



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 13 MARCH 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: Monday, 5 March 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

Watching & recording this meeting

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

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

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



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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

Security and Safety information

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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 - 4
- 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	8 Edinburgh Close - 71761/APP/2017/4373	Ickenham	Variation of condition No. 4 (External Fenestration) and Condition 2 (Approved Plans) of planning permission ref: 71761/APP/2016/2308 dated 09/08/2016 to alter the window/door on the rear/side elevation and increase the height of the parapet wall to the front and rear (Single storey rear extension and conversion of garage to habitable use involving alterations to front elevation (Resubmission)) Recommendation: Approval	5 - 16 51 - 55

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Ruislip Telephone Exchange - 10105/APP/2018/181	West Ruislip	Installation of replacement lattice stub tower supporting headframe supporting 9No. antennas and transmission dish and ancillary apparatus, removal of 2No. pole mounted antennas all on rooftop of building, and installation of ground based equipment cabinets (removal of existing redundant cabinet) and ancillary apparatus Recommendation: Approval	17 - 28 56 - 61
8	Northwood Coachworks, Station approach - 70958/APP/2017/4344	Northwood	Installation of canopy and side screen over car wash area (Retrospective). Recommendation: Approval	29 - 38 62 - 65
9	68 Norwich Road - 12054/APP/2017/4622	Northwood Hills	Single storey flat roof side extension connecting to existing single-storey rear extension. Recommendation: Approval	39 - 50 66 - 70

PART I - Plans for North Planning Committee

51 - 70

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Agenda Item 3

Minutes



NORTH Planning Committee

20 February 2018

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

	<p>Committee Members Present: Councillors Edward Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell and Jazz Dhillon</p> <p>LBH Officers Present: Glen Egan (Legal Advisor), James Rodger (Head of Planning and Enforcement), Mandip Malhotra (Pre-Applications Manager), Peter Loveday (Highway Development Engineer) and Liz Penny (Democratic Services Officer)</p> <p>Other Councillors Councillors Jonathan Bianco and Scott Seaman-Digby (Ward Councillors)</p>
151.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
152.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
153.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting on 31 January 2018 were agreed.</p> <p>RESOLVED: That the minutes of the meeting on 31 January 2018 be approved as an accurate record.</p>
154.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
155.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were in Part I and would be considered in public.</p>

156. **EASTBURY NURSING HOME - 1901/APP/2017/2235** (*Agenda Item 6*)

Officers introduced the report and tabled an addendum. The application sought permission for the demolition of the existing conservatory and the erection of a single storey rear extension and two first floor rear extensions. Members were informed that the proposed development would be in keeping with the character and appearance of the original building and was recommended for approval.

Members were advised that a previous application had been refused at appeal due to its size and scale, but the current proposal was considered to be less overbearing on the neighbours' properties and incorporated a 3m high brick wall between Eastbury Nursing Home and Carew Lodge. The proposed development would increase occupancy from 15 to 19 bedrooms. Councillors were also informed that the site was in a conservation area; the Council's conservation team had worked on the proposed design and had no objections.

A petitioner spoke in objection to the application. Concerns were voiced regarding the detrimental impact of the proposed development on the residents at 14 Eastbury Road and Carew Lodge flats. Said concerns included the over intensification of the site, issues regarding loss of natural light due to overshadowing, noise pollution and lack of privacy due to overlooking. Members were informed that the report produced by the planning officers failed to mention the distressing noises produced by the occupants of Eastbury Nursing Home which were at times both intimidating and intrusive. Councillors were advised that any increase in the capacity of the Nursing Home would render unbearable the lives of the residents in the neighbouring properties.

The agent spoke in response to the issues raised by the petitioner stating that Eastbury Nursing Home had been extended in a piecemeal fashion over a number of years and the internal facilities were not fully accessible which was a design fault. Members were informed that the agent had worked with the Council's conservation officer to provide a holistic design for the proposed extension. With regards to the aforementioned issues of light and noise, the agent felt that the pertinent points had been covered fully in the planning officers' report and stated that the matter of noise pollution was purely subjective. Members asked the agent what was proposed to mitigate the potential effect of the extension on natural light to the neighbouring properties. Members were informed that the property was set back alongside an alleyway and with dense landscaping.

