



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 31
JANUARY 2018

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, 23 January 2018

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

Putting our residents first

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

Useful information for residents and visitors

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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.



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

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

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	70835/APP/2017/4023 - 4 Willow End	Northwood Hills	Installation of timber staircase for access (Retrospective). Recommendation: Approval	7 - 16 61 - 70

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	67201/APP/2017/3513 - 39 Highfield Drive	Ickenham	Removal and remodelling of existing unauthorised extensions to create part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer window. Recommendation: Approval	17 - 28 71 - 73

8	5985/APP/2017/4380 - 10 New Pond Parade	Manor	Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of an extractor fan to the rear of the property. Recommendation: Approval	29 - 40 74 - 79
9	8032/APP/2017/4601 - 31 Frithwood Avenue	Northwood	Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer. Recommendation: Refusal	41 - 52 80 - 90

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.

10 Enforcement Report 53 - 60

PART I - Plans for North Planning Committee

61 - 90

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Agenda Item 3

Minutes



NORTH Planning Committee

10 January 2018

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, Roy Chamdal (in place of John Morgan), Brian Stead (in place of Jem Duducu), Manjit Khatra, John Oswell and Jazz Dhillon</p> <p>LBH Officers Present: Roisin Hogan (Legal Advisor) Mandip Malhotra (Major Applications Manager) James McLean Smith (Major Applications Officer) James Rodger (Head of Planning and Enforcement) Peter Loveday (Highway Development Engineer) Anisha Teji (Democratic Services Officer)</p>
126.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr John Morgan with Cllr Roy Chamdal substituting and Cllr Jem Duducu with Cllr Brian Stead substituting.</p>
127.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
128.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes from the meeting on 5 December 2017 were agreed as a correct record.</p>
129.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Agenda item 8 - Midhurst Cottage, High Road (73006/APP/2017/3705) had been withdrawn from the agenda by the Head of Planning.</p> <p>The petitioner in agenda item 7 - 53 Weiland Road (28044/APP/2017/2249) had withdrawn their petition and this petition would therefore be heard as a non petition item.</p>

130.	<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 Agenda Items 1 - 13 were marked as Part I and would be considered in public. Agenda Items 14 - 15 were marked as Part II and so would be considered in private.</p>
131.	<p>3 ALBANY CLOSE, ICKENHAM - 72581/APP/2017/3376 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for a single storey side extension, conversion of roof space to habitable use to include 2x rear dormers and 3x front roof lights. Officers made a recommendation for refusal.</p> <p>A petitioner spoke in objection to the application. The Committee heard that residents on this street had always had complete privacy but any windows in the roof space of 3 Albany Close would cause overlooking. The petitioner requested for the windows to be non opening and obscure glazed if the Committee were minded to grant the application. The size and position of the garage and storage unit were causes of concern and there was a further concern that this would cause noise. Albany Close was a small residential close and the proposed extension would have a huge impact on the residents of the close and nearby roads. There were also concerns raised regarding the presence of a flue that had been installed in the centre of the bungalow which was causing fumes to be emitted.</p> <p>Members discussed the issue of the garage and noted that it was not included in the refusal reasons. Officers confirmed that the refusal reasons only covered visual amenity issues and that the reference to single story extension included the garage, but Members were advised this matter could also be explicitly included as a second refusal reason. On balance, Members decided to add a second refusal reason as they were concerned about the impact of the garage on residential amenity.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously refused.</p> <p>RESOLVED:</p> <p>That the Committee:</p> <p>1) refuse the application as per officer's recommendation; and 2) delegate authority to the Head of Planning, in consultation with the Chairman and Labour Lead, to draft and agree the second refusal reason.</p>
132.	<p>53 WEILAND ROAD, NORTHWOOD - 28044/APP/2017/2249 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for a part two storey, part single storey side/rear extension and demolition of garage.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</p> <p>Members congratulated officers, the agent/applicant and Gateshill Resident Association for working together to agree a scheme that would work for everyone.</p>

	<p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendations and the additional conditions listed in the addendum.</p>
133.	<p>MIDHURST COTTAGE, HIGH ROAD, EASTCOTE - 73006/APP/2017/3705 (<i>Agenda Item 8</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
134.	<p>8 MONKS CLOSE, RUISLIP - 72216/APP/2017/3508 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for a conversion of dwelling into 1x1 bed and 1x studio self- contained flats with associated parking and amenity space, involving part two storey, part single storey rear extension. Officers made a recommendation for refusal.</p> <p>A petitioner spoke in objection of the planning application, noting that the houses on the road were originally built as family orientated accommodation. The proposed development would take away the character of the road, impact the small community negatively and add to the parking stress on the road. The proposed development would also block light to neighbouring properties.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously refused.</p> <p>RESOLVED: That the application be refused as per officer's recommendation.</p>
135.	<p>4 ASHBURTON ROAD, RUISLIP - 15579/APP/2017/3615 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for a part two storey, part single storey side/rear extension, single story front extension and conversion of roof space to habitable use to include a rear dormer and conversion of dwelling from 1x4 bed to 3x2 bed and 1x1 bed self contained flats with associated parking and amenity space and installation of vehicular crossover to front. Officers made a recommendation for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously refused.</p> <p>RESOLVED: That the application be refused as per officer's recommendations.</p>
136.	<p>4 VICTORIA ROAD, RUISLIP - 34090/APP/2017/3428 (<i>Agenda Item 11</i>)</p> <p>Officer introduced the application and provided an overview. The application sought planning permission for a change of use from retail to nail bar. Officers made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendations.</p>

137.	<p>86 VICTORIA ROAD, RUISLIP - 28709/APP/2017/3180 (<i>Agenda Item 12</i>)</p> <p>Officer introduced the application and provided an overview. The application sought planning permission for a change of use from retail to a mixed use comprising retail, restaurant and hot food takeaway. Officers made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendations and the additional condition listed in the addendum to ensure that there is appropriate vibration protection for neighbouring properties.</p>
138.	<p>DAVID LLOYD CLUB, NORTHWOOD - 272/APP/2017/3148 (<i>Agenda Item 13</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for the installation of an outdoor pool and associated works. Officers highlighted the addendum and made a recommendation for approval.</p> <p>Members commented that it was a good application.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendations.</p>
139.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
140.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 3. That the enforcement action as recommended in the officer's report was agreed. 4. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of

	<p>issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.20 pm, closed at 8.01 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. 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 4 WILLOW END NORTHWOOD

Development: Installation of timber staircase for access (Retrospective).

LBH Ref Nos: 70835/APP/2017/4023

Drawing Nos: Location Plan
VC/64/P-2/01
VC/64/P-2/02
VC/64/P-2/03
VC/64/P-2/04
VC/64/P-2/05
VC/64/P-2/06

Date Plans Received: 06/11/2017 **Date(s) of Amendment(s):**

Date Application Valid: 06/11/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a large detached two storey property situated on the North Western side of Willow End, a cul de sac, and occupies a corner position at the end, with the turning circle to the front. It has an integral garage projecting forward, which has a cat slide roof with dormer above, set at right angles to the main body of the building. To the rear there is similar feature facing the garden. The property also benefits from a single storey side extension. It has a suitably sized landscaped garden to the front and a large rear garden. It is set on a hillside, slightly higher than the road to the front, with the land to the North at a higher level.

The street scene is residential in character and appearance comprising similar detached properties.

The application site lies within the Gatehill Farm Estate Area of Special Local Character and the Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This site is covered by Tree Preservation Order (TPO) 433a

1.2 Proposed Scheme

This application seeks permission for the erection of an external timber staircase to the front of the side extension, leading to a gateway and giving access onto the pathway to the side of the property.

1.3 Relevant Planning History

70835/APP/2015/1528 4 Willow End Northwood
Single storey side extension

Decision Date: 22-06-2015 **Approved** **Appeal:**
70835/APP/2016/2265 4 Willow End Northwood
Single storey side extension

Decision Date: 15-08-2016 **Approved** **Appeal:**

Comment on Planning History

70835/APP/2016/2265 - Single storey side extension (approved)
70835/APP/2015/1528 - Single storey side extension (approved)

2. Advertisement and Site Notice

- 2.1** Advertisement Expiry Date:- Not applicable
2.2 Site Notice Expiry Date:- 14th December 2017

3. Comments on Public Consultations

7 neighbouring properties were consulted for a period of 21 days expiring on the 5 December 2017 and a site notice was also erected on the gates at the entrance of the private road.

Three responses were received from nearby residents, raising the following issues:

- This will compromise the security of the houses in Willow End, if the gate is left unlocked for any reason, as it almost certainly will. Without the gate the cul de sac is more secure.
- Staircase is unsightly and out of keeping with Willow End and the whole Gateshill Estate.

A petition against the proposal has also been submitted by the Gateshill Residents Association with 28 signatures.

Northwood Residents Association - No response.

Northwood Hills Residents Association - No response.

Gatehill Residents Association - Willow End is a cul de sac of 9 detached houses built in the early 90's. All are of similar design and have been built with the same materials. The applicant has added a large timber staircase and landing to the front of his house. It protrudes in front of the house by 0.8 m. The spindles rise to almost the height of the eaves of the single storey it sits in front of. It sits across the frontage and covers 2.3 m. In addition, there is a large landing or platform area set above head height. This is contrary to policy. There are staircases made of timber, nor any other materials built in the frontage of properties in Willow End or the wider Gatehill Estate. External staircases are not a standard feature of properties so this proposal cannot be considered in any way to harmonise with the building or the street scene.

The landing area could be used as an external seating area. Decking is required to be a maximum of 0.3 m above ground level so this large platform of 1.7 m by 0.8 m at a height of 1.7 m above ground level does not comply with policy.

This large erection is a visual intrusion on the street scene, which neither complements nor

improves the amenity of the area. It is an absolute eyesore and the bright colours stand out rather than blend in with the rest of the houses. It dominates the street scene especially as the houses at the top of the cul de sac are higher than the surrounding area.

The owner advises he will use the staircase to access his back garden via the public footpath. He chose to extend his house right up to the boundary thus making a conscious decision to deprive himself of access to his back garden. His self imposed lack of access should not be used as an excuse for ignoring Council Policies when so much harm will be imposed on other residents.

Officer response: There is no specific policy requirement governing the height of a raised platform. Within the context of the Town and Country Planning (General Permitted Development) Order 2015 a "raised platform" is defined as a platform with a height greater than 0.3 m. Any platform exceeding this would require planning permission, having regard to adopted policy. All other issues raised are addressed within the report.

Trees/Landscaping - This site is covered by TPO 433a. This is a retrospective application involving the installation of an external timber staircase from the front garden leading via a gate into the woodland. It is not known what vegetation has been removed but no protected trees have been affected. The front garden close to the staircase has been damaged by the construction work and needs to be restored/replanted. No objection subject to a landscaping condition.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

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.

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 in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 90, the NPPF indicates that certain other forms of development are not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt.

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 BE5, BE6, 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 relevant section of Policy BE6 states that;

Within the Areas of Special Local Character at Gate Hill Farm and Copsewood Estates, fencing should be unobtrusive and in materials appropriate to the character and appearance of the Estate.

The proposed staircase is situated immediately adjacent to the recently constructed side extension and in relation to the scale of the original dwelling is relatively minor. As such it is not considered that it would fundamentally reduce the openness of the Green Belt in this location.

The staircase extends to the height of the existing bank at the side of the property and is of wooden construction. It measures 1 m in width, a total of 2.55 m in depth including 5 steps leading up to a platform of 0.8 m in depth. This platform then widens to 1.7 m in width, which allows space for a person to stand to one side and open the gateway inwards. The staircase is then enclosed on either side by wooden railings of 1 m in height. In terms of visual appearance this is a new construction which stands out against the unplanted bank. It is set against the backdrop of a replacement fence and new gateway situated along the side boundary of the property at a height of 1.85 m. This element of the proposal is visually more intrusive when viewed from Willow Close, as it is higher. However as this is permitted development it is outside the control of this planning application.

Concerns have been raised about the visual impact of the proposal with the GRA commenting that staircases are not a characteristic of the area, however Northwood is set on a hillside and quite a number of properties are set at differing levels. Although wooden

steps are not generally seen at the front of properties, there are many examples of stone or brick steps. Wooden steps are also seen often to the side or rear of properties. The main visual impact is due to the bright colour of the new timber, which could be addressed with a dark brown staining to match the stained wooden features of the main dwelling. It is also noted that the Landscape Officer has advised that the bank should be replanted, which would also help mitigate any impact on the visual amenity of the street scene. These details could be conditioned to be submitted if all other aspects of the proposal were acceptable. Therefore, on balance, it is considered that the proposal would not significantly harm the character and appearance of the subject property or the wider Area of Special Local Character. Therefore the proposal accords with the requirements of Policies BE5, BE6, BE13, BE15 and BE19 of the 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 and policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Given the position away from the neighbouring properties, it is not considered that the proposed staircase would significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion or over-dominance. It is noted concern was raised over the potential for the raised deck to be used for sitting out on, however given the scale of that area and the minimum distance of in excess of 23 m to the nearest property opposite, it is not considered this would result in any additional loss of privacy to that already existing from the road. Therefore the proposal complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

The proposal would not compromise the provision of private amenity space or parking requirements.

Concern has also been raised over the potential for a compromise of security to the properties in the area as a result of the proposal. The actual gate providing access to the cul de sac from the footpath is permitted development. Although the staircase under consideration does lead to the gateway, even if this proposal was refused and the staircase removed, steps set into a restored bank would not require consent and could be provided. As such it would be unreasonable to refuse permission on this basis.

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.

6. 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 VC/64/P-2/04; VC/64/P-2/05 and VC/64/P-2/06.

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).

2 RES7 Materials (Submission)

Within 3 months of the date of approval for this proposal details of a stained finish for the staircase shall 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.

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)

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

Within 3 months of the date of approval for this proposal details of a landscape scheme shall have 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. 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).

INFORMATIVES

Standard Informatives

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

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

Part 1 Policies:

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

Part 2 Policies:

AM14	New development and car parking standards.
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.
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.

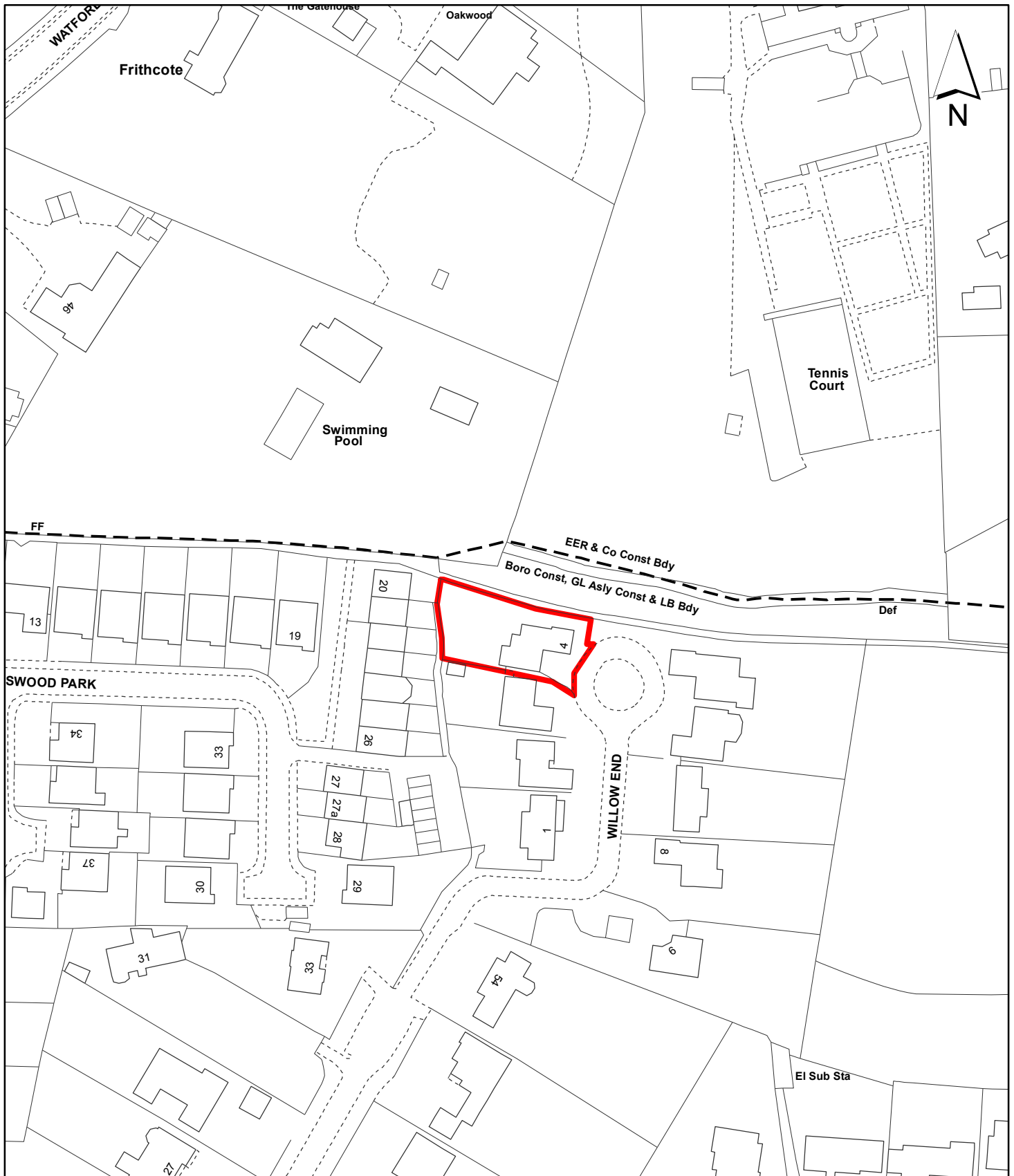
D) No bonfires that create dark smoke or nuisance to local residents.

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: Liz Arnold

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">4 Willow End</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">70835/APP/2017/4023</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>	
		 HILLINGDON <small>LONDON</small>	

Report of the Head of Planning, Sport and Green Spaces

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Removal and remodelling of existing unauthorised extensions to create part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer window.

LBH Ref Nos: 67201/APP/2017/3513

Drawing Nos: 24-12-01T

Date Plans Received: 28/09/2017

Date(s) of Amendment(s): 28/09/2017

Date Application Valid: 18/10/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the eastern side of Highfield Drive, approximately 280m south of its junction with 'The Drive', and 500m north of the A40. Highfield Drive is a private road accessed via 'The Drive' off Swakeleys Road, and is wholly residential in character typically with large individually designed detached dwellings situated on long garden plots.

No.39 has undergone several extensions and alterations, some of which have planning permission whilst some are unlawful and are subject to enforcement action. The house currently 'as built' comprises two storeys with four bedrooms. It has a hipped roof with a crown, front and rear dormer windows, a two storey side/front extension with single storey front and rear extensions. There is off street car parking for two vehicles within the front driveway.

The original dwellinghouse had a catslide roof over an attached garage on the southern side elevation with a two storey forward projection with hipped roof in the principal elevation.

The dwelling, as currently extended, has a crown roof with hipped ends, including two adjacent two-storey hipped roof projections to the front. The hipped roof has removed the original catslide arrangement to the southern elevation and, as such, there is now a two-storey flank wall in place. Single-storey extensions have been added either side of the projecting front entrance. A two-storey hipped roof extension has been made to the rear of the dwelling. Flat roof dormers have been added to the front and rear roof slopes.

The site is not located within an area of special local character or conservation area and the building is not listed. It is located within an Archaeological Priority Zone as identified within the emerging Local Plan: Part 2.

1.2 Proposed Scheme

The proposed development seeks to rationalise existing extensions to the building, a number of which are unlawful. The following alterations would be made to the building as it currently stands:-

Step down in the roof eaves and ridge height of the hipped roof side extension and removal of first floor windows on the flank elevation and bring the front elevation of the extension further in from the site frontage;

Removal of the single-storey extension to the front of the dwelling, on the southern side of the two-storey hipped roof projection;

Repositioning of dormer within rear roof slope and removal of rear facing dormer on the side extension;

Removal of the 'wrap around' element of the single-storey rear extension.

