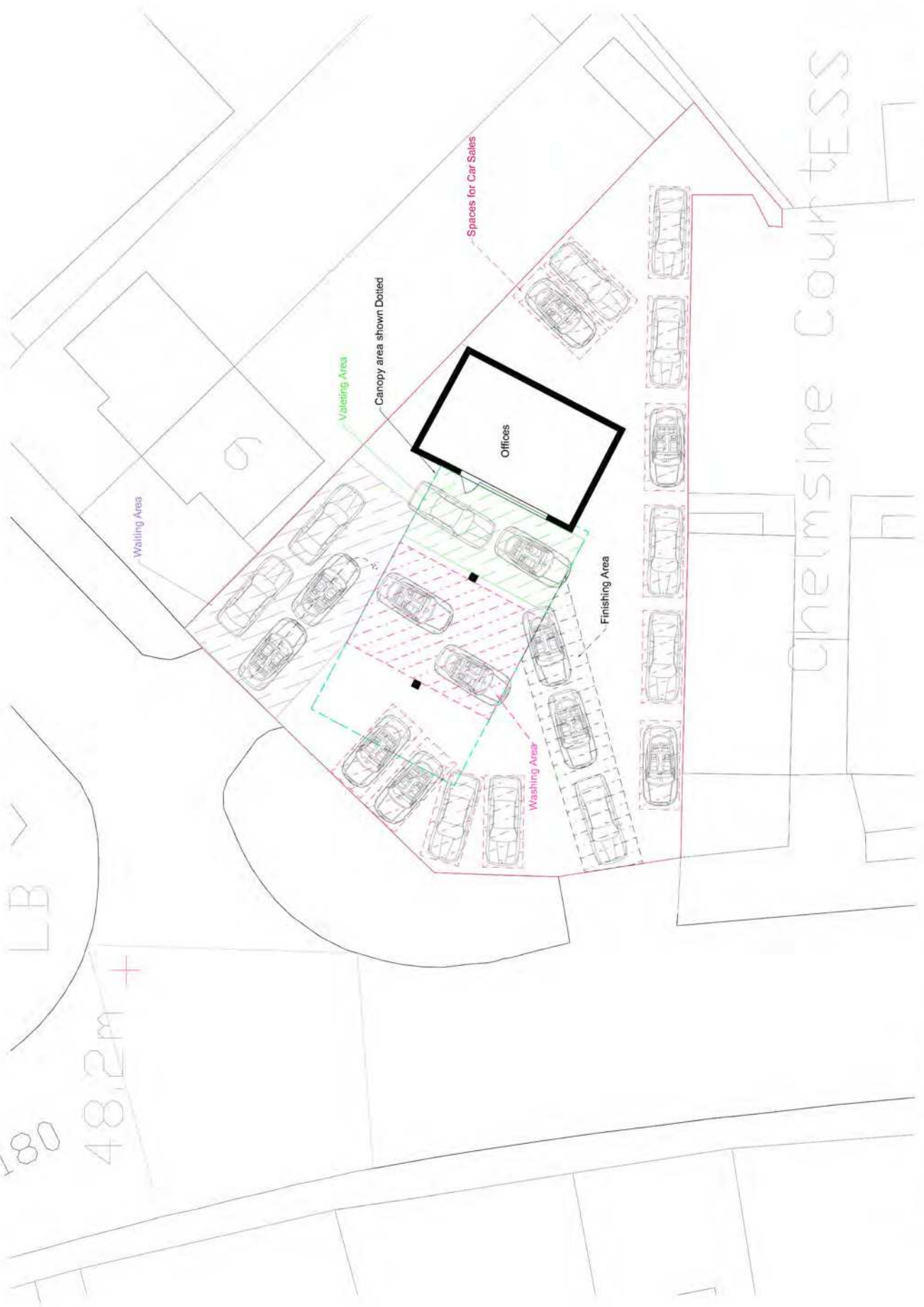


JOB No	DWG No	REV
FA_195	GA_00	A
DRAWN BY	SCALE (BA4)	DATE
OF	1/1250	2017.06

Francis Associates
 RIBA CHARTERED ARCHITECTS AND CONSTRUCTION CONSULTANTS
 NORTH LODGE HENLEY ROAD MEDMENHAM MARLOW BUCKS SL72ET
 T: 07938534543 E: ADMIN@FRANCIS-ASSOCIATES.CO.UK