Councillor Seaman-Digby spoke as Ward Councillor in objection to the proposed development stating that the extension would impact negatively on neighbours as it was a very large overbearing structure. Councillor Seaman-Digby raised concerns regarding the fact that a light study had not yet been carried out and stated that the increase in the number of residents was unacceptable and could swiftly become out of control. Councillor Lewis had also sent in a note objecting to the development which was read out by the Chairman. Members of the Planning Committee had also visited the site prior to the meeting.

Members questioned whether the distance between the window at Carew Lodge and the proposed development was acceptable and also expressed concern regarding the loss of light. The Head of Planning and Enforcement advised that an additional condition could be added to alleviate concerns regarding impact on the neighbours. Members were also advised that additional measures could be explored to minimise noise levels within the proposed development. Councillors were informed that the development would not result in any unacceptable reduction in sunlight to the

neighbours' properties.

Councillors had sight of an appeal decision produced by the Planning Inspectorate on 24 November 2011 further to a previously refused application and were informed that said report had raised no concerns regarding loss of light or privacy. The appeal had been rejected as it was felt that the extension would harm the overall character and appearance of the property and would harm the outlook from no. 14 Eastbury Road. However, Members stated that the current application appeared to be more overwhelming than the previous application. Further concerns were expressed by the Committee regarding the impact of noise pollution and it was felt that this issue could not be alleviated by means of an additional condition. Councillors were advised that the applicant would utilise a noise consultant to ensure improvements in this area. With regards to the apparent increase in the bulk of the proposed development compared to the previous proposal which had been refused, Members were informed that, although the current proposal appeared bigger, the pitch had been reduced and it was conceived to be a better design. Members requested clarification regarding the dimensions of the proposed extension compared to the previously refused application and were informed that it had been reduced in depth and in height but the ridge had been increased. In view of the aforementioned concerns, Members deemed the current proposal to be unacceptable.

On being put to a vote, the officer's recommendation was rejected unanimously by the Committee.

RESOLVED - That the application be refused.

157. **MIDHURST COTTAGE, HIGH ROAD - 73006/APP/2017/3705** (*Agenda Item 7*)

Officers introduced the application which sought planning permission for a two storey rear extension. Members were advised that planning permission had already been granted for a single storey rear extension, therefore only the proposed first floor extension could be considered by the Committee. Members were issued with clearer plans for clarification.

A petitioner spoke in objection to the application stating that the applications for the single storey and first floor extensions should have been considered as a whole rather than individually as, in conjunction, they would result in overdevelopment of the site. It was felt that the 6m single storey extension should have been refused as planning advice for extensions was 4m and the decision should now be reconsidered in light of the additional application for a first floor extension. Members were advised that no light check had apparently been carried out at the site and the development would be out of keeping with the street scene as the houses were currently staggered front and back which would no longer be the case. Councillors were informed that the proposed first floor extension would result in unacceptable overshadowing at Long Meadow. Attention was also drawn to a proposed additional first floor window which would overlook Long Meadow and compromise privacy. It was proposed that the application be refused. However, if planning permission were granted, the petitioner requested that permitted development rights be removed for the site and assurance be given that all windows to the side of the extension would be frosted or obscure glazed permanently. It was also requested that a party wall agreement be mandated.

Councillor Bianco spoke as Ward Councillor in objection to the application stating that it was a matter of great concern and recommending that permitted development rights be removed from Midhurst Cottage going forward as suggested by the petitioner.