1.3 Relevant Planning History

67201/APP/2010/1803 39 Highfield Drive Ickenham

Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

Decision Date: 21-02-2012 **Approved** **Appeal:**

67201/APP/2012/2722 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations

Decision Date: 24-12-2012 **Refused** **Appeal:**

67201/APP/2012/3008 39 Highfield Drive Ickenham

Single storey rear extension with 2 rooflights involving alterations to rear elevation

Decision Date: 22-01-2013 **Approved** **Appeal:**

67201/APP/2013/1262 39 Highfield Drive Ickenham

Part two storey, part single storey rear extension, part two storey, part single storey, part first floor side extension involving conversion of garage to habitable use, single storey front extension, replacement roof structure and conversion of roof space to habitable use to include a rear dormer and 3 rooflights, alterations to elevations

Decision Date: 16-07-2013 **Refused** **Appeal:**

67201/APP/2013/2595 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store

Decision Date: 02-12-2013 **Refused** **Appeal:**

67201/APP/2013/3786 39 Highfield Drive Ickenham

Retrospective application for extension and alterations to existing dwelling house including, single storey and two storey front extension, single storey and two storey rear extension, side extension and loft conversion with front and rear dormers and rooflights

Decision Date: 21-02-2014 **Refused** **Appeal:**

67201/APP/2013/56 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations (Resubmission)

Decision Date: 07-03-2013 **Approved** **Appeal:**
67201/APP/2014/2224 39 Highfield Drive Ickenham

Part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)

Decision Date: 30-10-2014 **Refused** **Appeal:**28-JAN-15 **Dismissed**
67201/APP/2016/1624 39 Highfield Drive Ickenham

Erection of a single storey front extension; entrance canopy extension; part first floor side, part two storey, part single storey rear extension; front dormer roof extension (involving conversion of existing loft space); installation of rooflights to side and rear roofslopes and external alterations including rearrangement of openings and enlargement/alterations to roof

Decision Date: 24-08-2016 **Approved** **Appeal:**

Comment on Planning History

The site has a length planning history. Permission was granted for the existing dwelling to be demolished and replaced by a new two-storey six bedroom detached dwelling under 67201/APP/2010/1803. This permission was not implemented and has now lapsed.

Various applications to incrementally extend the existing dwelling have been submitted. These include approvals for single-storey extensions to the front and rear under 67201/APP/2012/3008 and 67201/APP/2013/56. Single-storey extensions have been made to the front of the dwelling. However, these have not been built in accordance with approved plans.

There have also been refusals for two-storey extensions which were refused under 67201/APP/2013/1262 and retrospective applications 67201/APP/2013/3786 and 201/APP/2014/2224.

67201/APP/2014/2224 was taken to appeal, where it was dismissed. As a result, the site has been subject to enforcement action which requires the unlawful extensions to be removed or altered to be made acceptable in planning terms

A scheme to make good the dwelling and reinstate the catslide roof on the southern elevation was then approved under 67201/APP/2016/1624. This brought the appearance of the dwelling back to an appearance close to its original form. The works have not been undertaken thus far.

The proposal seeks to gain approval for the retention of an increased amount of the unlawful extensions whilst overcoming the reasons for refusal provided for 201/APP/2014/2224 and supported at 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

One letter of objection:

The applicant has failed in every aspect of adhering to the plans that have been passed before. Why pass remedial plans in 2016 and just ignore the result?

Request enforcement action be taken.

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:

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.

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

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

NPPF National Planning Policy Framework

NPPF7 NPPF - Requiring good design

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

5. MAIN PLANNING ISSUES

DESIGN & APPEARANCE:

The building, as it currently stands, appears disorganised, cluttered and unsympathetic within the street scene on account of the piecemeal nature of extensions that have been made to it over time and the failure to build approved extensions in accordance with approved plans. The Council has refused a retrospective application to regularise these extensions and, following an appeal to the inspectorate, the planning inspector, in dismissing the appeal, criticised the excessive collective bulk of the two-storey extensions, the loss of symmetry and the established character of the original dwelling and the overall lack of

cogeneity in appearance.

By stepping down the roof ridge and eaves height of the side extension and pulling it further in from the site frontage, the proposed development breaks up the bulky nature of the front and side aspects of the building, ensuring that the extension appears visually subservient towards the main dwelling and reflecting the step down in height to the side of the dwelling that was present on the original building as a result of the catslide roof slope. The bulk of the two-storey rear extension also appears reduced as a result of breaking up the roof ridge line and through the removal of the existing flat roof dormer which is set at roof ridge height, and replacement with a smaller more centrally positioned rear dormer.

The removal of the single-storey front extension to the north of the main entrance will address remove the current unbalancing effect produced through the combination of single-storey extensions of different widths either side of the main entrance.

The removal of the wrap around element of the single-storey rear extension prevents the rear elevation from being overwhelmed by this feature.

It is considered that the dwelling, as altered by the proposed scheme, would be in keeping with the general visual and spatial characteristics of the street scene. Whilst the flank wall on the southern elevation was originally of single-storey height owing to the catslide roof slope, there are a significant number of dwellings on the street with two-storey flank elevation walls close to each side boundary, including the neighbouring properties to the south, numbers 41 and 43 Highfield Drive. The step down in height of the proposed side extension combined with the separation distance maintained between it and the adjacent dwelling and the fact that the roof slope pitches away from the site boundary is sufficient to prevent a terraced appearance from arising as a result of the proposal.

The overall footprint of the original dwelling would not be demonstrably increased or altered in regards to its relationship with the front and side boundaries of the site.

The overall visual and spatial characteristics of the building within the street scene would be similar to that of 29 Highfield Drive, which had approval granted by the planning inspectorate for a stepped down two-storey side extension and rear extension granted under application 18450/APP/2009/1471.

It is therefore considered that the proposed modifications to the building would be sympathetic towards the character and appearance of the surrounding area in accordance with Policies BE 13 and BE 19 of the Local Plan and would also integrate effectively towards the original dwelling in accordance with Local Plan Policy BE 15.

NEIGHBOUR AMENITY:

The proposed development complies with the standards set out within the Council's SPD for Residential Extensions in that no parts of the proposed extensions come within 15 metres of the front or rear elevations of any neighbouring dwellings within a splay of 45 degrees.

The two-storey extension to the rear of the dwelling projects a similar distance to the rear of the site as the neighbouring two-storey dwelling to the north at 37 Highfield Drive. Whilst it projects further to the rear than the adjacent dwelling to the south, 41 Highfield Drive, the

rear extension is stepped well away from the southern site boundary so as to reduce its impact. A single-storey element would be built close to the southern boundary but the modest height of this feature, coupled with the fact that it does not project significantly further to the rear than the existing conservatory at 41 Highfield Drive, will result in it having a minimal impact upon neighbouring residents.

The remodelled side extension will be positioned entirely alongside the northern flank wall of 41 Highfield Drive. which does not contain any openings other than a first floor window that serves a shower room and a secondary window at ground floor level. The only window on the side elevation of the remodelled extension would be a ground floor high level window serving a utility room. All other windows face out towards the street or back towards the far end of the long rear garden and do not offer intrusive views towards neighbouring windows serving habitable rooms, all of which are a distance well in excess of 21 metres away from habitable rooms serving the extensions, within a 45 degree splay either side of the centre point of the window, as required by the Council's Residential Layouts SPD.

It is therefore considered that the modified building would not unacceptably detract from the amenities of occupants of neighbouring properties and, as such, complies with Local Plan Policies BE 20, BE 21, BE 22, BE 23, BE 24 and OE 1.

OCCUPANT AMENITY:

The proposed extensions can be accommodated without removing an unacceptable amount of rear garden space. The site benefits from a sizeable rear garden which will continue to provide amenity space in excess of the Council's minimum requirement of 100 m² as set out in the Council's Residential Extensions SPD para. 3.13.

The proposed modifications to the building therefore comply with Local Plan Policy BE 23.

TIME LIMIT TO CARRY OUT WORKS:

The application seeks to rationalise existing unlawful extensions which are not acceptable in planning terms, subject to enforcement action and, as such, are required to be removed.

As such, a strict time limit will be imposed to any approval to ensure that the remediation works are begun within 3 months of the date of the approval and completed to an acceptable standard within 6 months. Failure to adhere to these time limits would result in enforcement action being taken.

6. RECOMMENDATION

Approval subject to the following conditions.

1 NONSC Non Standard Condition

The modifications to the existing extensions hereby approved shall be commenced within 2 months of the date of this decision and be fully completed within 6 months of the date of

this decision.

REASON

To ensure that existing unlawful and unacceptable extensions are removed as soon as possible in order to repair and restore the character and appearance of the street scene, as required by Policies BE 13 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.4 and 7.6 of the London Plan (2016).

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, number:-

24-12-01T;

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 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the northern walls or roof slopes (37 Highfield Drive) of the development hereby approved facing.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE 24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to the dwellinghouse nor any garage, shed or other outbuilding shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE 21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The first floor window and rooflights on the northern elevation and roof slope facing 37 Highfield Drive shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE 24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 HH-M2 External surfaces to match existing building

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.

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 BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 HO10 Front Garden Landscaping

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence. All necessary landscaping works shall be completed within 3 month of the date of this permission.

REASON

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE 13 and BE 38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

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:

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
NPPF	National Planning Policy Framework
NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area

- 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.
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- 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.

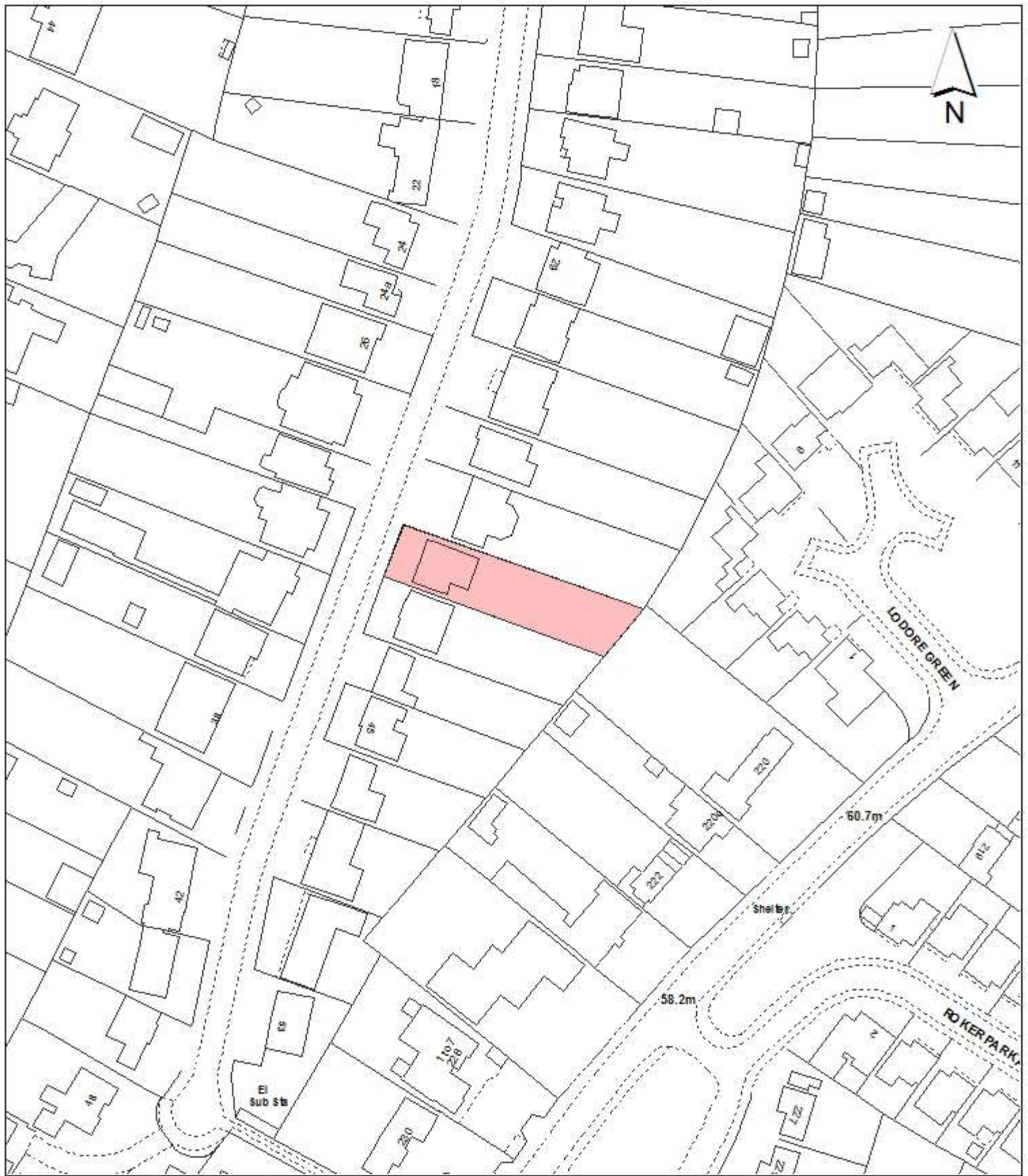
D) No bonfires that create dark smoke or nuisance to local residents.

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: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

39 Highfield Drive

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

67201/APP/2017/3513

Scale:

1:1,250

Planning Committee:

North Page 28

Date:

January 2018



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 10 NEW POND PARADE WEST END ROAD RUISLIP

Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5 and installation of an extractor fan to the rear of the property).

LBH Ref Nos: 5985/APP/2017/4380

Drawing Nos: Use Classes Along New Pond Parade
Design and Access Statement (Nov 2017)
P102
P201
P202
P101

Date Plans Received: 05/12/2017 **Date(s) of Amendment(s):**

Date Application Valid: 14/12/2017

1. SUMMARY

This application seeks permission for the change of use of an A1 (shops) use class unit to use class A5 (hot food takeaway).

Policies S6 and S7 state that permission will be granted subject to the proposal retaining adequate A1 retail within the shopping area and subject to the proposal not causing an unacceptable impact on neighbour amenity. The proposed development would not result in an area deficient in A1 uses and would not cause harm to local residential amenity. The proposal does not involve any external alterations or signage and thus would not result in a material impact on the appearance of the street scene. Further, the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

Accordingly, the proposed development is considered to comply with national, regional and local policies and is recommended for approval, subject to the conditions specified in the report.

2. 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 P101, P102, P201, P202 and the Design and Access Statement (Nov 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).

3 NONSC Non Standard Condition

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the machinery operating at maximum capacity. A post installation noise assessment shall be carried out where to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to commencement of the use hereby approved and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from the plant installation equipment in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Prior to use, the extract system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

The use of the premises shall be permitted during the hours of 09:00 to 23:00 Mondays to Sunday only.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise from activities or people at or using the site in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

No deliveries nor collections/ loading nor unloading shall occur at the development hereby approved other than between the hours of 08:00 to 18:00 on Monday to Friday, 09:00 to 18:00 on Saturdays and at no time on Sundays and Public/Bank Holidays.

Reason: To ensure that the amenity of occupiers of surrounding premises are not adversely affected by noise in accordance with policies AM7, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

Prior to commencement of the use, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement

equipment and extract system, in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' January 2005 by DEFRA. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

All external doors to the kitchen shall be fitted with self closing devices, which shall be maintained in an operational condition and at no time shall any external door nor windows to the kitchen be fixed in an open position.

Reason: To ensure that the amenity of occupiers of the surrounding premises are not adversely affected by noise, smell, steam or other effluent in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of a suitable cleaning schedule and/or maintenance contract for the extract system and odour control system. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by smell, steam and other effluent in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- | | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| S6 | Change of use of shops - safeguarding the amenities of shopping areas |
| S7 | Change of use of shops in Parades |

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
AM14	New development and car parking standards.
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3

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.

4 125 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. This also does not authorise any changes to the shop front and planning permission is required.

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

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is an A1 use class retail unit located at ground floor level on the east side of a service road which abuts West End Road. This unit forms part of the Ruislip Gardens parade of shops in the Ruislip/Northwood area. The first and second floors of the building are used as residential flats. New Pond Parade has time restricted on-street car parking available that is well used by existing customers. The maximum stay for this parking is two hours. There is no off-street car parking provided for customers but there is a private service lane at the rear of the premises for servicing uses.

Ruislip Gardens Station is located approximately 230 metres south east of the application site, Ruislip High School is located immediately to the rear of the application site and the area to the north is generally residential in nature. The site forms part of a Critical Drainage Area and Flood Zone 2 and has a low PTAL level of 2.

3.2 **Proposed Scheme**

This full planning application seeks the proposed change of use from use class A1 (shops)

to A5 (hot food takeaways). Internal changes are proposed including the installation of a new sales counter, relocation of the kitchen and creation of a new storage area. External changes include the installation of a new extraction duct and secure covered cycle storage for three bikes.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

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:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

S7 Change of use of shops in Parades

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

AM14 New development and car parking standards.

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **15th January 2018**

6. Consultations

External Consultees

Letters were sent to adjoining properties and the Ruislip Residents Association. A site notice was erected and all consultations expired on the 09/01/2018. No comments were received.

Internal Consultees

Environmental Protection Unit Officer Comments:

There may be issues concerning noise, vibration and odour which can be dealt with via suitable conditioning. A suite of conditions were recommended which are included in the recommendation section to cover these matters.

Access Officer Comments:

I have considered the detail of this change of use application which appears to involve no structural or shop front alterations to the existing building. No further comments are therefore provided. However, the following informative should be attached to any grant of planning permission: 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. Conclusion: Acceptable.

(Officer Comment: Informative has been added.)

Highways Officer Comments:

This application is for the change of use of an existing shop on New Pond Parade Ruislip to a takeaway food shop. There was a pre-app on a similar proposal previously. The existing shop is located in the service road that abuts West End Road which is a classified road (A4180) on the Council Road Network. The service road has limited on-street car parking available and this is well used by existing customers. There is no off-street car parking provided for customers as part of the existing use but there is a private service lane at the rear of the premises. The proposal is to create a take away food shop with new shop front and internal layout. It is unlikely that the new use would generate significant amounts of additional traffic over the existing use. There is a secure covered cycle storage space provided at the rear of the premises in this application which is supported. On the basis of the above comments I do not have significant highway concerns of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in order to safeguard the amenities of shopping areas, the Local Planning Authority will grant permission for changes of use of class A1 shops if:

- "(i) The proposal will not be detrimental to visual amenity where the premises form part of a statutory or locally listed building or are located within a Conservation Area;
- (ii) A frontage of a design appropriate to the surrounding area is maintained or provided (the Local Planning Authority may impose conditions to ensure retention or installation of an appropriate frontage); and
- (iii) The proposed use is compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems;
- (iv) Has no harmful effect on road safety and does not worsen traffic congestion or disrupt bus operations.

The Local Authority may impose conditions covering restrictions on uses, opening hours, sound proofing, ducting, car parking, or other matters necessary to make the development acceptable."

In accordance with Policy S6, no shopfront alterations or new signage information have been proposed as part of this application. Hence, the proposals will result in no impact on visual amenity.

The associated impacts concerning disturbance, noise, smell, fumes, parking or traffic

related problems are addressed later in this report.

Policy S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will only grant permission to change of use of shops in parades from class A1 if:

"(i) 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 shopping hierarchy;
(ii) The surrounding residential area is not deficient in essential shop uses; and
(iii) The proposal accords with Policy S6."

A survey was carried out by both the applicant and the planning officer to establish the use classes which exist along South Ruislip Parade. This work established that: 16 A1 class units, three A3 class units, one A4 class unit, three A5 class units, one D2 class unit and one sui generis class unit currently exist. Based on this, it is considered that the replacement of one A1 use class unit would not result in an area deficient in essential shop uses.

Overall, the principle of a change of use from use class A1 to A5 is considered to be acceptable and in accordance with policies S6 and S7, subject to the application conforming with other relevant policies and guidance.

7.02 Density of the proposed development

Not applicable.

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.06 Environmental Impact

Not applicable.

7.07 Impact on the character & appearance of the area

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 or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The only external change proposed relates to the installation of a new duct for the kitchen extraction which is to be fitted to the rear of the property. The proposed extraction duct measures approximately 0.5 metres in height, 0.5 metres in width and would project 5 metres out from the rear building line of the unit. This would be located 3.485 metres above the ground. The rear of the application site comprises of the service yard serving the commercial premises and the rear boundary wall of the Ruislip High School playing fields.

Whilst the proposed extraction duct is of a considerable size, given its location in the rear yard and limited visibility from any vantage viewpoints, it is considered on balance to be

acceptable and accords with policies BE13 and BE15.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, because of:

"(i) The siting or appearance;

(ii) The storage or display of vehicles, goods, equipment or other merchandise;

(iii) Traffic generation and congestion;

(iv) Noise and vibration or the emission of dust, smell or other pollutants, unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable."

Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within the acceptable levels by engineering, lay-out or administrative measures.

The hot food takeaway will operate seven days per week. The kitchen extractor duct will utilise a baffle filter (to control the grease produced), a carbon filter (for grease and odour control), a silencer (for noise reduction) and a variable speed control. This thereby limits the impact of noise, vibration and smell for neighbouring residences. It is noted that conditions concerning noise, anti-vibration, odour abatement and deliveries have been specified by the Environmental Protection Officer and will be imposed should permission be granted.

The proposed extraction duct will emit approximately 5 metres away from the closest residential occupiers. Whilst the duct is positioned to emit at 3.485 metres above ground level, given the distance and filtration proposed, it is not considered that the proposals will harm neighbour amenity.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Based on the Highways Officer comments, it is considered that it is unlikely that an A5 use class unit would generate significant amounts of additional traffic over the existing use. No significant traffic impacts are therefore noted.

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development will only be permitted where it is in accordance with the Council's adopted car parking standards.

For A5 class units, the Council's adopted car parking standards requires that the unit provides 1 parking space per 50 square metres and 1 cycle space per 25 square metres. Based on the comments provided by the Highways Officer for the pre-application advice, the existing on-street parking is considered to be sufficient for the proposed use of the unit meaning no extra car parking is required. As part of the application, details are provided for securely covered cycle storage for three bikes. This therefore accords with the Council's policy requirements.

7.11 Urban design, access and security

This is addressed elsewhere in the report.

7.12 Disabled access

- No structural or shop front alterations are proposed.
- 7.13 Provision of affordable & special needs housing**
Not applicable.
- 7.14 Trees, Landscaping and Ecology**
No issues arise.
- 7.15 Sustainable waste management**
The existing waste and recycling arrangements will be retained and is not considered to be an issue.
- 7.16 Renewable energy / Sustainability**
No issues arise.
- 7.17 Flooding or Drainage Issues**
No issues arise.
- 7.18 Noise or Air Quality Issues**
No issues arise.
- 7.19 Comments on Public Consultations**
No comments were received from members of the public.
- 7.20 Planning Obligations**
Not applicable.
- 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

None.

10. CONCLUSION

This application seeks permission for the change of use of an A1 (shops) use class unit to use class A5 (hot food takeaway).

Policies S6 and S7 state that permission will be granted subject to the proposal retaining adequate A1 retail within the shopping area and subject to the proposal not causing an unacceptable impact on neighbour amenity. The proposed development would not result in an area deficient in A1 uses and would not cause harm to local residential amenity. The proposal does not involve any external alterations or signage and thus would not result in a material impact on the appearance of the street scene. Further, the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use.

Accordingly, the proposed development is considered to comply with national, regional and local policies and is recommended for approval, subject to the conditions specified in the report.

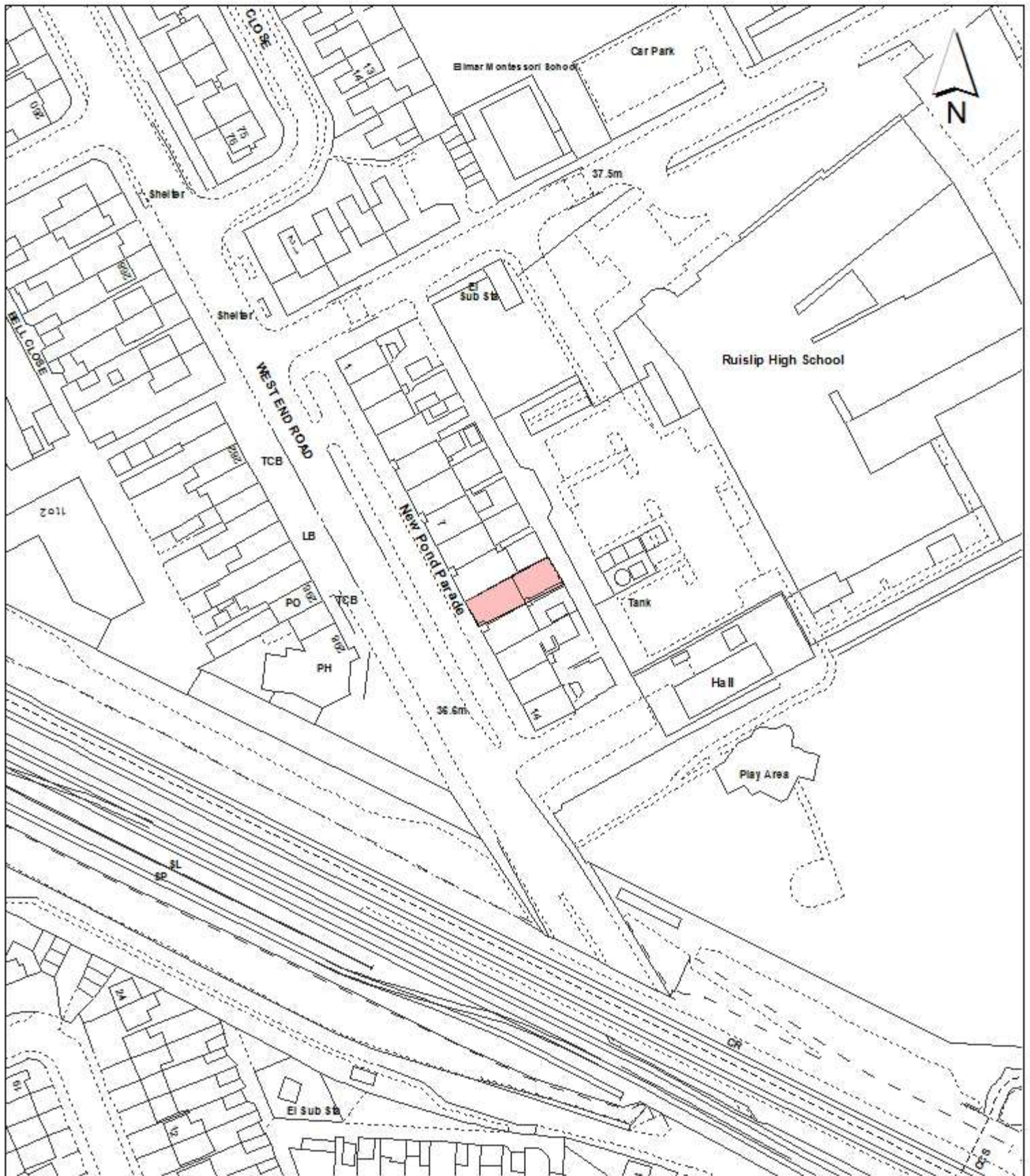
11. Reference Documents

The proposed development has been assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the

London Plan (2016), the National Planning Policy Framework (2012) and supplementary planning guidance prepared by both London Borough of Hillingdon and the Greater London Authority.

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

10 New Pond Parade

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

5985/APP/2017/4380

Scale:

1:1,250

Planning Committee:

North Page 40

Date:

January 2018



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 31 FRITHWOOD AVENUE NORTHWOOD

Development: Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer.

LBH Ref Nos: 8032/APP/2017/4601

Drawing Nos: Design & Access Statemen
Arboricultural Impact Assessmer
0071-05A
0071-04A
0071-03A
0071-08A
0071-07A
0071-06A
0071-02A
0071-01A

Date Plans Received: 20/12/2017 **Date(s) of Amendment(s):** 19/12/0017

Date Application Valid: 03/01/2018

1. SUMMARY

This application is being presented to planning committee following a call in by ward Councillors. This application seeks to provide various extensions to the existing property. Due to the number of extensions, size, scale, depth would significantly alter the proportions of the original property and would fail to remain subordinate and result in a further loss of the garden. This application is contrary to a number of policies within the Local Plan: Part Two (November 2012) and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part single, part two storey rear extensions and roof alterations, by reason of their size, scale and prominence would represent incongruous additions to this property, fail to be visually subordinate to the original building, would not respect the composition of the original building and would result in a loss of garden openness. The proposals would be detrimental to the character, appearance and visual amenities of the streetscene and surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE20, BE21, BE 22, BE23, BE24 and BE38 of the Local Plan: Part Two (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
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.
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
LPP 3.17	(2016) Health and social care facilities
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities

3

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the proposal is contrary to our statutory policies and negotiation could not overcome the reason for refusal.

4

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

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

3. CONSIDERATIONS

3.1 Site and Locality

31 Frithwood Avenue is a substantial detached building that sits on a sloping site on a prominent corner bounded by Canterbury Close to the west and Frithwood Avenue to the South. The existing house is set away from the front boundary by approximately 20m. The site benefits from access to the rear, off Canterbury Close for car parking and bin storage. To the front is an area of lawn with 2 parking spaces and to the rear an area of patio and a car park with 3 parking spaces.

The existing house is used as a 12 room guest house (Use Class C1). The surrounding area is characterised by 2.5- storey residential dwellings set within generous grounds. The site is located adjacent to the Northwood - Frithwood Conservation Area. The site is subject to a Tree Preservation Order (TPO) 49.

3.2 Proposed Scheme

The proposal seeks to provide:

- a full width rear extension with a depth of 6 m and a width of 14.93m;
- a first floor extension with a depth of 5m and a width of 4.3m; and
- the repositioning and enlargement of the front and rear dormers.

3.3 Relevant Planning History

8032/APP/2004/1904 31 Frithwood Avenue Northwood

RENEWAL OF PLANNING PERMISSION REF:8032/F/98/1853 DATED 14/07/1999 : ERECTION OF A PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION AND FRONT PORCH EXTENSION TO GUEST HOUSE, INSTALLATION OF ON-SITE CAR PARKING AREA AND LANDSCAPING

Decision: 04-11-2004 Approved

8032/APP/2004/3228 31 Frithwood Avenue Northwood

PART CHANGE OF USE OF GROUND FLOOR (28m²) FROM CLASS C1 (GUEST HOUSE) TO CLASS D1(a) (NON-RESIDENTIAL) TO PROVIDE 1 CONSULTING ROOM FOR PHYSIOTHERAPY PRACTICE (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision: 25-01-2005 Approved

8032/APP/2017/1671 31 Frithwood Avenue Northwood

Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from Class C1 (Hotels) to Class C2 (Residential Institutions)

Decision: 08-09-2017 Withdrawn

8032/APP/2017/3739 31 Frithwood Avenue Northwood

Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations and change of use from a Bed and Breakfast (Use Class C1) to extra care facility comprising 13 studio units (Use Class C3)

Decision:

8032/B/88/1682 31 Frithwood Avenue Northwood

Conversion of single family dwelling into 3 1-bed room flats & 1 3-bedroom flat

Decision: 08-02-1989 Approved

8032/C/88/2505 31 Frithwood Avenue Northwood

Change of use of single family dwelling to 4 self contained flats & assoc parking

Decision: 11-11-1988 Withdrawn

8032/E/89/2437 31 Frithwood Avenue Northwood

Change of use from single family dwelling unit to guest house

Decision: 07-06-1990 Approved

8032/F/98/1853 31 Frithwood Avenue Northwood

Erection of a part two storey, part single storey rear extension, single storey side extension and front porch extension to guest house, construction of on-site car parking area and landscaping

Decision: 14-07-1999 Approved

8032/PRC/2016/110 31 Frithwood Avenue Northwood

Redevelopment of 5 flats

Decision: 15-03-2017 PRM

Comment on Relevant Planning History

This application differs from planning ref: 8032/APP/2017/3739 at No 31 Frithwood Avenue

in that this proposal does not seek the change of use of the building. This application proposal would retain the 12 room Bed and Breakfast (Use Class C1).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- 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.
- 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
- LPP 3.17 (2016) Health and social care facilities
- NPPF7 NPPF - Requiring good design
- NPPF8 NPPF - Promoting healthy communities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **6th February 2018**

6. Consultations

External Consultees

Letters were sent to neighbouring residents and a site notice was erected at the site. Consultation on the proposals expired on 6th Feb 2018.

One neighbouring residents wrote to Officers noting confusion between this application and a separate live planning application (ref: 8032/APP/2017/3739) which is also being considered at this address. No other letters of comment were received on this application.

Internal Consultees

TREES AND LANDSCAPING (Summary)

This site is occupied by a large detached house on a tight corner plot at the junction of Canterbury Close and Frithwood Avenue. The house has been used as a small hotel which has had a detrimental effect on the area due to the associated loss of garden space for car parking. The conifer on the front lawn is protected by TPO 49 (T38 on the schedule). I would object to the further loss of soft landscaping.

The external amenity areas are disproportionately small for the size of the building and the proposed dominance of hard surfacing and car parking is detrimental to the character and appearance of this residential area. This application should be refused. It fails to comply with saved policies BE23, BE38 or BE39.

Officer comment: No further soft landscaping is being lost to the front of this site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The existing use of the site as a Bed and Breakfast (Use Class C1) is proposed to remain. The main issues relating to the determination of this application is its impact on the character and appearance of the original property. The principle of providing an extension is considered acceptable subject to all other material considerations being acceptable.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable to this type of development.

7.04 Airport safeguarding

Not applicable to this type of development.

7.05 Impact on the green belt

Not applicable to this type of development.

7.07 Impact on the character & appearance of the area

Paragraph 64 of the NPPF (2012) states 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." London Plan Policy 7.1 sets out a series of overarching design principles for development in London and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to sustainable design and construction (5.3) are also relevant.

Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012) states that new

development will not be permitted if the layout and appearance fails to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two (November 2012) seeks to ensure that development within existing residential areas complements or improves the amenity and character of the area. The design guide 'Residential Extensions' advises that extensions should always be designed so as to appear 'subordinate' to the original building.

Though the site is not situated within a Conservation Area, the immediate area is characterised by large family dwellings and generous landscaped gardens to the front and rear. This site is situated on a prominent slope and is bound by Frithwood Avenue to the south and Canterbury Close to the west and north. The proposed alterations include a substantial ground floor rear extension and a first floor extension including an enlargement of the roof space and dormers.

The ground floor level extension would comprise a depth of 6m and an overall width of 14.8m. The first floor extension is proposed to have a depth of 5m and width of 4.3m. The proposal also includes alterations to the roof extending the gable to sit flush with the rear extension at first floor level and the increase in size and width of the front and rear dormers.

Although the existing house is of limited architectural merit, the number of external alterations, the size and depth of extensions proposed under this application would fail to appear subordinate to the original property and fail to complement the design of the main house.

The site is sited on a prominent corner and the proposed extensions would be visible from Canterbury Close. The proposed extension by reason of their height, width and depth would result in a bulky addition to the original building and visually prominent from Canterbury Close. The proposal fails to accord with Policies BE13 and BE19 of the Local Plan: Part Two (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21, BE22 and BE24 seek to ensure that the design of extensions does not have unacceptable impacts on the living conditions of neighbouring properties in regard to daylight, sunlight, dominance and privacy. The policies are supported by the Hillingdon Design and Accessibility Statement: Residential Extensions.

Policy BE19 requires new development within residential areas to compliment the amenity and character of the area. The supporting text refers to the cumulative effects of development. Policy OE1 states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties.

The two storey rear extension does not breach a 45 degree line of No 33 Frithwood Avenue. Given the orientation of the building and the distance between neighbouring properties, it is considered that the proposal would not harm the amenity of neighbouring occupier through the loss of light nor would it have an over bearing impact.

This application seeks to provide obscurely glazed windows where new windows are proposed on the flank elevation. Should the application have been considered acceptable, the obscurely glazed windows would have been secured by way of a condition to mitigate

direct or perceived overlooking into the neighbouring properties and gardens. The proposal accords with Policies BE20, BE21, BE22 and BE24 of the Local Plan: Part Two (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this type of development.

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.

This application is for various extensions and does not increase the number of rooms proposed. This application also proposes no changes to the existing car parking provision on site or other access arrangements. The proposals would not result in increased traffic impact to the detriment of pedestrian safety or the local highway network. Should the application have been considered acceptable, a condition would have been secured preventing the increase in the number of rooms at the Bed and Breakfast to ensure the proposal would have sufficient parking and no further impact on the local highway network.

7.11 Urban design, access and security

Covered in 'Impact on the character & appearance of the area'

7.12 Disabled access

Not applicable to the determination of this application.

7.13 Provision of affordable & special needs housing

Not applicable to the determination of this application.

7.14 Trees, Landscaping and Ecology

Policy BE23 of the Local Plan: Part Two (November 2012) requires extension to ensure sufficient amenity space is provided for occupants of the building and to ensure it is usable in terms of its shape and siting. Policy BE38 expects proposals to retain and utilise topographical and landscape features of merit and provide new planting and landscaping where appropriate.

It is acknowledged that the Tree Officer has commented on the landscaping to the front of the property, however the front landscaping is to remain as it is and as such a reason for refusal cannot be justified.

The area to the rear of the building is currently split into car parking with substantial hard landscaping for two cars and a small garden space. This arrangement is uncommon along Fithwood Avenue where properties are characterised by generous front and rear gardens.

The proposal seeks to provide a large ground floor extension with a depth of 6m and a width of approximately 14m. This application would result in the loss of usable amenity space and further detract from the characteristic of this area.

However, there is no requirement to provide external amenity space for Bed and Breakfast uses, therefore a reason for refusal relating to loss of amenity space could not be justified. However the loss of openness on this site, by virtue of extensions propose is deemed detrimental to the character and appearance of this residential area, contrary Policies BE23 and BE38.

7.15 Sustainable waste management

- Not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- No comments were received.
- 7.20 Planning Obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- Not applicable to this application.
- 7.22 Other Issues**
- Should this application be considered acceptable, a condition limiting the the Bed and Breakfast to a maximum of 12 bedrooms would be required to prevent the over intensification of use and the impact on the local highway network.

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

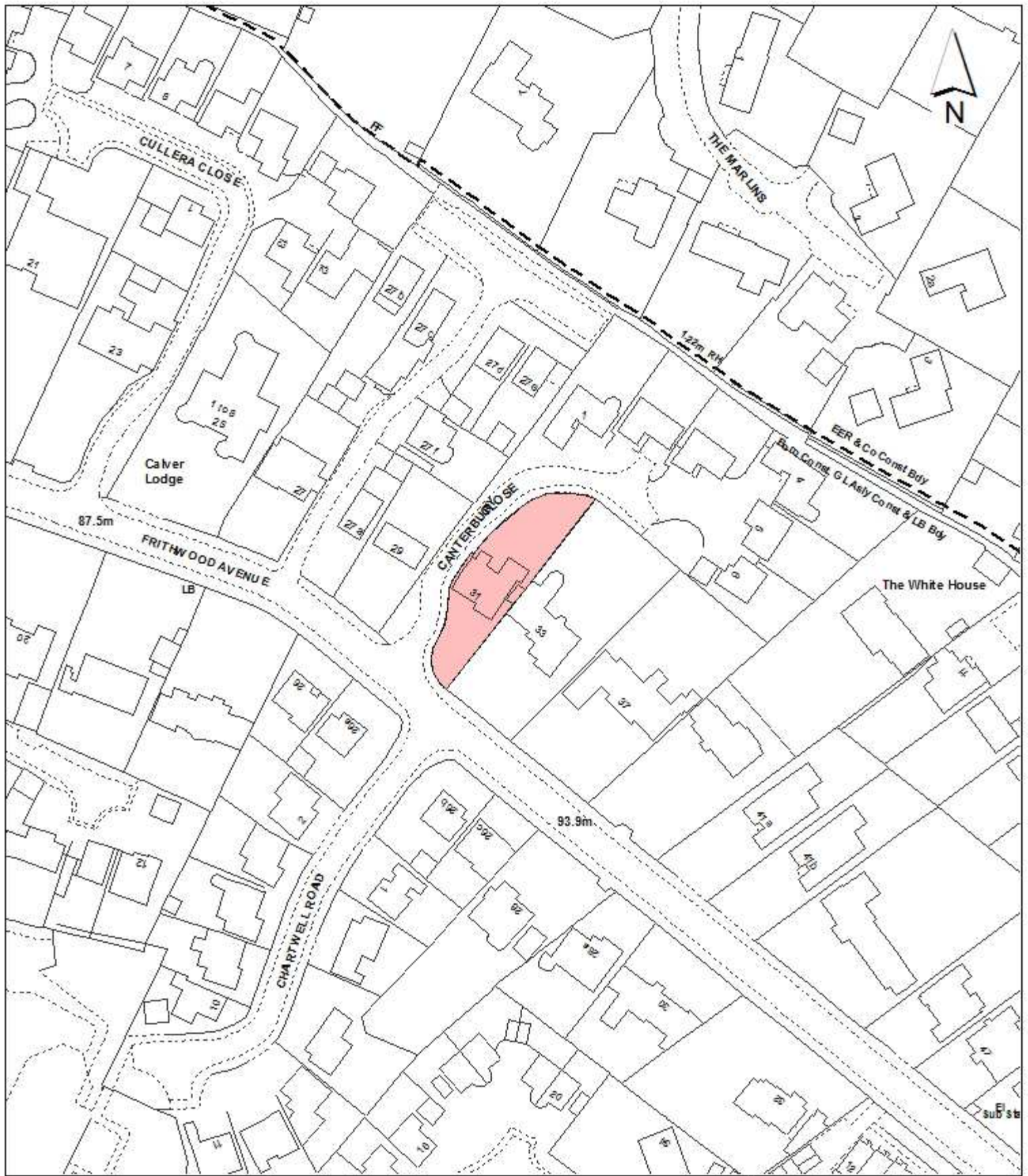
This application is for the Part two storey, part single storey side/rear extension, enlargement of roofspace involving alterations to elevations. Due to the number of extensions, size, scale, depth would significantly alter the proportions of the original property and would fail to remain subordinate and result in a further loss of the garden contrary BE20, BE21, BE22, BE23, BE24 and BE38 of the Local Plan: Part Two (November 2012).