A 4180
 48.2m +



FOR PLANNING APPROVAL

2.4 Riverside Road, Quilley MA4 7TU

Site Plan as Proposed

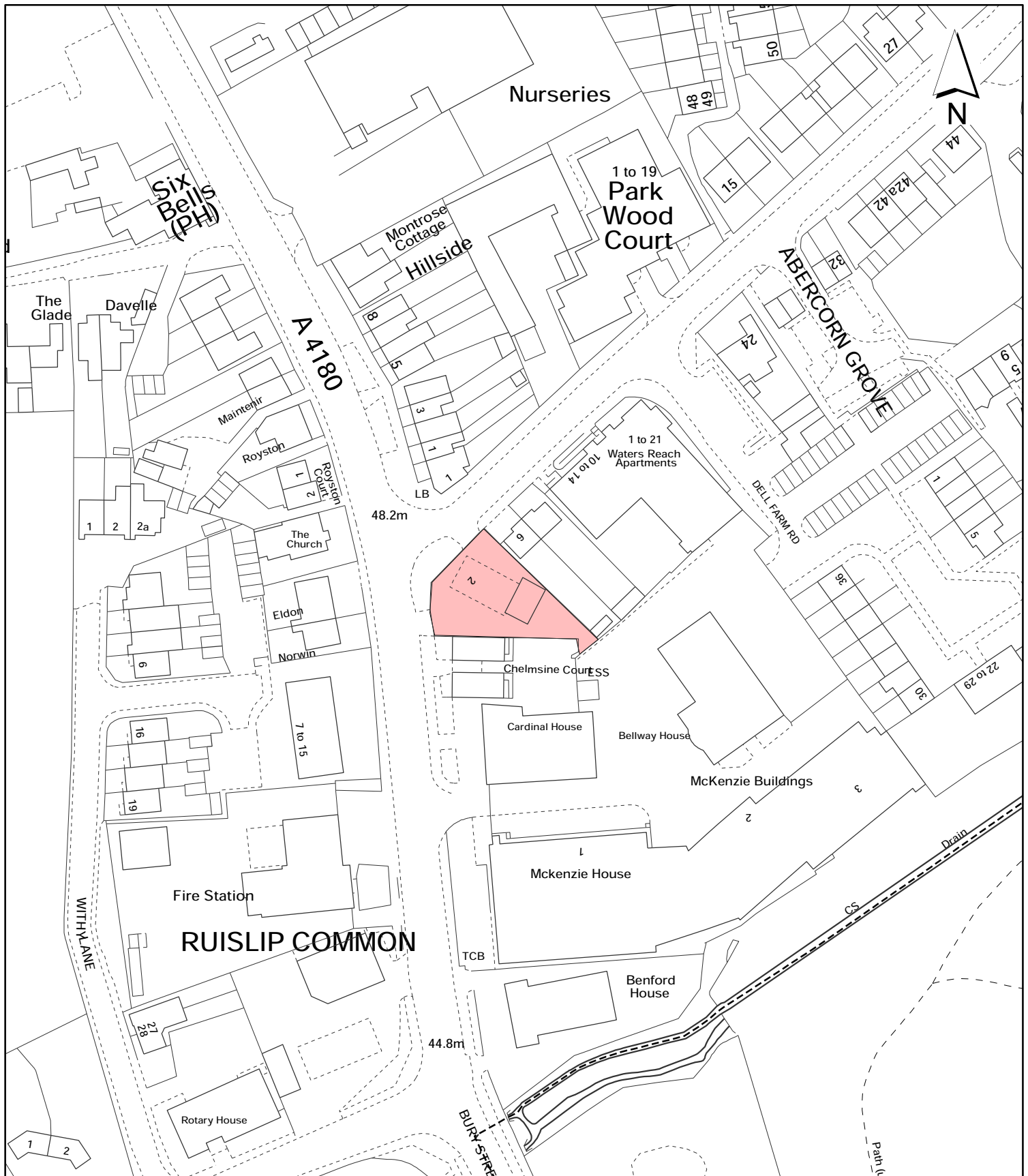
Rev	Date	By
1	14/06	GC
2	17/10	GC

2017.06

PROJEC T ASSOCIATES
 100, LONG WATLY ROAD, WIMBORNE, DORSET, BH20 2DT
 01204 881111 | 01204 881111 | 01204 881111



SITE PLAN AS PROPOSED 1:200



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

Planning Application Ref:
7112/APP/2017/2725

Scale:
1:1,250

Planning Committee:
North Page 218

Date:
November 2017