	<p>Councillor Bianco also expressed concern regarding the bulk of the proposed development and the resultant loss of light to neighbours' properties. Moreover, Councillor Bianco stated that, if planning permission were to be granted, future developments at the property should be impeded.</p> <p>Officers commented that the removal of permitted development rights was covered in condition 9 and the matter of obscured windows was covered by condition 5. It was confirmed that the request for a mandated party wall agreement could not be considered as part of the planning process.</p> <p>Members expressed concern regarding the bulk and impact of the proposed extension but were obliged to consider the first floor application separately as the previous application for a single storey extension had already been approved.</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.</p>
158.	<p>ST MARTINS HOUSE, RUISLIP - 61166/APP/2017/1786 (<i>Agenda Item 8</i>)</p> <p>Officers presented the report and tabled an addendum. The application sought the change of use of an existing office building to residential. Formation of two additional storeys was proposed to provide 9 residential flats with associated roof garden. Members were informed that the proposed development would not impact upon the character and appearance of the surrounding area or the amenities of neighbouring residents. The application was recommended for approval subject to a legal agreement securing a restriction to prevent future occupants applying for a parking permit within existing and future Community Parking Zones.</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.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.16 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

Report of the Head of Planning, Sport and Green Spaces

Address 8 EDINBURGH CLOSE ICKENHAM

Development: Variation of condition No. 4 (External Fenestration) and Condition 2 (Approved Plans) of planning permission ref: 71761/APP/2016/2308 dated 09/08/2016 to alter the window/door on the rear/side elevation and increase the height of the parapet wall to the front and rear (Single storey rear extension and conversion of garage to habitable use involving alterations to front elevation (Resubmission))

LBH Ref Nos: 71761/APP/2017/4373

Drawing Nos: ARC514 -PC -ICKENHAM
Photos
PROPOSAL

Date Plans Received: 04/12/2017

Date(s) of Amendment(s): 05/12/2017

Date Application Valid: 14/12/2017

1. **SUMMARY**

This application seeks permission for the variation of condition 2 (Approved Plans) and condition 4 (External Fenestration) of planning permission ref: 71761/APP/2016/2308 dated 09/08/2016 to alter the window/door on the rear/side elevation and increase in height to the parapet walls to the front and rear (Single storey rear extension and conversion of garage to habitable use involving alterations to front elevation).

This is a retrospective application which involves a small increase in the overall height of the parapet walls to the front and rear along with a minor change to the glazing element and fenestration to the rear. The proposal would have no unacceptably detrimental impacts to the residential amenity of the neighbouring properties and would not cause any unacceptable harm to the visual appearance of the original dwelling or wider area.

Therefore it is considered acceptable.

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 titled, ARC514 -PC - ICKENHAM and dated 02.02.2018.

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 (March 2016).

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 6 and 10 Edinburgh Close.

REASON

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

5 NONSC Non Standard Condition

A close boarded fence of at least 2.0 m in height shall be maintained along the side boundary with No. 6 Edinburgh Close for the overall depth of the development hereby approved. The fence shall be erected within 3 months of the date of this planning permission and maintained for as long as the development remains in existence.

REASON

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

6 HO7 No roof gardens

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

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

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

2 147A Damage to Verge - For Private Roads:

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the North side of Edinburgh Close and comprises a two storey semi-detached house with a gabled roof and attached single storey side garage along the Western side boundary. The property includes a hard standing area to the front of the garage with sufficient space for 2 vehicles.

To the West lies No. 10, attached by single storey side garages and has a first floor side extension abutting the shared boundary. To the East lies, No. 6, the attached semi which also benefits from a single storey rear extension set by way of a conservatory.

The street scene is residential in character and appearance comprising two storey semi-detached and terraced houses of varying designs which lie within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

This application seeks permission for the variation of condition 2 (Approved Plans) and condition 4 (External Fenestration) of planning permission ref: 71761/APP/2016/2308 dated 09/08/2016 to alter the window/door on the rear/side elevation and increase in height to the parapet walls to the front and rear (Single storey rear extension and conversion of garage to habitable use involving alterations to front elevation).

The overall height of the parapet walls has increased to 3.2 metres to the front and 3.3 metres to the rear. The original L-shaped bi-fold doors which ran along the rear and return side has been replaced with a single bi-fold door on the rear elevation and a single separate glazed door on the return side elevation.