11. Reference Documents

The Hillingdon Local Plan: Part 1 (November 2012)
Hillingdon Local Plan: Part 2 (November 2012)
London Plan (2016)
National Planning Policy Framework (2012)

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

31 Frithwood Avenue

Planning Application Ref:

8032/APP/2017/4601

Planning Committee:

North Page 51

Scale:

1:1,250

Date:

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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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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Plans for North Applications Planning Committee

Wednesday 31st January
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 61

Report of the Head of Planning, Sport and Green Spaces

Address 4 WILLOW END NORTHWOOD

Development: Installation of timber staircase for access (Retrospective).

LBH Ref Nos: 70835/APP/2017/4023

Date Plans Received: 06/11/2017

Date(s) of Amendment(s):

Date Application Valid: 06/11/2017

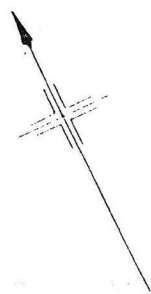
H. M. LAND REGISTRY

NATIONAL GRID PLAN
GREATER LONDON

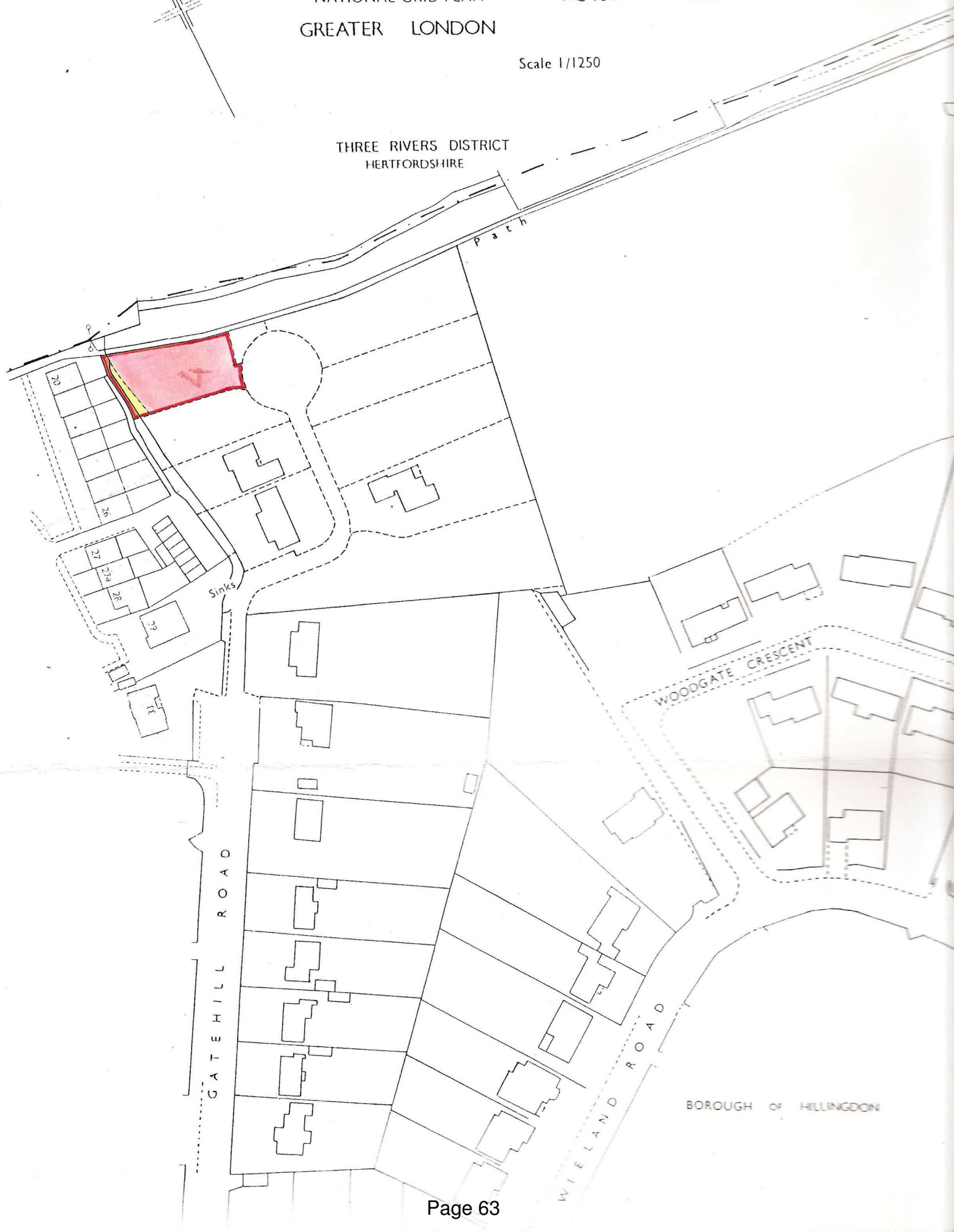
TQ 1091

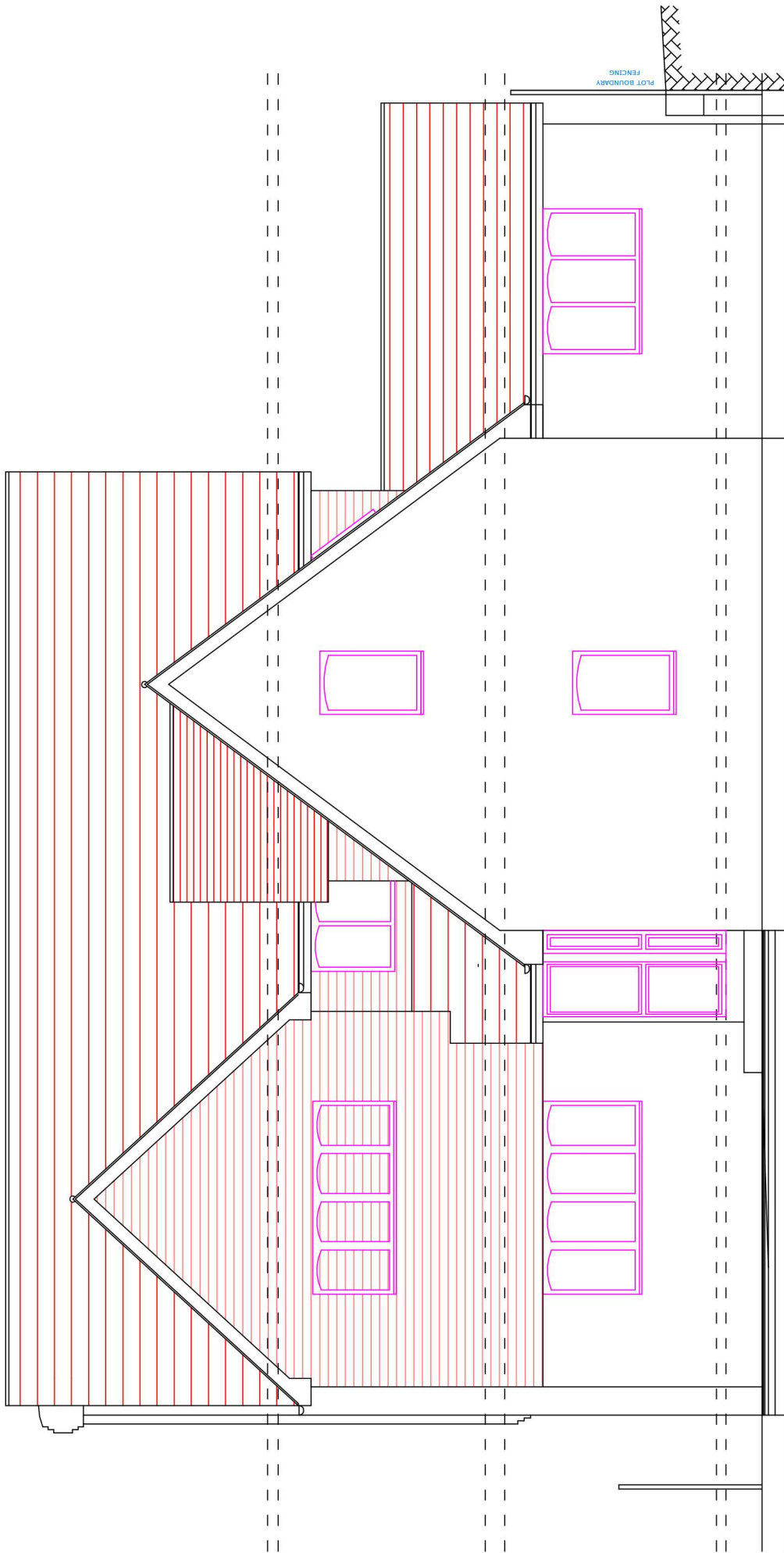
SECTION B

Scale 1/1250



THREE RIVERS DISTRICT
HERTFORDSHIRE



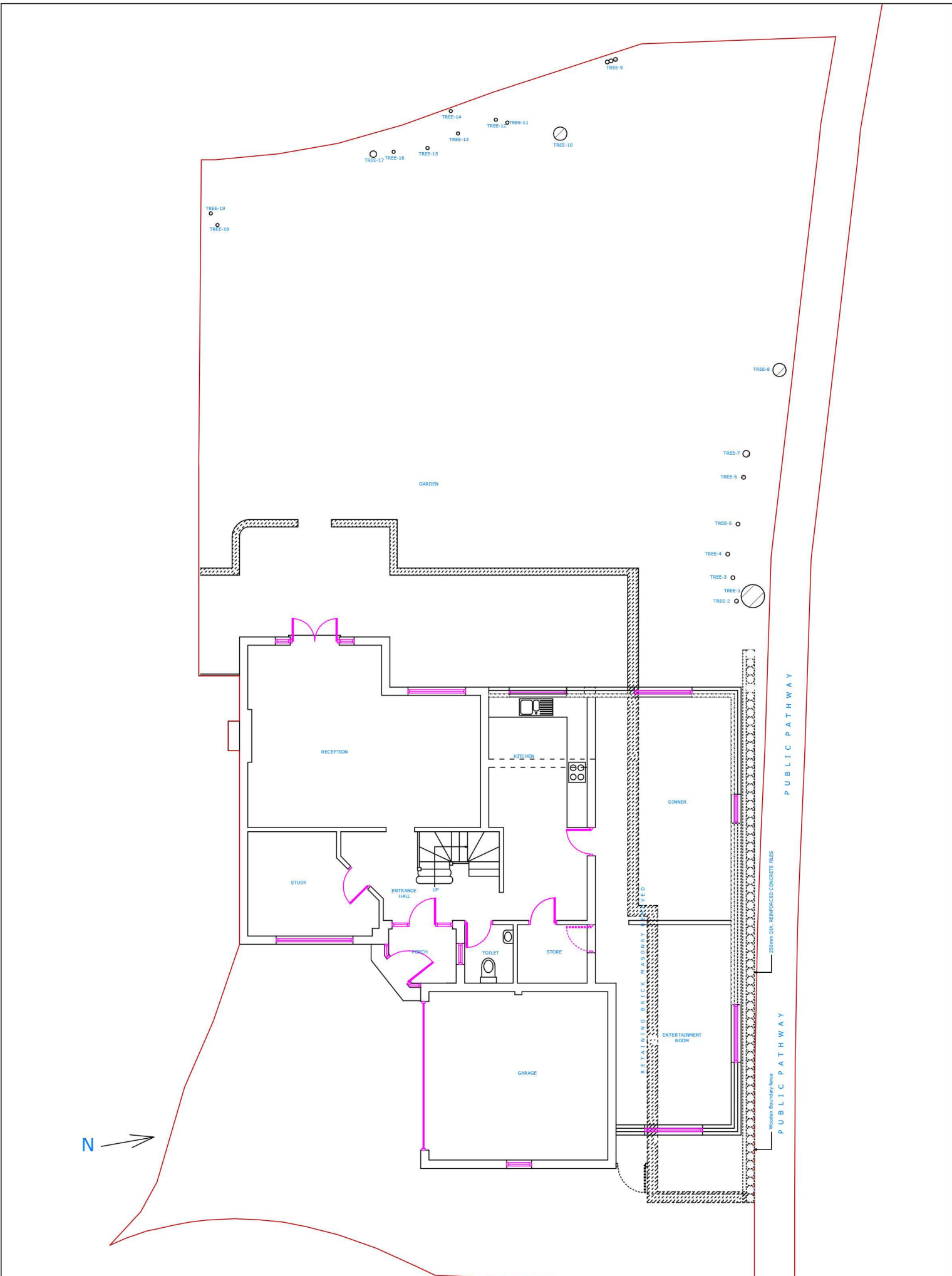


PRE- EXISTING FRONT ELEVATION

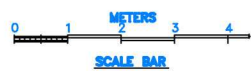


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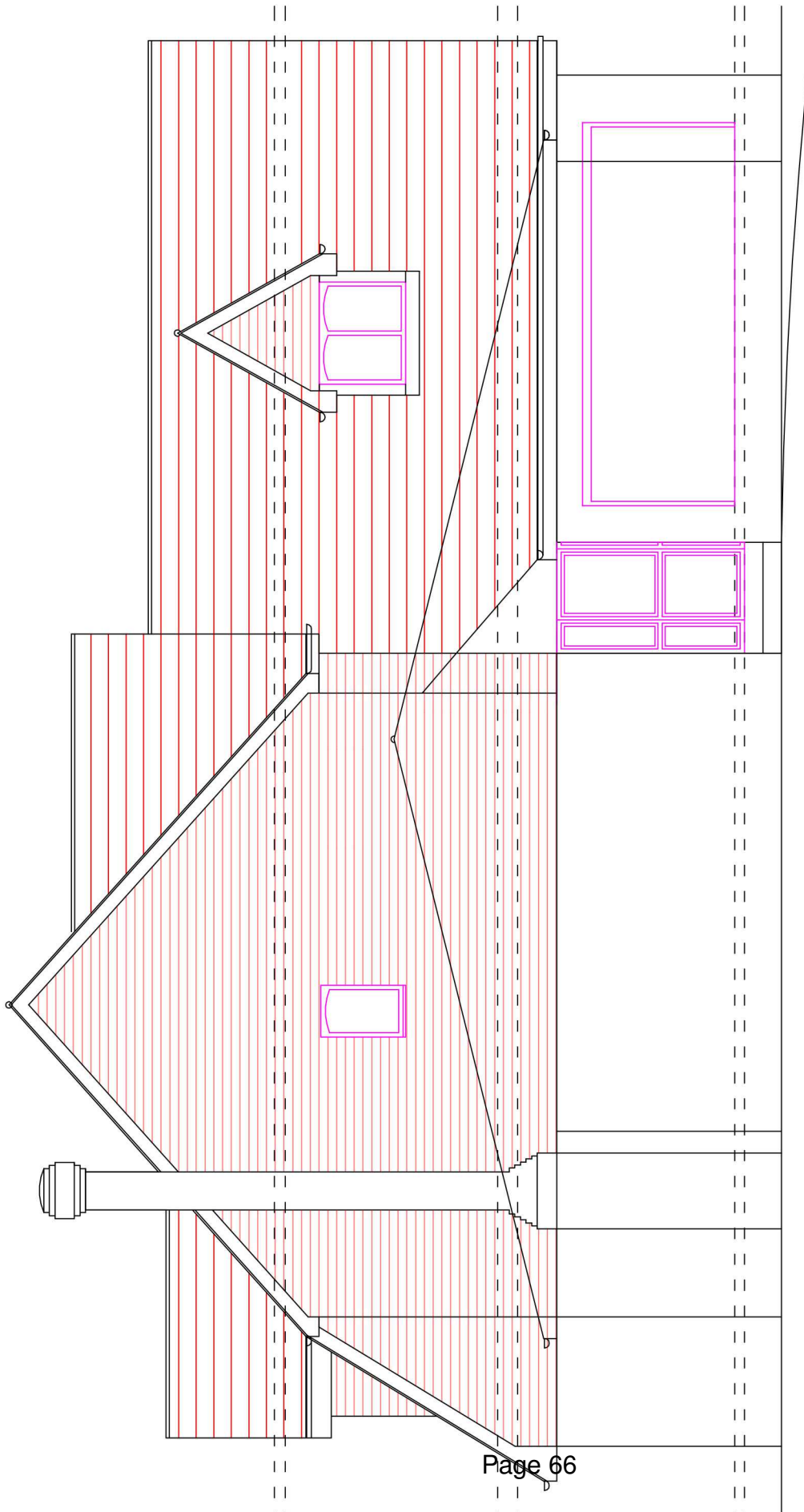
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DESIGN	KM		A3	VC/64/P-2/02	02 OF 06
			SCALE	1:50 @ A3	SHEET



PRE-EXISTING GROUND FLOOR PLAN



PV CONSULTANT LTD.		PRE-EXISTING GROUND FLOOR PLAN			
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DESIGN KM	SCALE 1:100 @ A3	SHEET 01 OF 06			

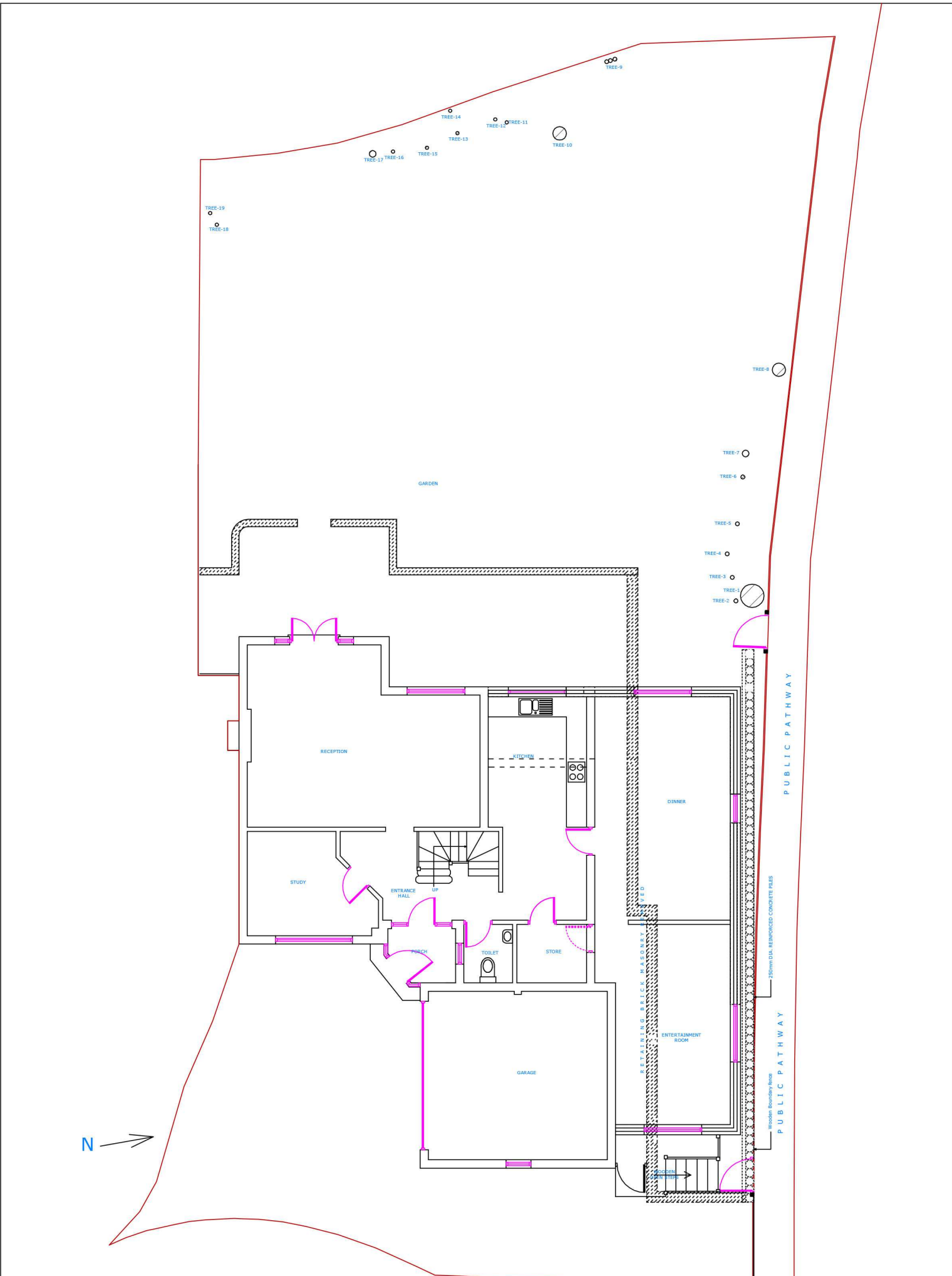


PRE- EXISTING SIDE ELEVATION - 1

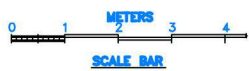


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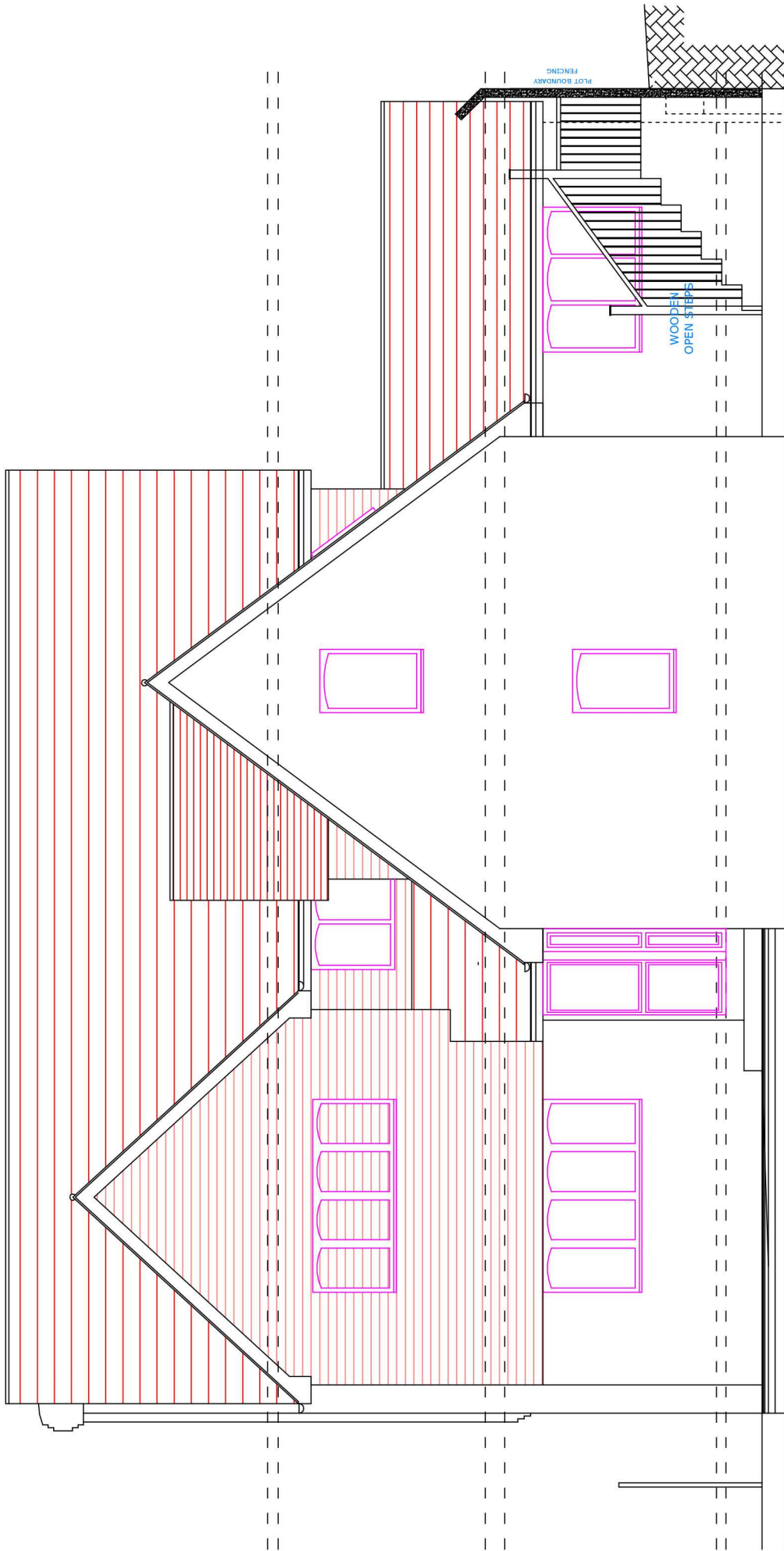
<i>FV CONSULTANT LTD.</i>		PRE- EXISTING SIDE ELEVATION-1			
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CHECKED	KM		DWG NO.	VC/64/P-2/03	REV
DESIGN	KM		SIZE	A3	
			SCALE	1:50 @ A3	SHEET 03 OF 06



EXISTING GROUND FLOOR PLAN



FV CONSULTANT LTD. 4 WILLOW END, NORTHWOOD, HA6 3QA		EXISTING GROUND FLOOR PLAN	
DRAWN	KM	DATE	11/7/17
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DESIGN	KM	SCALE	1:100 @ A3
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		SHEET	04 OF 06
		REV	

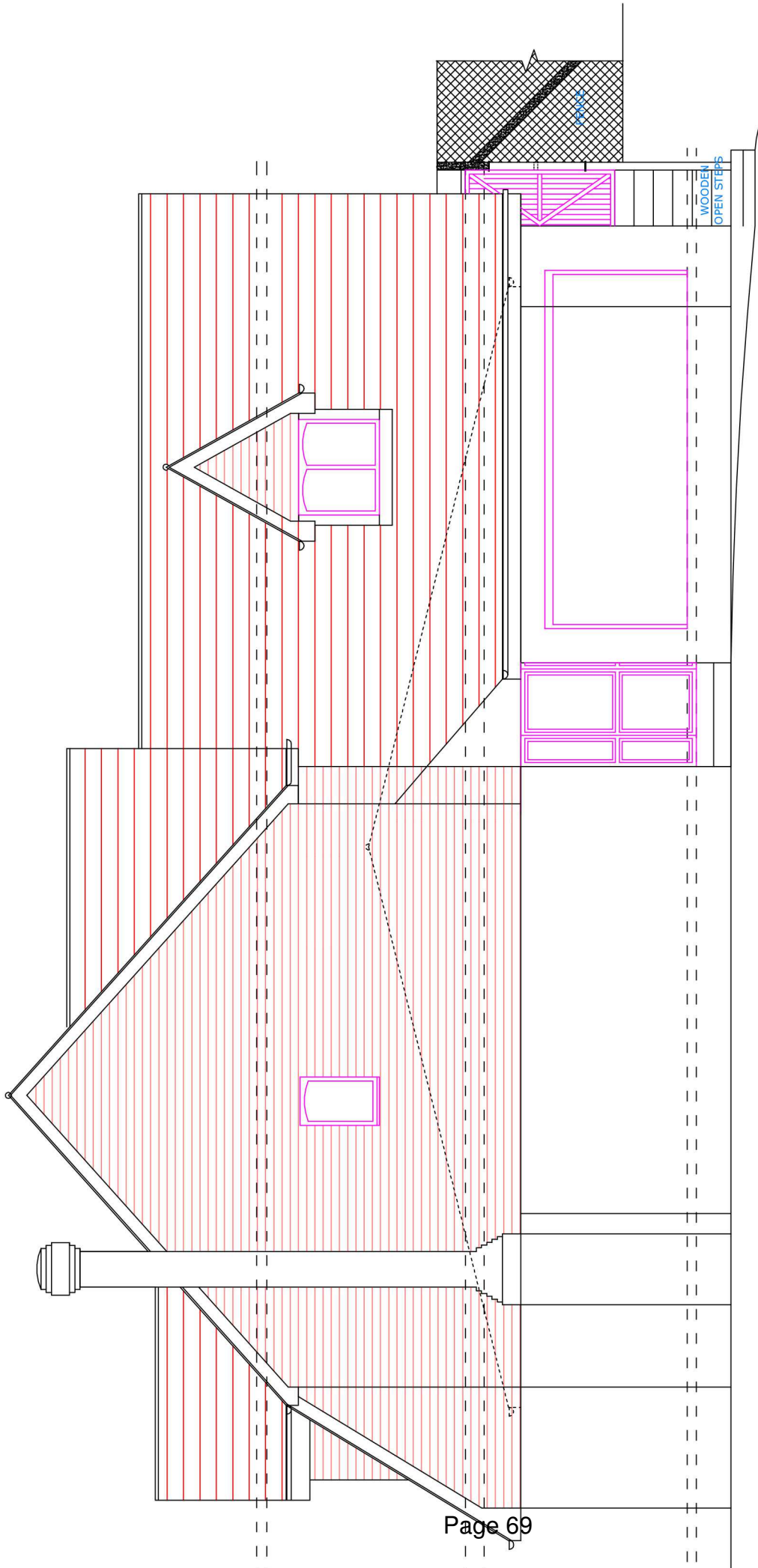


EXISTING FRONT ELEVATION



SCALE BAR

<i>FV CONSULTANT LTD.</i>		EXISTING FRONT ELEVATION	
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		REV	05 OF 06

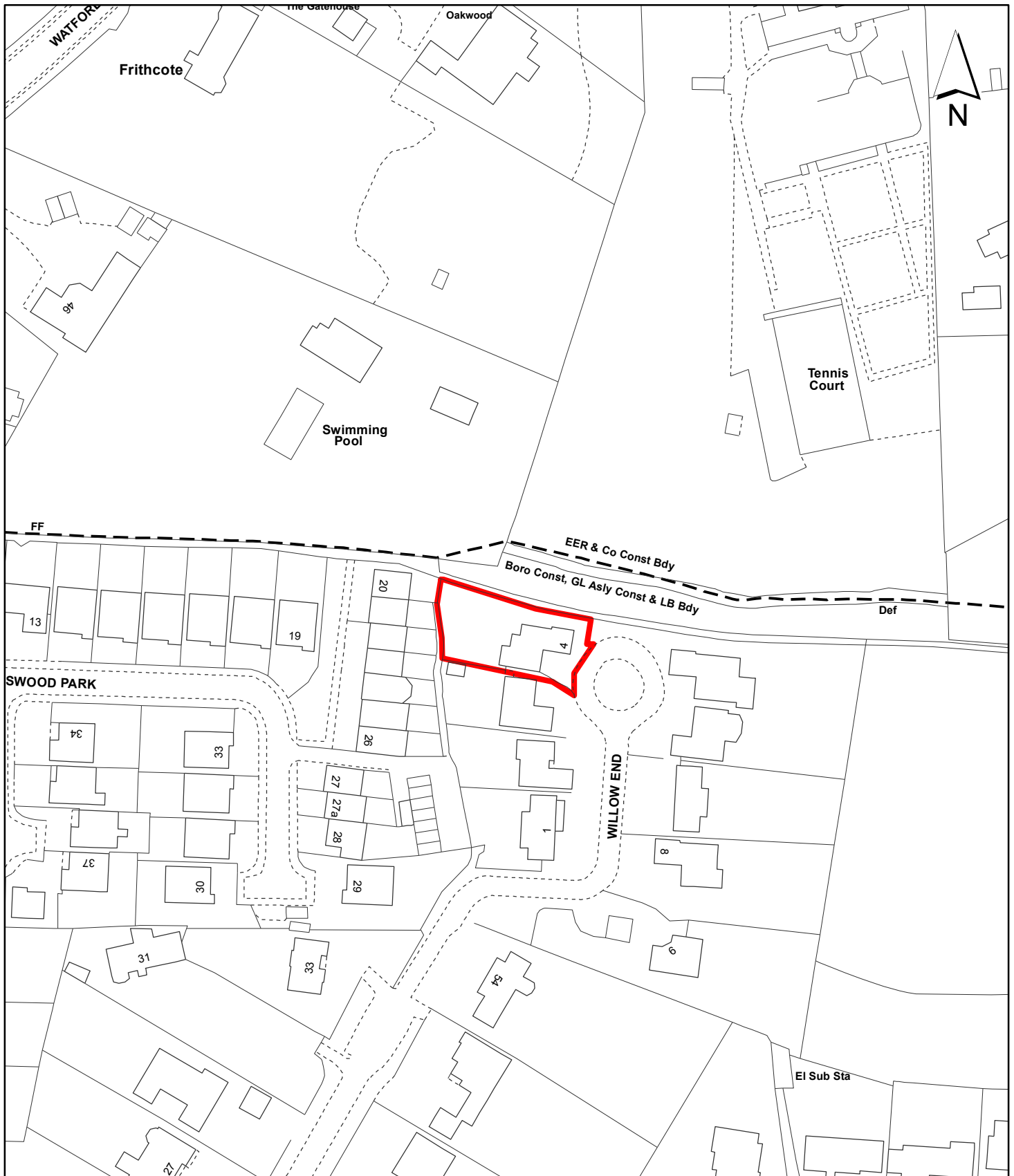



EXISTING SIDE ELEVATION - 1



SCALE BAR

<i>FV CONSULTANT LTD.</i>		EXISTING SIDE ELEVATION-1			
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DESIGN	KM		SCALE	1:50 @ A3	REV
					06 OF 06



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	<p>Planning Application Ref:</p> <p style="text-align: center;">70835/APP/2017/4023</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>		
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>		

Report of the Head of Planning, Sport and Green Spaces

Address 39 HIGHFIELD DRIVE ICKENHAM

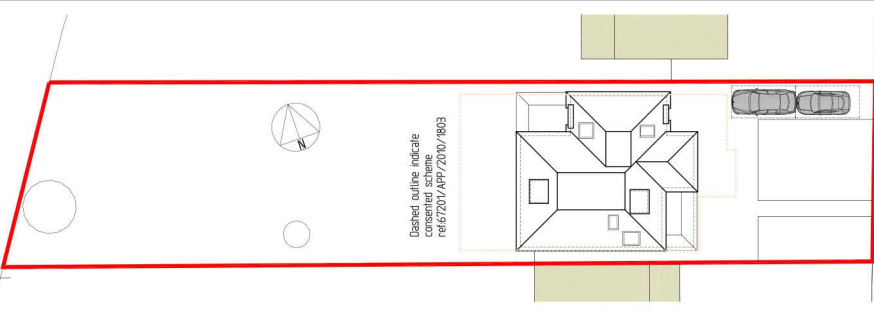
Development: Removal and remodelling of existing unauthorised extensions to create part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear dormer window.

LBH Ref Nos: 67201/APP/2017/3513

Date Plans Received: 28/09/2017

Date(s) of Amendment(s): 28/09/2017

Date Application Valid: 18/10/2017



Highfield Drive
Block Plan 1:200

Rev T: Amendments for Enforcement officers comments 27/09/19
 Rev S: Clauses change implemented 24/07/17
 Rev R: Amendments to Enforcement officers email comments 21/07/17
 Rev Q: Amendments for Enforcement officers comments 10/04/17

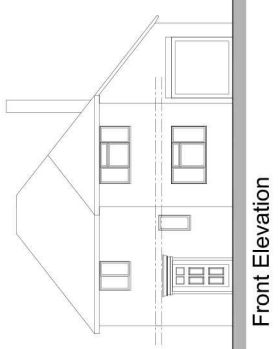
Proposed Extension & Alterations to
 39 Highfield Drive
 Middlesex UB10 8AW

Survey & Scheme Proposals

Client: Mr. N Sidhu

Chartered Architects
 & Architects
 120 Highfield Road
 Highfield, Uxbridge, Middlesex
 Tel: 01753 522944
 reception@zyntaxarchitects.com

Date: Oct 2012
 Scale: As shown
 Drawing No.: 24-12-01
 Revision: T

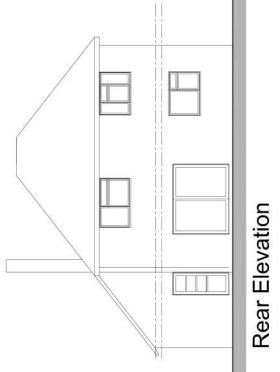


Front Elevation

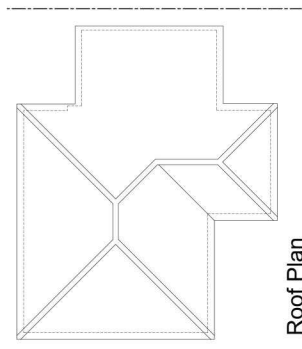


Site Location Plan - 1:1250

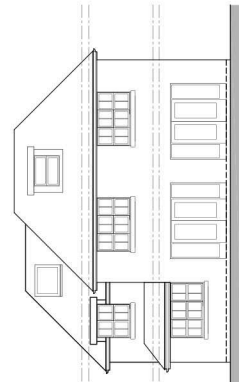
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 Scale 1:100