3.3 Relevant Planning History

71761/APP/2016/1277 8 Edinburgh Close Ickenham

Part two storey, part single storey side/rear extension and conversion of garage to habitable use involving alteration to front

Decision: 02-06-2016 Refused

71761/APP/2016/2308 8 Edinburgh Close Ickenham

Single storey rear extension and conversion of garage to habitable use involving alterations to front elevation (Resubmission)

Decision: 09-08-2016 Approved

71761/APP/2016/2429 8 Edinburgh Close Ickenham

Conversion of roof space to habitable use to include a rear dormer with Juliet balcony and 3 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 29-06-2016 Approved

71761/APP/2016/2831 8 Edinburgh Close Ickenham

Single storey detached outbuilding to rear for use as storage (Application for a Certificate of Lawful Development for a Proposed Development).

Decision: 30-08-2016 Refused

Comment on Relevant Planning History

71761/APP/2016/2308 - Single storey rear extension and conversion of garage to habitable use involving alterations to front elevation. Approved 09.08.2016.

71761/APP/2016/2429 - Conversion of roof space to habitable use to include a rear dormer with Juliet balcony and 3 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development). Approved 29.06.2016.

71761/APP/2016/1277 - Part two storey, part single storey side/rear extension and conversion of garage to habitable use involving alteration to front. Refused 02.06.2016.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbouring properties and Ickenham Residents Association were consulted on 19.12.2017 and a site notice was displayed nearby to the front of the site on 27.12.2017.

Following comments received by concerned residents and the timing of the application over the festive period, the planning consultation period was extended to 18th January 2018.

Objections were received stating the proposed description was inaccurate and that the plans failed to reflect all the changes proposed/undertaken. Objections were also received stating:

- contravenes the approvals granted and building work should not have proceeded until fully authorised by the planning department.
- concerns over rain water and drainage of the outbuilding.

Amended drawings and application form were subsequently requested to clarify the changes to be considered under this application and the application was subject to a further 14 day consultation from the 7th February.

A petition has been raised with 91 signatories from the Borough, stating the original retrospective planning application failed to provide full details of the breach to regulations; this was inaccurate and deliberately misleading. The new diagram makes no material difference to this application. The petition states the desired outcome would be to 'brick up the door' and have no opening; and a complete re-build to a height of 2.6 metres or reduce the height of the parapet walls.

The Ward Councillor requested that the application goes to committee for determination if approval is being recommended. The Councillor also wanted to express that there are strong residents concerns in the way this development has proceeded and in the knowledge that the submitted plans do not in their opinion reflect what has been built.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is established under planning ref: 71761/APP/2016/2308, for a single storey rear extension and conversion of garage to habitable use involving alterations to front elevation. The proposals under this application are modest and do not impact on the nature, scale of the development or use and it is therefore acceptable in planning policy terms.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 resist any development which would fail to harmonise with the existing street scene or complement or improve the character of the area.

The overall height of the parapet walls has increased to 3.2 metres to the front and 3.3 metres to the rear. This is only marginally above the recommended guideline in HDAS: Residential Extensions, of 3.1 metres. In this instance it is considered that this would have no adverse impact to the character and appearance of the original dwelling or the surrounding area. It is accepted that the parapet wall to the front would sit above the neighbouring garage, however it should be noted that this neighbouring property to the West closest to the parapet wall has benefited from a two storey side and rear extension. Therefore when viewed in this context the marginal increase in height is not particularly noticeable and certainly causes no significant harm to merit a refusal. In addition it should also be noted that HDAS: Residential Extensions advises that an overall height of 3.4 metres is considered acceptable for pitched roofs. To the rear the increase to 3.3 metres is also considered acceptable given the extensions to both neighbouring properties.