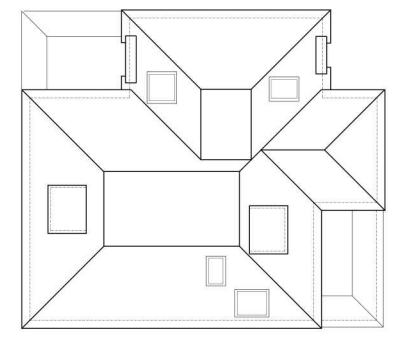
Rear Elevation



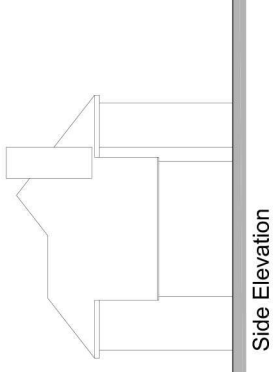
Roof Plan



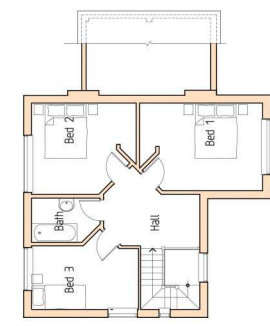
Rear Elevation



Roof Plan

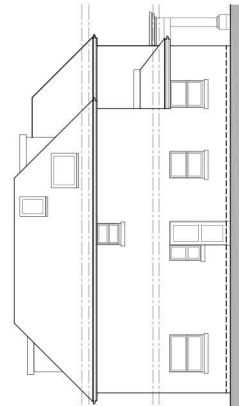


Side Elevation

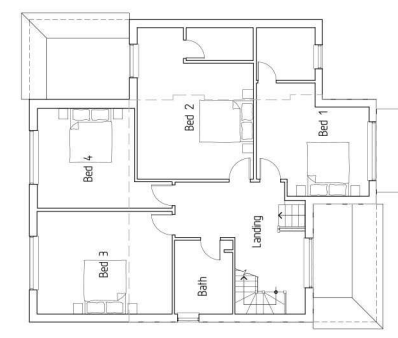


First Floor Plan

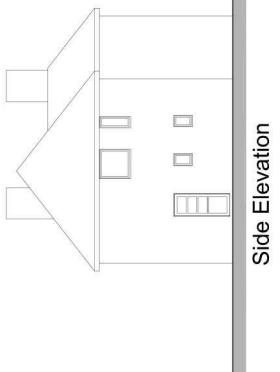
PROPOSED PLANS & ELEVATIONS scale 1:100



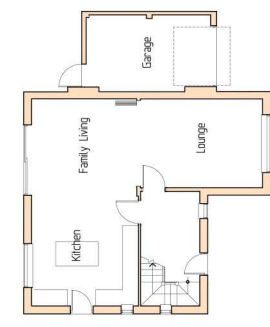
Side Elevation



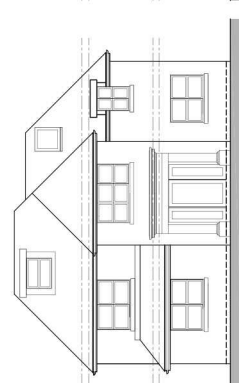
First Floor Plan



Side Elevation



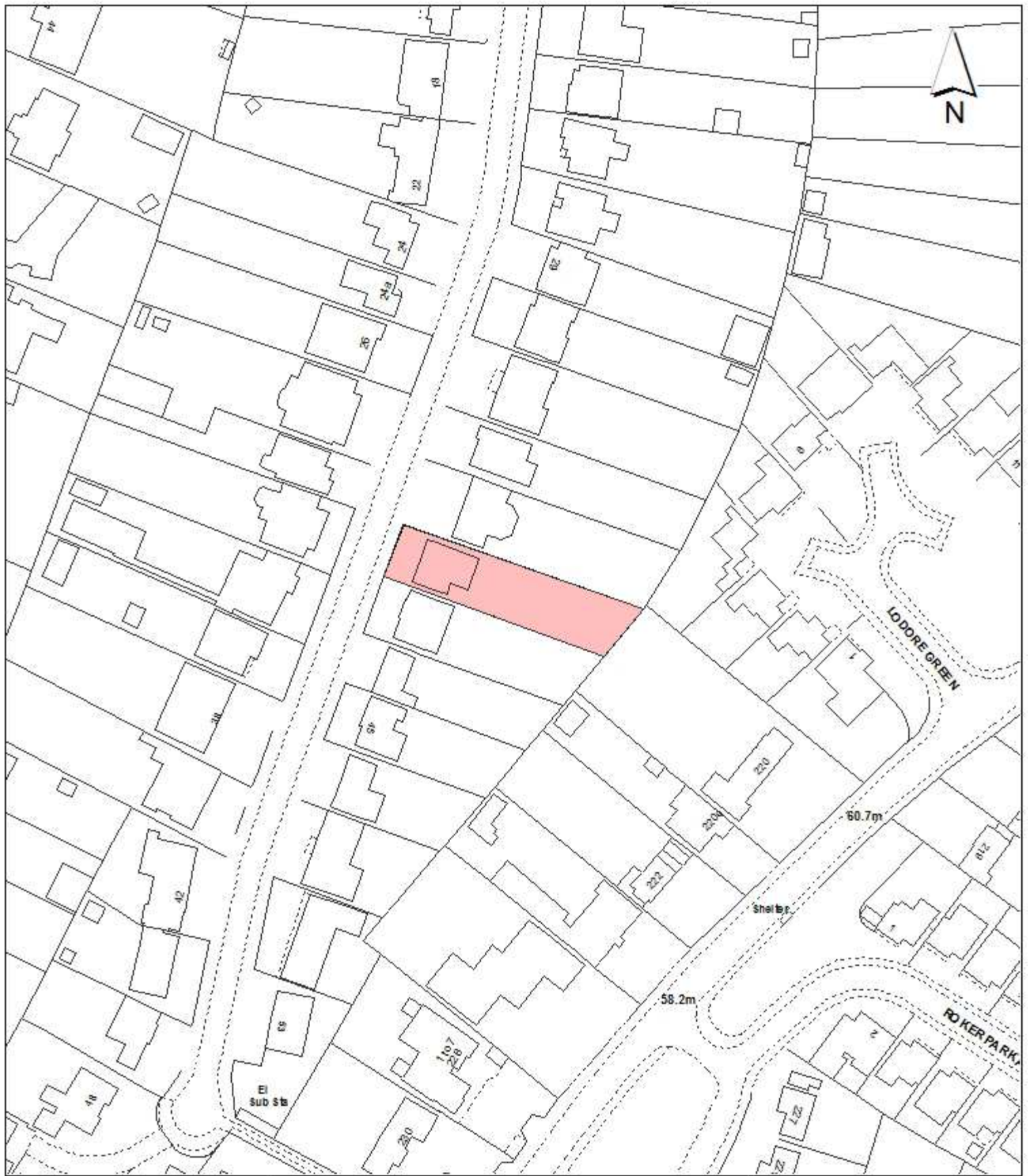
Ground Floor Plan



Front Elevation



Ground Floor Plan



Notes:

 Site boundary

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Site Address:

39 Highfield Drive

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

67201/APP/2017/3513

Scale:

1:1,250

Planning Committee:

North Page 73

Date:

January 2018



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 10 NEW POND PARADE WEST END ROAD RUISLIP

Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of an extractor fan to the rear of the property.

LBH Ref Nos: 5985/APP/2017/4380

Date Plans Received: 05/12/2017

Date(s) of Amendment(s):

Date Application Valid: 14/12/2017



Rev	Date	Description	Init.
-	-	-	-

Client
MR. ABDUL

Project Title
PROPOSED CHANGE OF USE FROM A1 TO A6 AND INSTALLATION OF NEW DUCT FOR KITCHEN EXTRACTOR AND NEW FRONT SIGNAGE TO NEW POND PARADE, RUISLIP, HA4 6LR

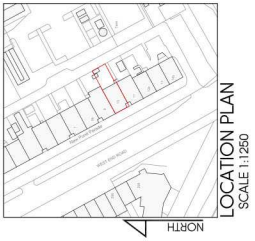
Drawing Title
LOCATION PLAN

Cad File	Sheet Size	Scale
P101	A4	1:1250
Drawn by	Drawing Date	Approved by
GM	NOV 2017	NJ
Project No.	Drawing No.	Revision
1655	P101	-

Jutla Architects
 Argyle House, Joel Street,
 Northwood Hills, Middlesex, HA6 1NW
 T 01923 840077 F 01923 840078
 info@jutla-architects.com
 jutla-architects.com

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PLANNING ISSUE



EXISTING BLOCK PLAN

Rev	Date	Description	Int

Client: MR. ABDUL

Project Title: PROPOSED CHANGE OF USE FROM A TO A1 AND INSTALLATION OF A NEW BALCONY ON THE EXISTING BALCONY OF UNIT 10 TO NEW POND PARADE, RUSEP/HAR R/R

Drawing Title: EXISTING BLOCK PLAN

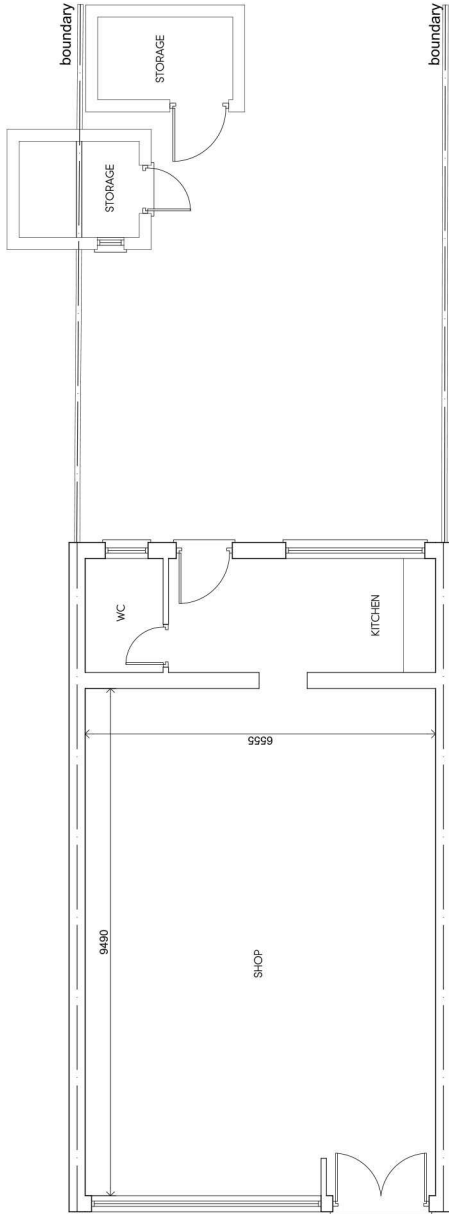
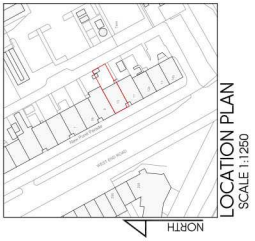
Coord File	Sheet Size	Scale
Drawn by	Drawing Date	Approved by
GVA	NOV/2017	NJ
Drawing No.	Revision	
1065	P102	



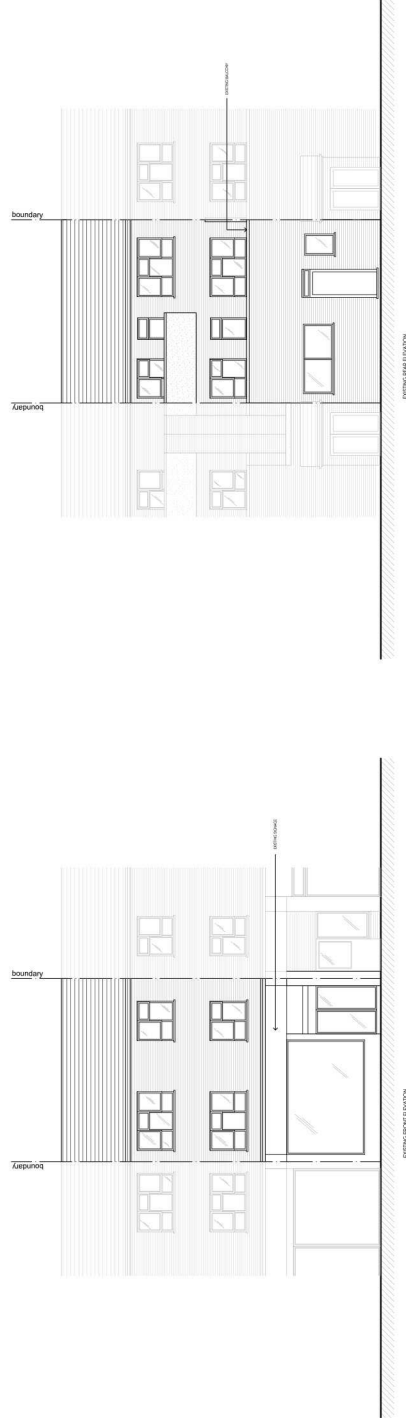
Mr. Nasser, Mr. Khalid
 11052 MacDuff / 01923 840035
 11052 MacDuff / 01923 840035
 jutflaarchitects.com

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PLANNING ISSUE



EXISTING GROUND FLOOR PLAN
SCALE 1:50



Rev	Date	Description	Int

Client: MR. ABDUL

Project Title: PROPOSED CHANGE OF USE FROM A1 TO A1 AND INSTALLATION OF STORAGE CONTAINERS AT STORE NO. 10 NEW POND PARADE, RUSSELL HAVES R.E.R.

EXISTING PLANS AND ELEVATIONS

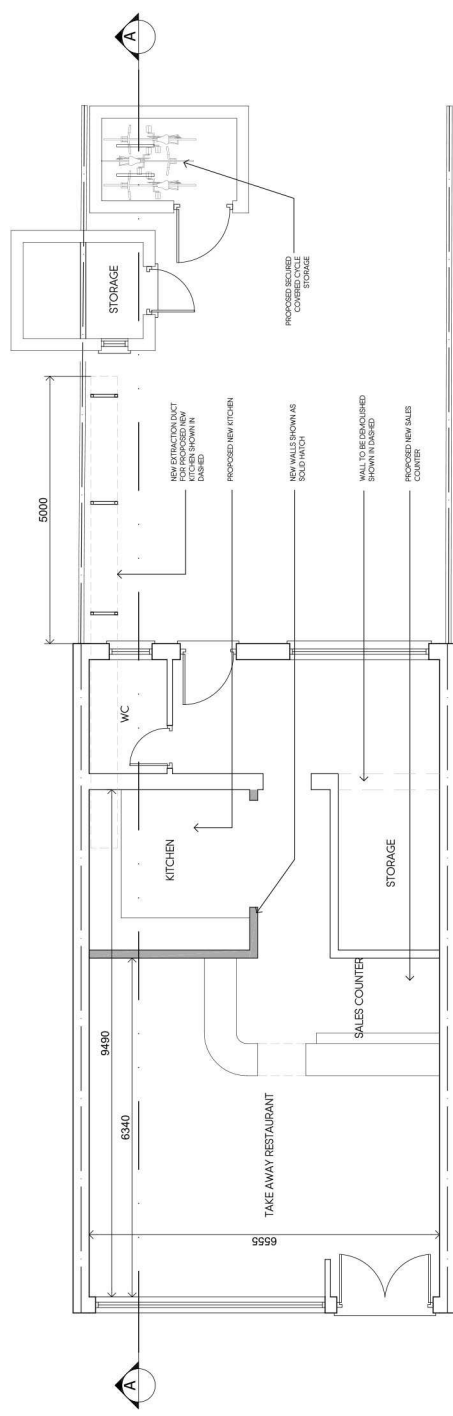
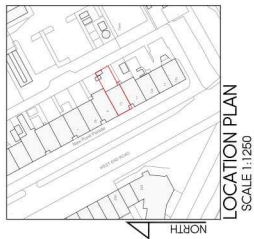
Code File	Sheet Size	Scale
Drawn By	Drawing Date	Approved By
GM	NOV/2017	NJ
Issue No.	Drawing No.	Revision
1065	P201	-



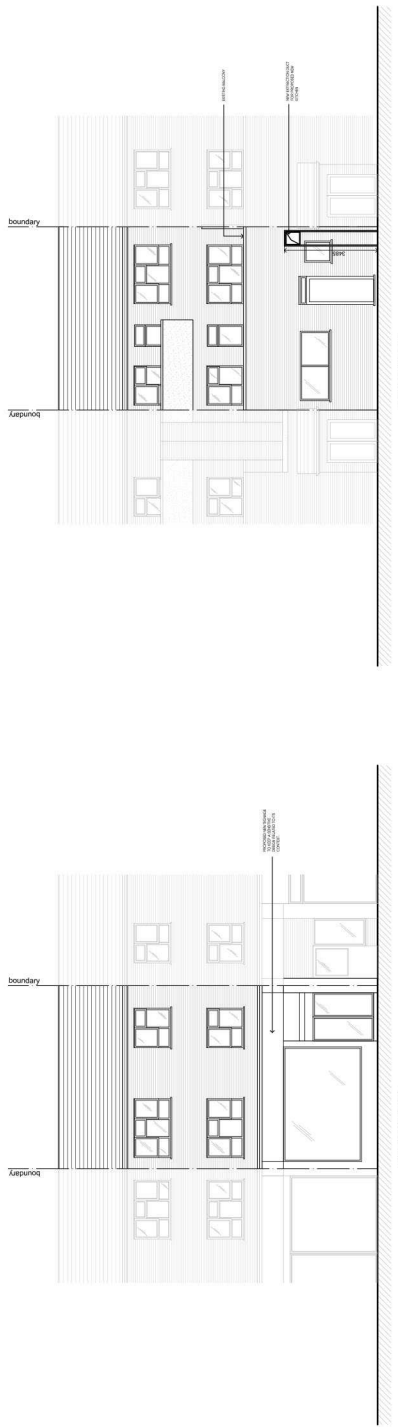
Office Hours: 9am-5pm
 101822 440377 / 01923 840038
 101822 440377 / 01923 840038
 jutlaarchitects.com

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PLANNING ISSUE

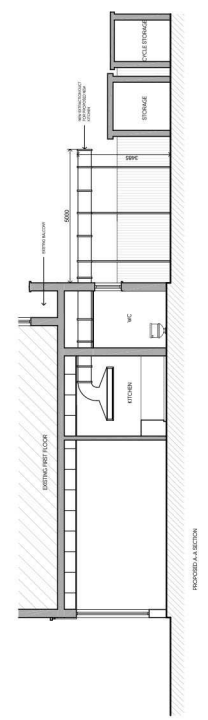


PROPOSED GROUND FLOOR PLAN
SCALE 1:500



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION



PROPOSED A-A SECTION

Rev	Date	Description	Int

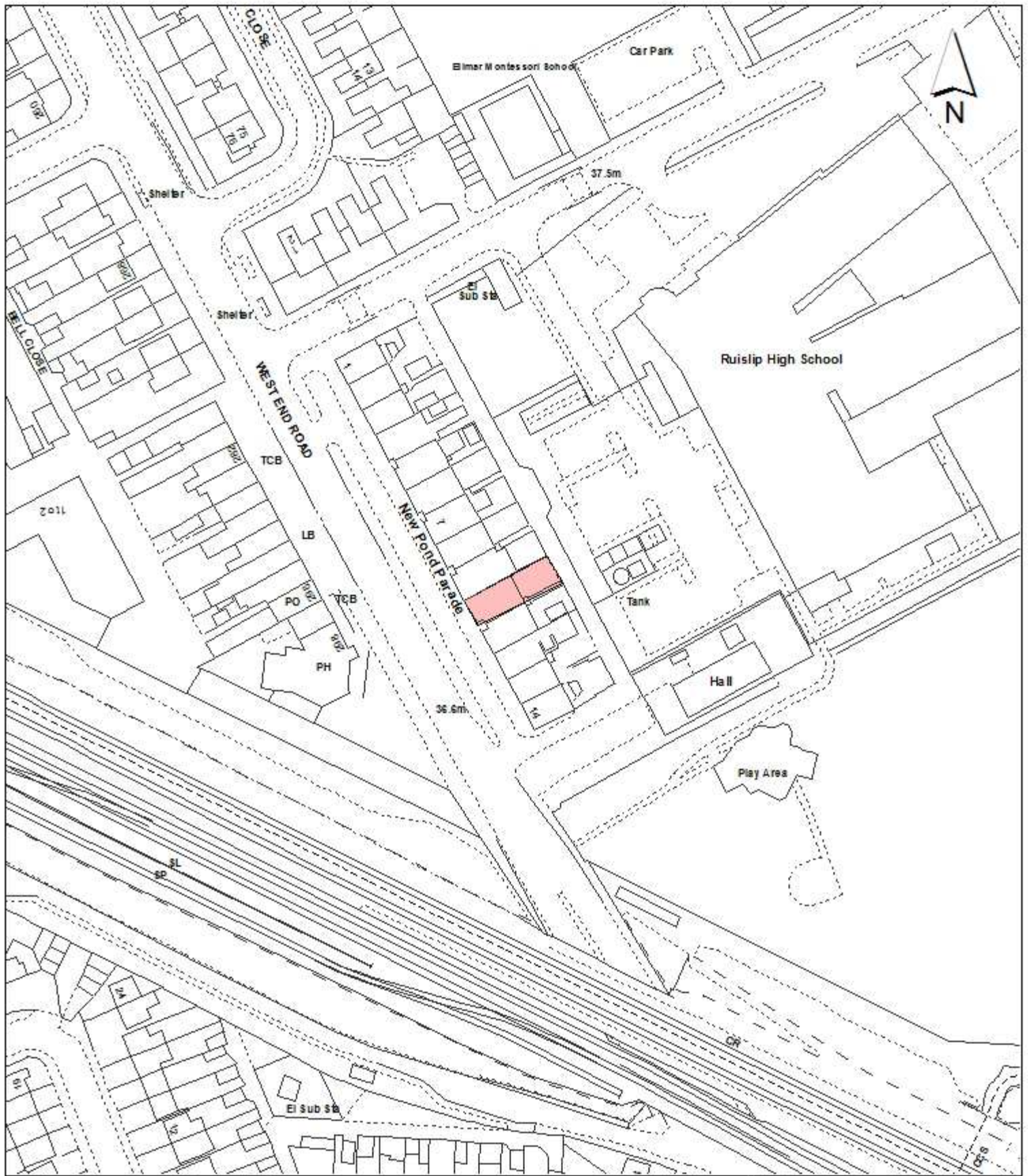
Client: MR. ABDUL
 Project Title: PROPOSED CHANGE OF USE FROM A TO M AND INSTALLATION OF...
 Drawing Title: DRAWING TITLE

PROPOSED PLANS ELEVATIONS AND SECTION
 Code File: ...
 Sheet Size: ...
 Scale: ...
 Drawn by: ...
 Drawing Date: NOV/2017
 Approved by: ...
 G/A: ...
 Project No: 1665
 Drawing No: ...
 Revision: ...



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PLANNING ISSUE



Notes:

 Site boundary

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Site Address:

10 New Pond Parade

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

5985/APP/2017/4380

Scale:

1:1,250

Planning Committee:

North Page 79

Date:

January 2018



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 31 FRITHWOOD AVENUE NORTHWOOD

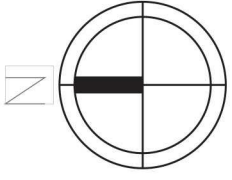
Development: Part two storey, part single storey rear extension and conversion of roofspace to habitable use to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer.

LBH Ref Nos: 8032/APP/2017/4601

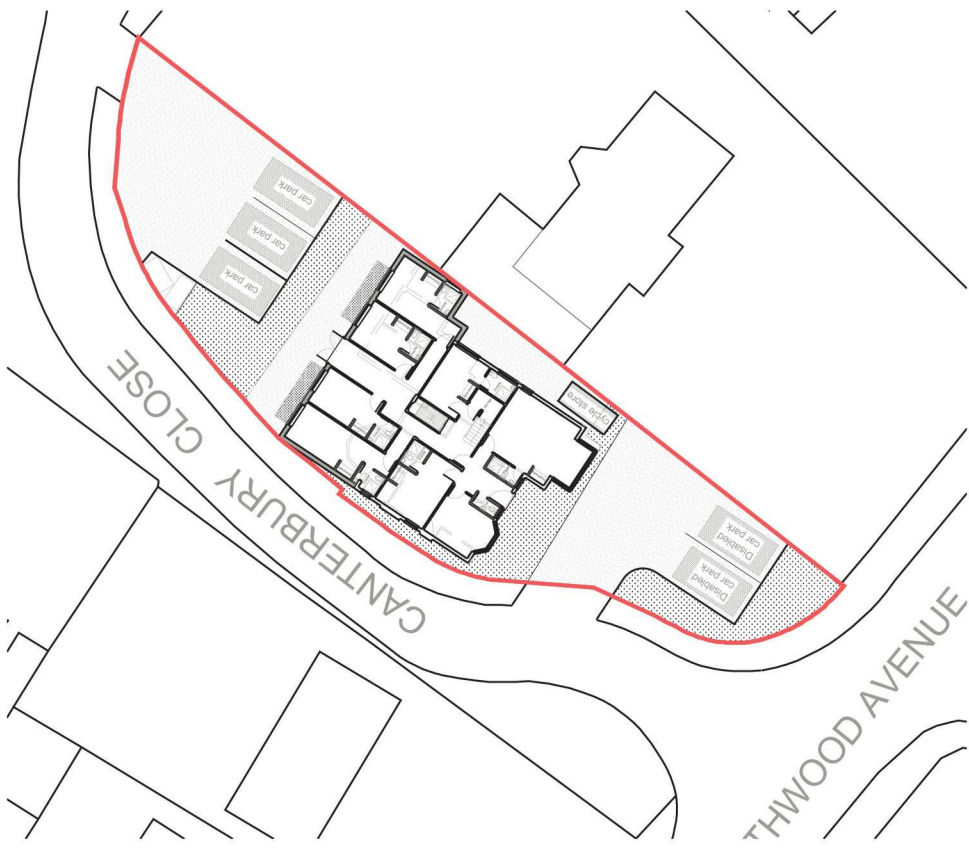
Date Plans Received: 20/12/2017

Date(s) of Amendment(s): 19/12/0017

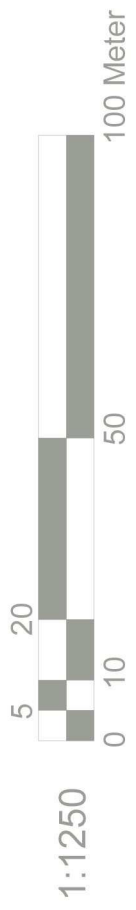
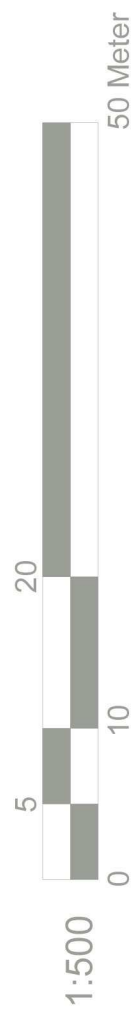
Date Application Valid: 03/01/2018



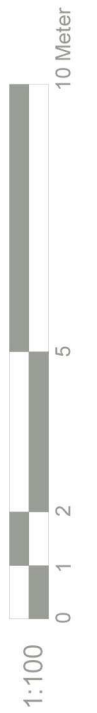
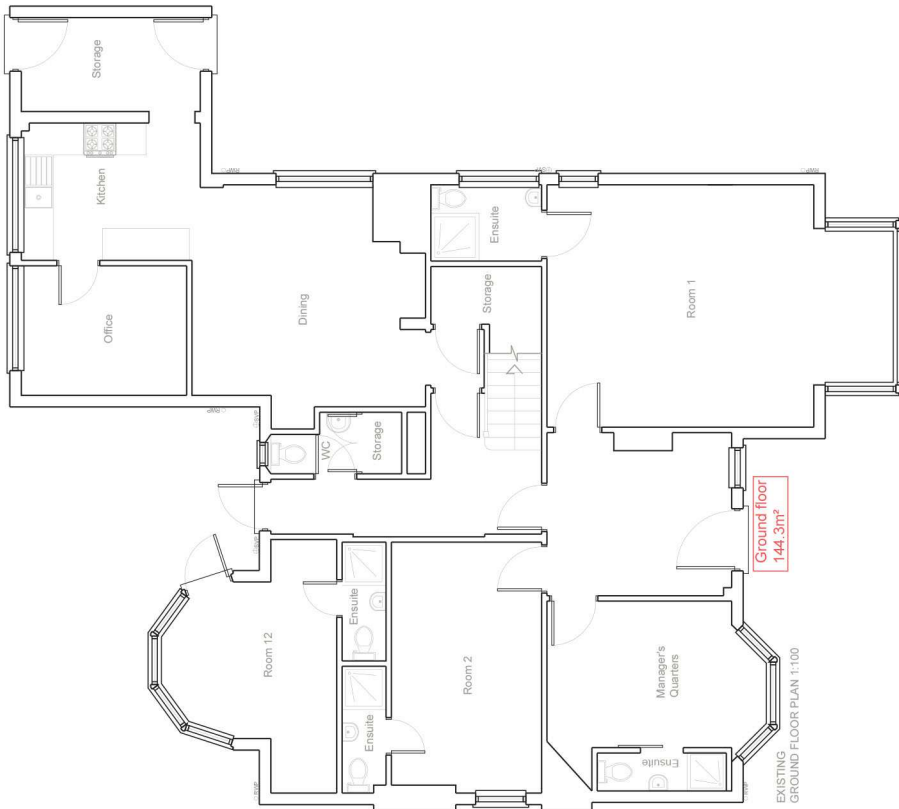
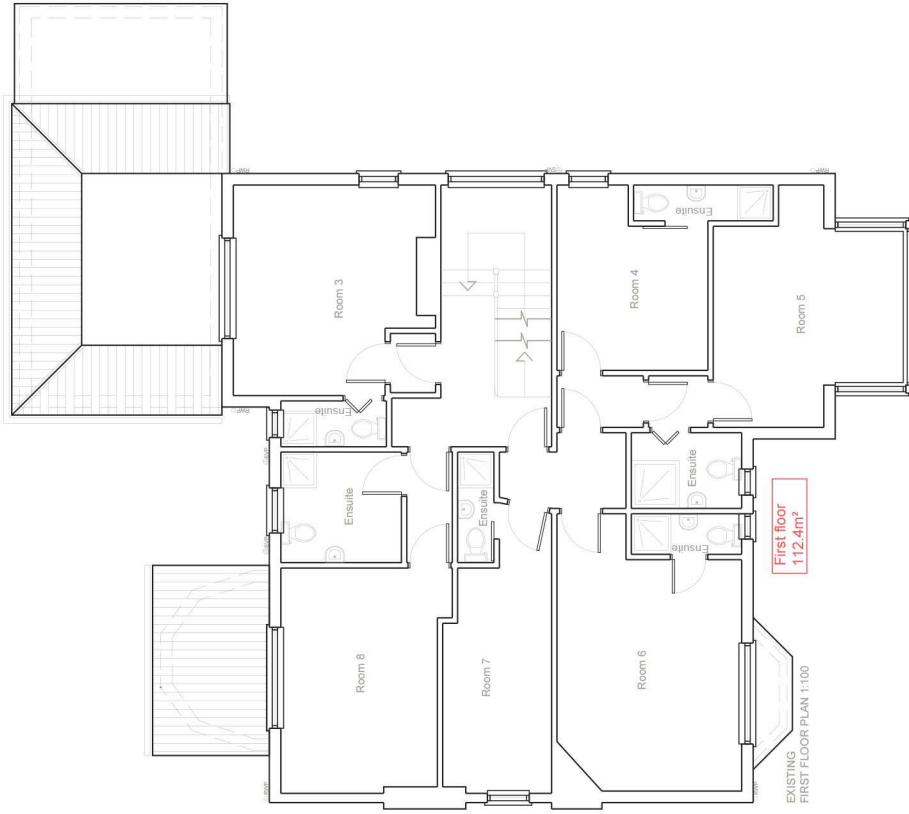
LOCATION PLAN 1:1250



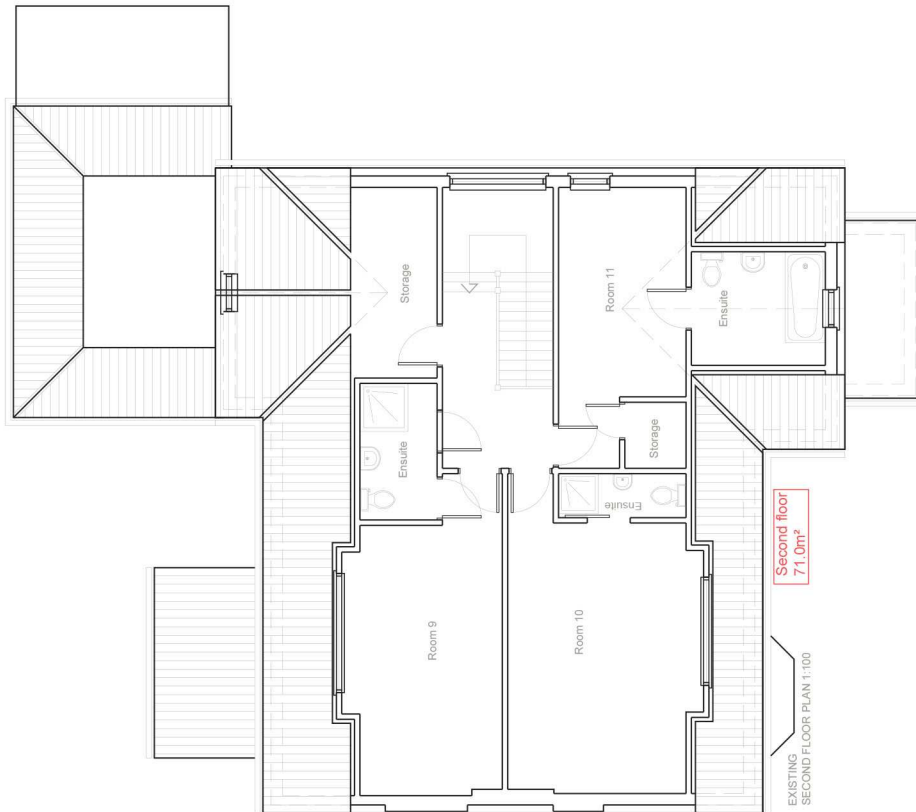
BLOCK PLAN 1:500



Revision	A	Date	11.10.2017
Project: 31 Frithwood Avenue Northwood HA6 3LY			
Title: Location plan Block plan			
Scale:	1:1250/500@A3	Date:	12.02.17
Drawn by:	S.Phillis	Drawing No.:	0071-01a
PLANNING ISSUE			



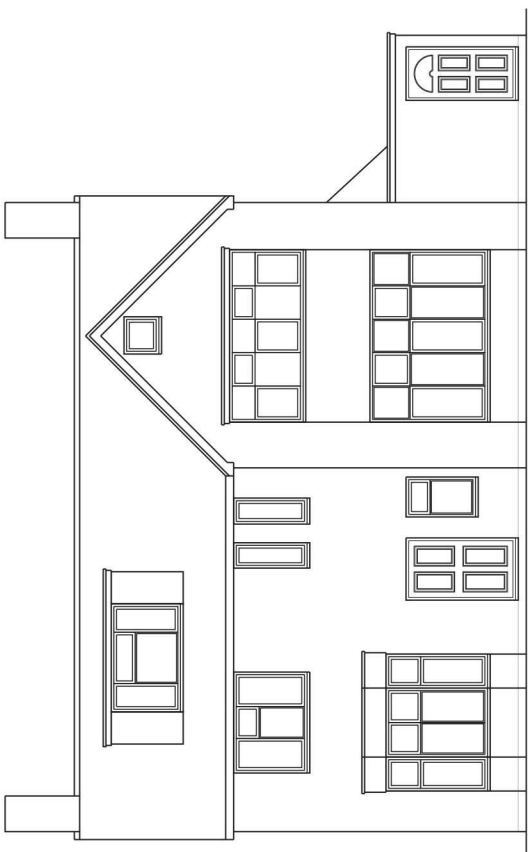
Revision:	A	Date:	11.10.2017
Project:	31 Frithwood Avenue Northwood H46 3LY		
Title:	Existing Ground floor plan First floor plan		
Scale:	1:100 @ A3	Date:	12.02.17
Drawn by:	S. Phillips	Drawing No.:	0071-03a
PLANNING ISSUE			



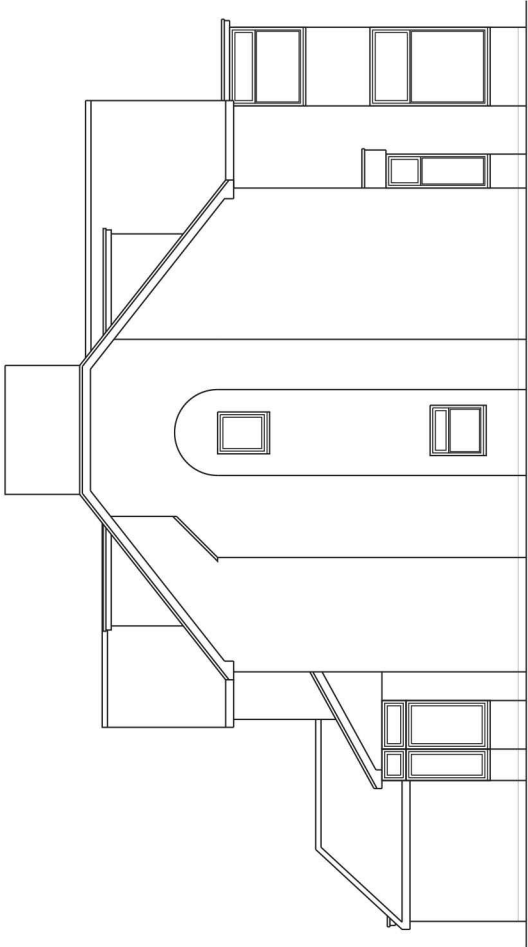
Existing	Proposed
= 144.3m ²	= 192.7m ²
= 112.4m ²	= 128.0m ²
= 71.0m ²	= 76.2m ²
Total	= 396.9m²



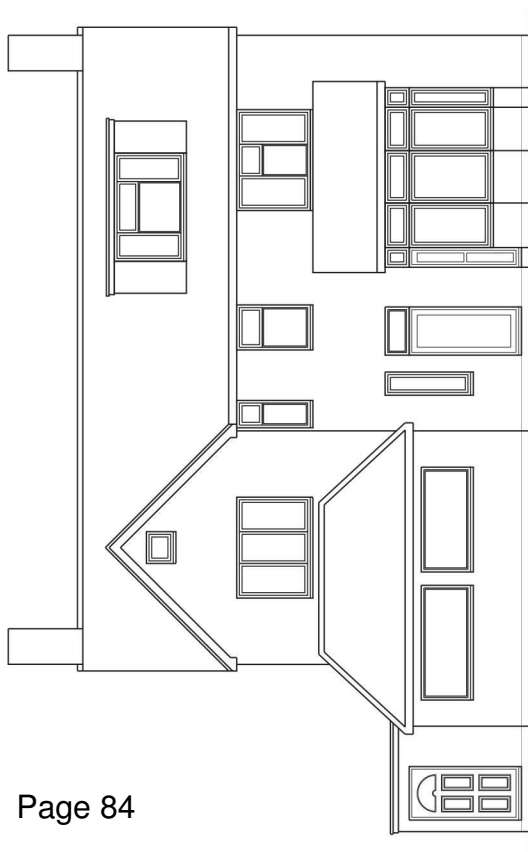
Revision	Date
A	11.10.2017
B	31.10.2017
Project: 31 Frithwood Avenue Northwood H46 3L1	
Title: Existing Second floor plan	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S Phills	Drawing No: 0071-04a
PLANNING ISSUE	



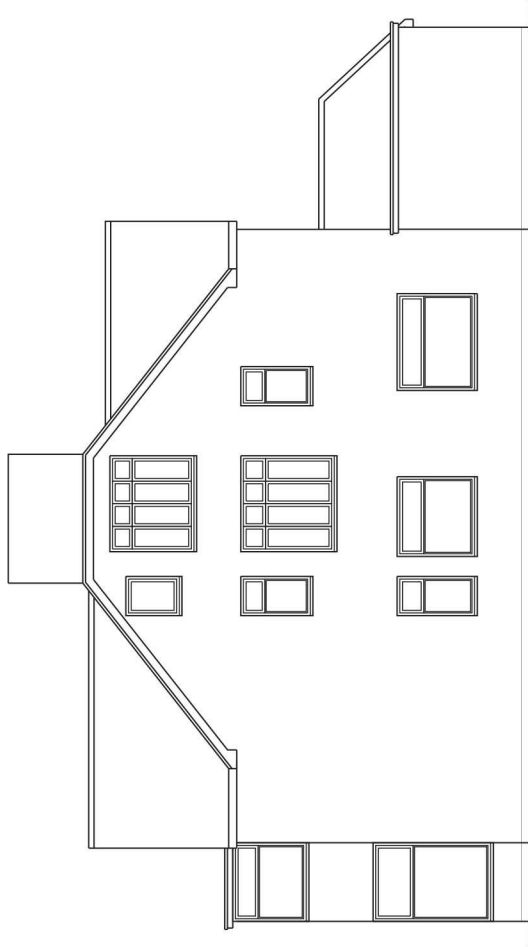
EXISTING
FRONT ELEVATION 1:100



EXISTING
SIDE ELEVATION 1:100



EXISTING
REAR ELEVATION 1:100



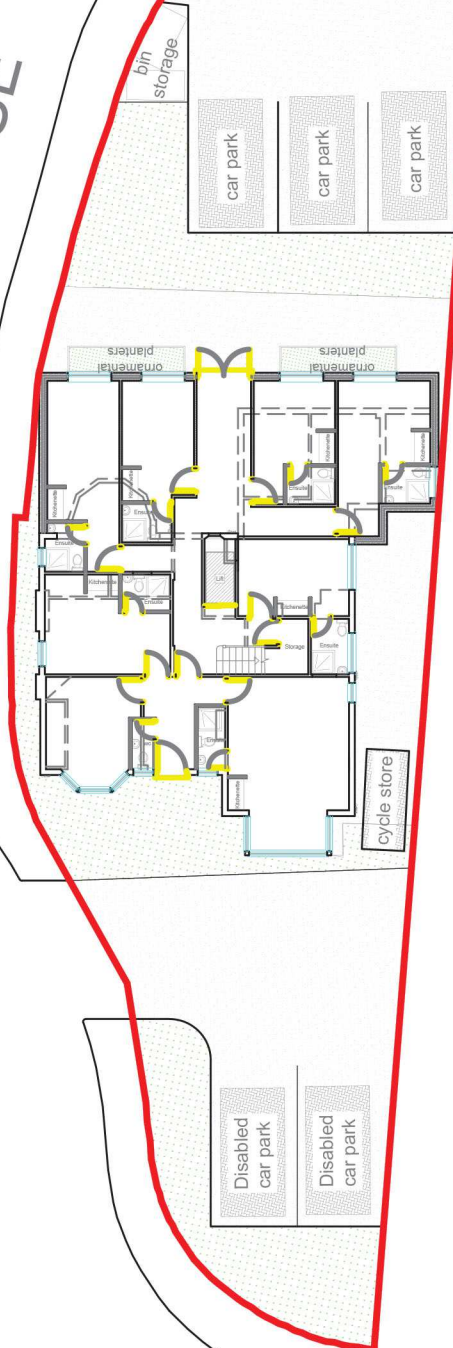
EXISTING
SIDE ELEVATION 1:100



Revision:	A	Date:	11.10.2017
Project:	31 Frithwood Avenue Northwood H46 3LY		
Title:	Existing Elevations		
Scale:	1:100 @ A3	Date:	12.02.17
Drawn by:	S Phillips	Drawing No.:	0071-05a
PLANNING ISSUE			