Furthermore the original L-shaped bi-fold doors which ran along the rear and return side have been replaced with a single bi-fold door on the rear elevation and a single separate glazed door on the return side elevation. Therefore there would be no material difference to that which was previously granted and the amended scheme. The original bi-fold doors would have had a glazed element in exactly the same location as the single door. Indeed there is now a reduction in the overall glazing element. In any event this is located to the rear of the property and not readily visible from the wider surrounding area.

Therefore the proposed increase would be slightly above the recommended guidelines however there is no harm caused by the increase in height over and above the already permitted scheme. The proposal would therefore be in compliance with policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

There were no windows proposed on the side elevation that directly overlook adjoining properties and the approved extension would not breach the 45 degree line of sight taken from No. 6 and 10. The proposal extends beyond the rear wall of No.10 by 1.20 m and 0.50 m beyond the rear conservatory at No.6.

There are no material changes to the proposal which could have any significant and unacceptable impact to either of the adjoining properties. The original L-shaped bi-fold doors which ran along the rear and return side facing no.6, have been replaced with a single bi-fold door on the rear elevation only and a single separate glazed door on the return side elevation facing no.6. Therefore there would be no material difference to that which was previously granted and the amended scheme. The original bi-fold doors would have had a glazed element in exactly the same location as the single door. Indeed there is now a reduction in the overall glazing element. Given the L-shaped layout, this door would also be set in from the side boundary to no.6 by 4 metres.

In addition as part of the original planning permission the following condition was also included to prevent any overlooking. Condition 5 reads:

A close boarded fence of at least 2.0 m height shall be maintained along the side boundary with No. 6 Edinburgh Close for the overall depth of the development hereby approved for as long as the development remains in existence.

REASON

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

This is proposed to be repeated on any further approval.

Therefore, the application proposal would not constitute an un-neighbourly form of development and would not result in increased overshadowing, visual intrusion, over-dominance or overlooking; and would be thereby comply with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

- Not applicable to this application.
- 7.11 Urban design, access and security**
- These issues have been dealt with elsewhere in the report.
- 7.12 Disabled access**
- Not applicable to this application.
- 7.13 Provision of affordable & special needs housing**
- Not applicable to this application.
- 7.14 Trees, Landscaping and Ecology**
- Not applicable to this application.
- 7.15 Sustainable waste management**
- No issues arise.
- 7.16 Renewable energy / Sustainability**
- No issues arise.
- 7.17 Flooding or Drainage Issues**
- No issues arise.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- The issues raised have been addressed in the main report.
- 7.20 Planning Obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- The application is retrospective and, if refused, it will be necessary to consider the expediency of enforcement action.

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

- The existing outbuilding has been investigated by the enforcement team and it is considered to be within the parameters permitted and therefore this matter is closed.
- 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 is a retrospective application which involves a small increase in the overall height of the parapet walls to the front and rear along with a minor change to the glazing element and fenestration to the rear. The proposal would have no unacceptably detrimental impact to the residential amenity of the neighbouring properties and would not cause any

unacceptable harm to the visual appearance of the original dwelling or wider area.

Therefore taking all matters into consideration it is considered that the proposal would respect the character and appearance of the property and the street scene. Subject to appropriate conditions it would not give rise to any adverse impact on the amenities of adjoining occupiers, nor would there be any unacceptable impact on the area.