FRITHWOOD AVENUE

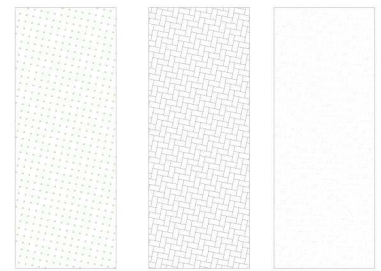
CANTERBURY CLOSE



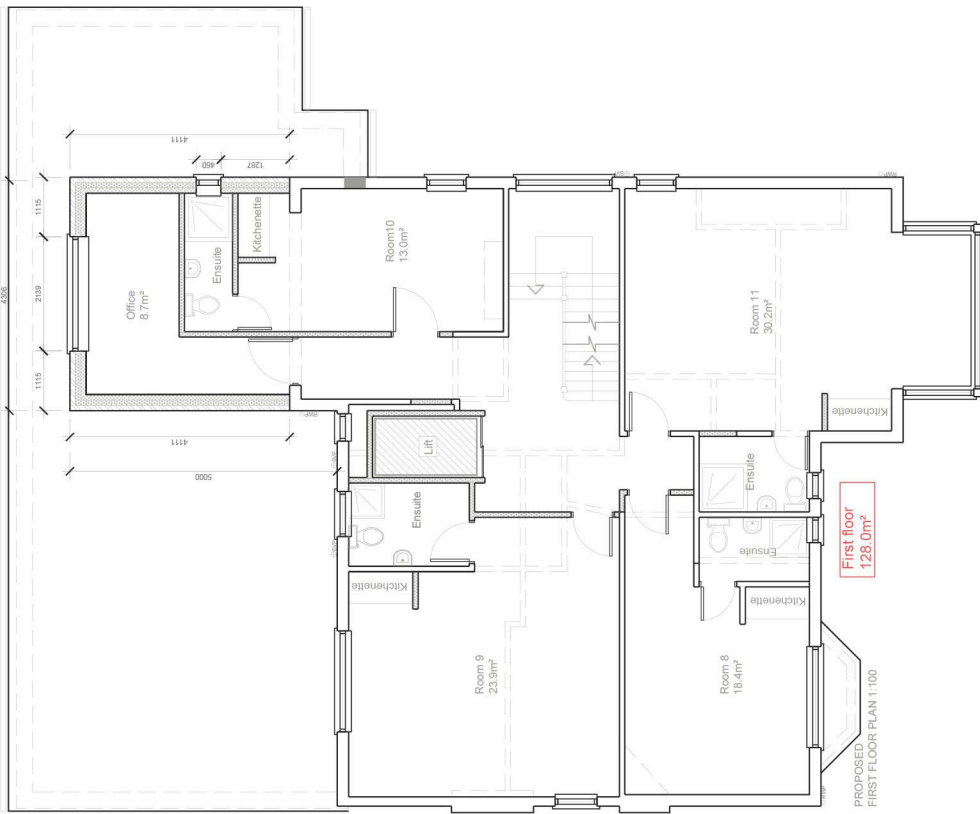
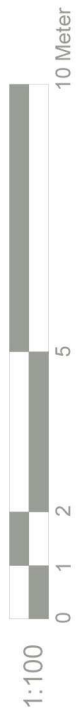
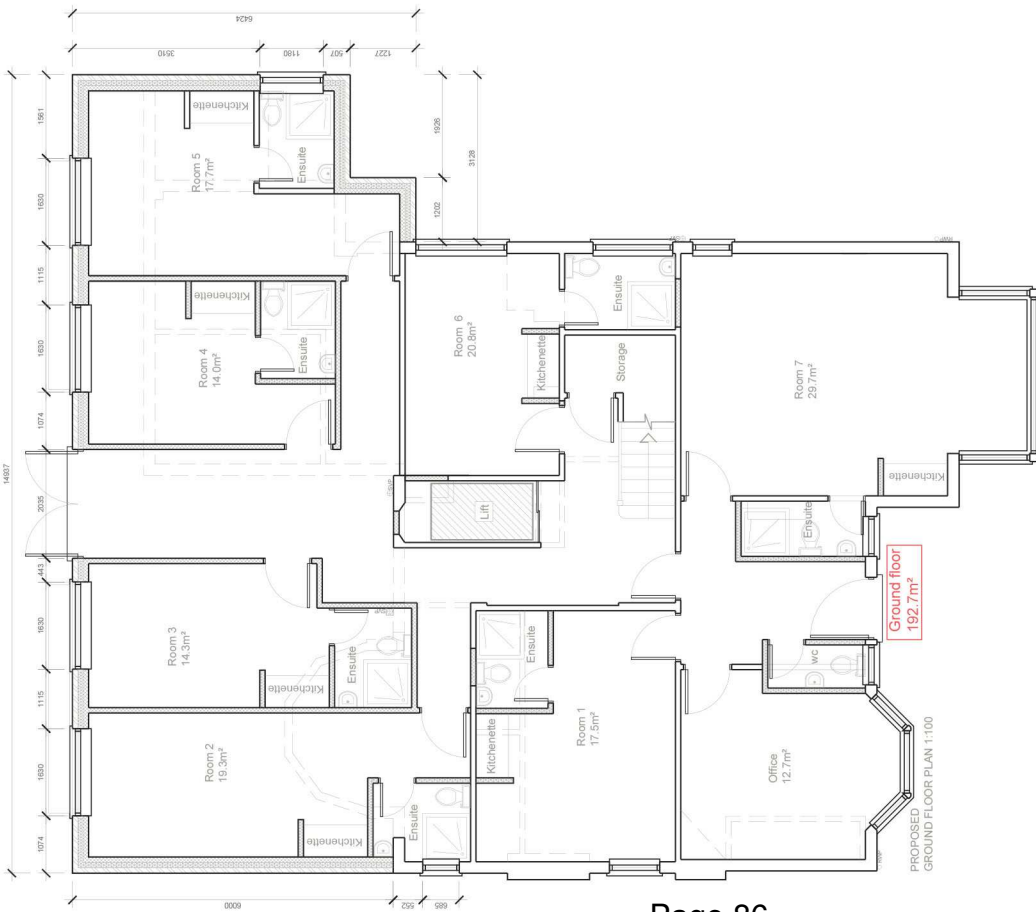
Landscaped area

Car parking

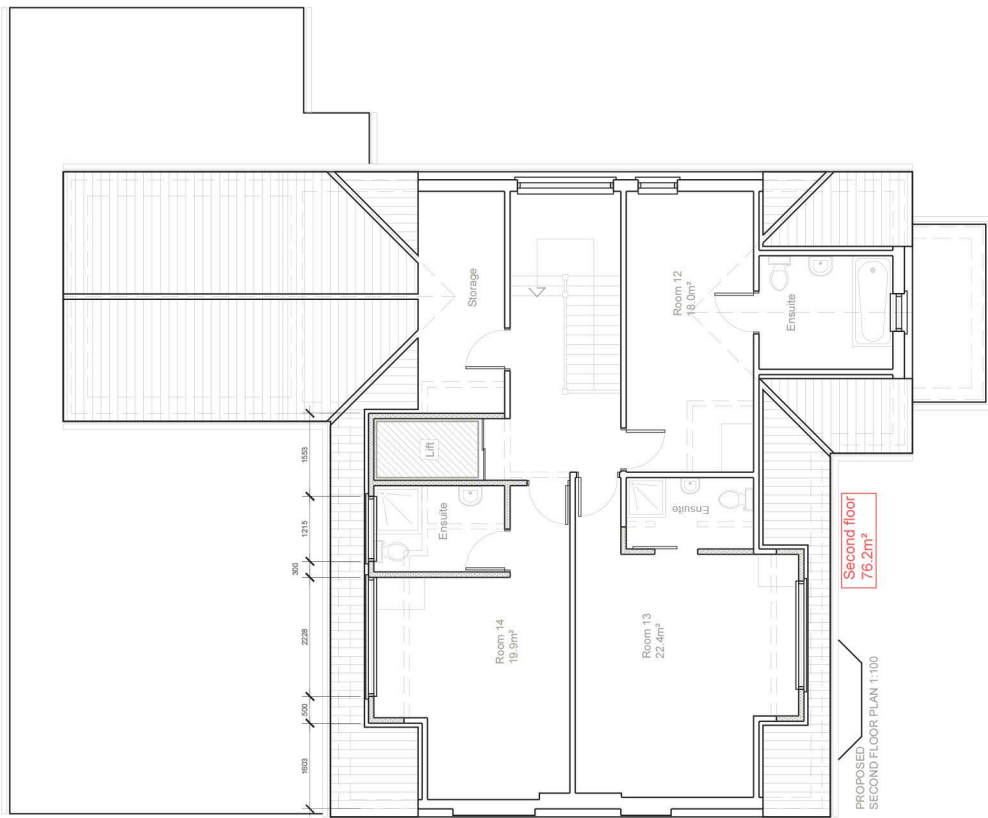
Paved area



Revision:	A	Date:	11.10.2017
Project:	31 Frithwood Avenue Northwood H40 3LT		
Title:	Proposed Site layout		
Scale:	1:200 @ A3	Date:	12.02.17
		Drawn by:	S. Philips
		Drawing No.:	0071-02a
PLANNING ISSUE			



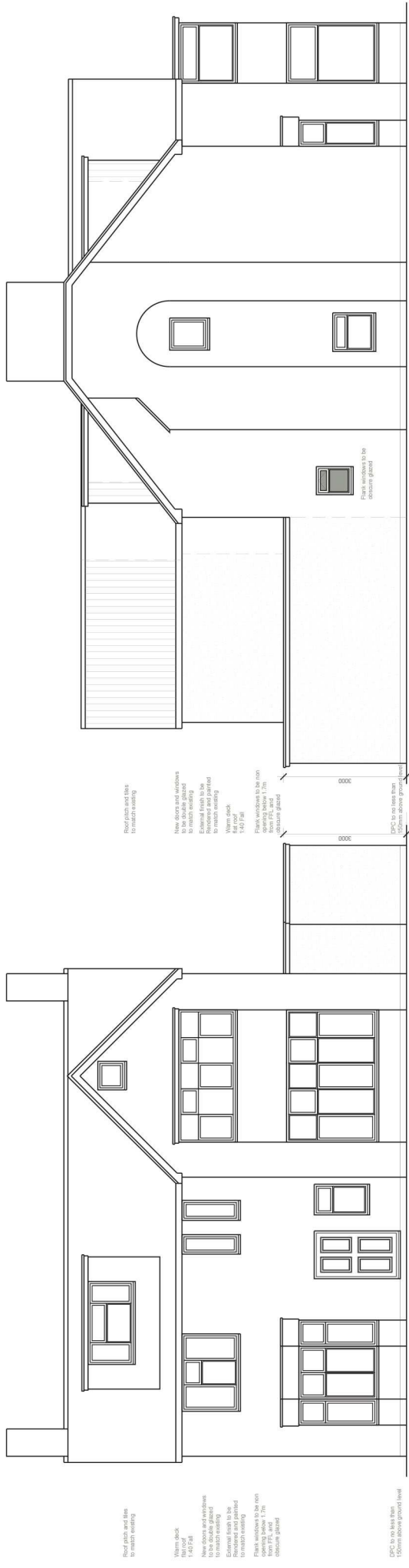
Revision	Date
A	11.10.2017
B	22.11.2017
Project: 31 Frithwood Avenue Northwood H46 3LY	
Title: Proposed Ground floor plan First floor plan	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S Phills	Drawing No: 0071-06a
PLANNING ISSUE	



Existing	= 144.3m²	Proposed	= 192.7m²
Ground floor	= 112.4m²	First floor	= 128.0m²
First floor	= 71.0m²	Second floor	= 76.2m²
Second floor	= 327.7m²	Total	= 396.9m²



Revision	Date
A	11.10.2017
B	31.10.2017
C	22.11.2017
Project: 31 Frithwood Avenue Northwood H46 3LY	
Title: Proposed Second floor plan	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S Phills	Drawing No: 0071-07a
PLANNING ISSUE	



Roof pitch and tiles to match existing

Warm deck flat roof 1:40 Fall

New doors and windows to be double glazed to match existing

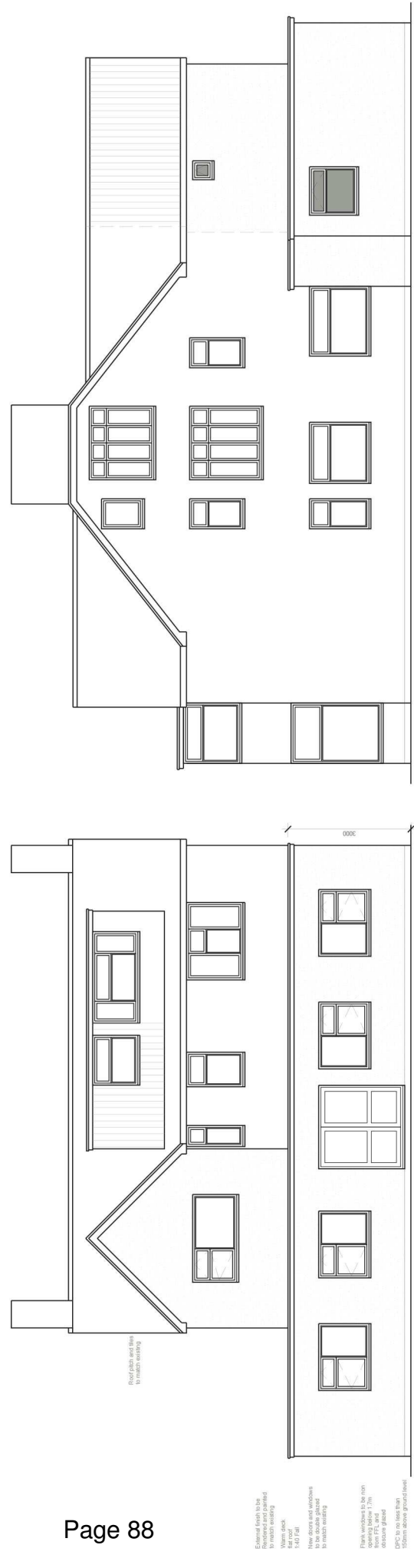
Stone to be used on all stone work to match existing

Plank windows to be non-framed, 17mm warm FFL and obscure glass

DPC to no less than 150mm above ground level

PROPOSED FRONT ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100



External finish to be rendered and painted to match existing

Warm deck flat roof 1:40 Fall

New doors and windows to be double glazed to match existing

Plank windows to be non-framed, 17mm warm FFL and obscure glass

DPC to no less than 150mm above ground level

PROPOSED REAR ELEVATION 1:100

PROPOSED SIDE ELEVATION 1:100

Roof pitch and tiles to match existing

External finish to be rendered and painted to match existing

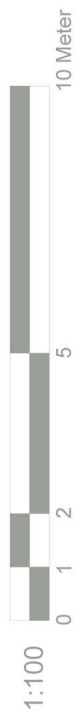
Warm deck flat roof 1:40 Fall

New doors and windows to be double glazed to match existing

Stone to be used on all stone work to match existing

Plank windows to be non-framed, 17mm warm FFL and obscure glass

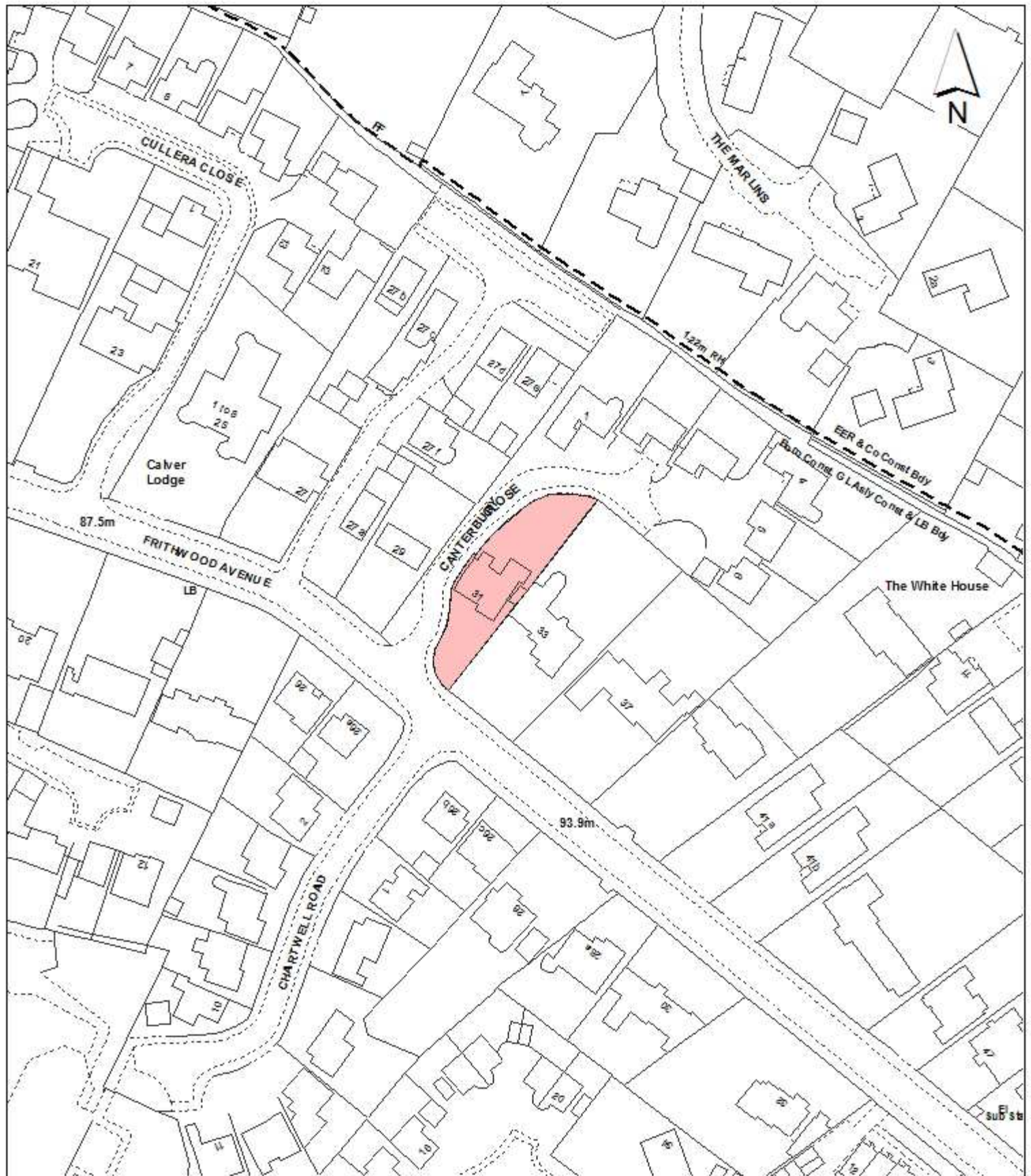
DPC to no less than 150mm above ground level



Revision	Date
A.	10.11.2017
B.	22.11.2017

Project: 31 Frithwood Avenue Northwood H46 3LJ	
Title: Proposed Elevations	
Scale: 1:100 @ A3	Date: 12.02.17
Drawn by: S. Phillips	Drawing No: 0071-08a

PLANNING ISSUE



Notes:

 Site boundary

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Site Address:

31 Frithwood Avenue

Planning Application Ref:

8032/APP/2017/4601

Planning Committee:

North Page 89

Scale:

1:1,250

Date:

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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HILLINGDON LONDON

Meeting:	North Applications Planning Committee	
Date:	31 January 2018	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 8 ; 5985/APP/2017/4380	Location: 10 New Pond Parade
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
<p>Add Food Hygiene Informative:</p> <p>The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).</p>	<p>For completeness</p>

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