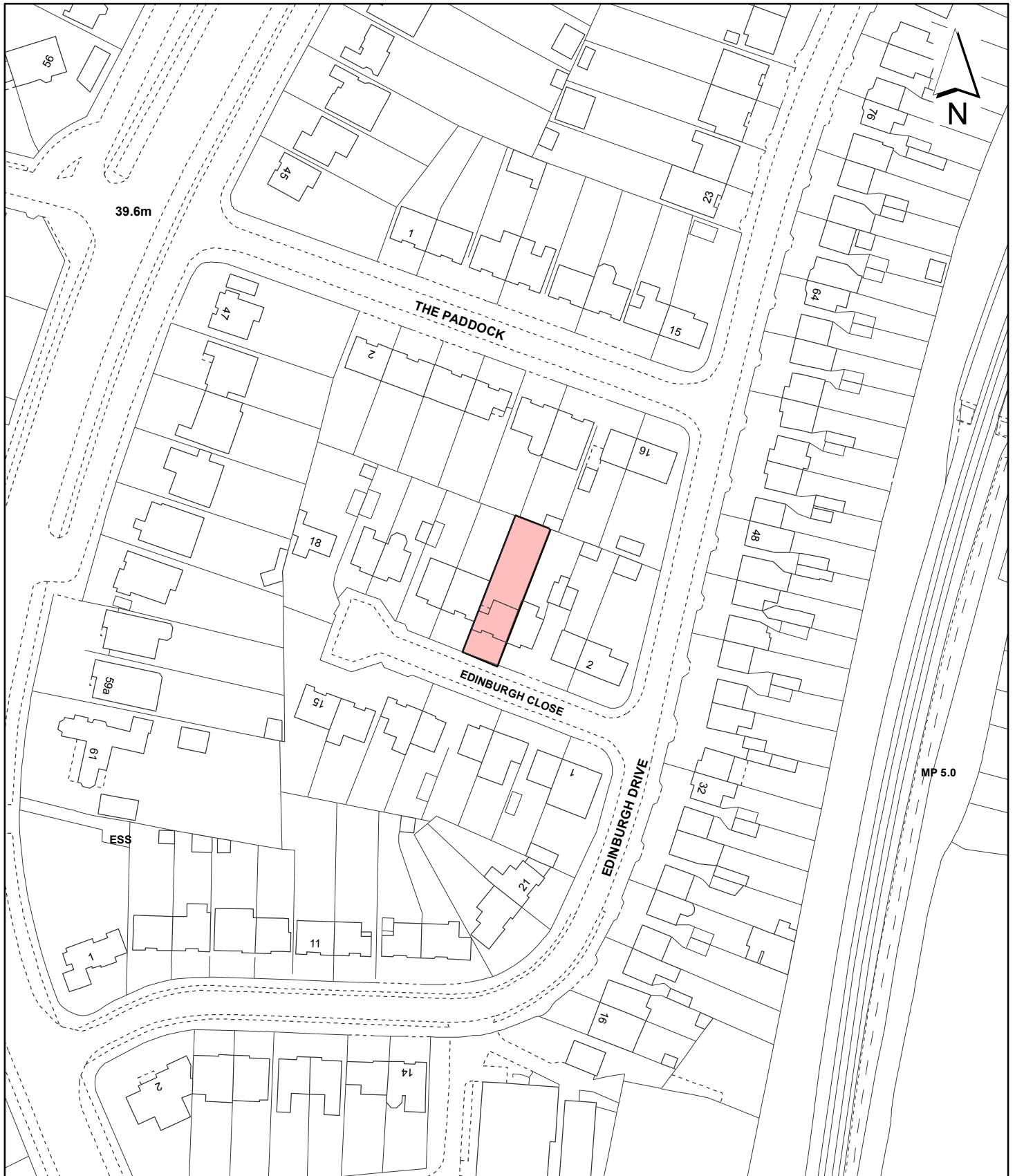
The application is therefore recommended for conditional approval.


11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Residential Extensions
National Planning Policy Framework

Contact Officer: Hardeep Ryatt

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 align="center">8 Edinburgh Close Ickenham</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 align="center">71761/APP/2017/4373</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Application</p>	<p>Date</p> <p align="center">March 2018</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address RUISLIP TELEPHONE EXCHANGE HIGH STREET RUISLIP

Development: Installation of replacement lattice stub tower supporting headframe supporting 9No. antennas and transmission dish and ancillary apparatus, removal of 2No. pole mounted antennas all on rooftop of building, and installation of ground based equipment cabinets (removal of existing redundant cabinet) and ancillary apparatus

LBH Ref Nos: 10105/APP/2018/181

Drawing Nos: Covering Letter Ref: CTIL: 172000/164967/CW dated January 2018
Benefits of Mobile Connectivity
Planning Statement dated January 2018
Declaration of Conformity
Supporting Operational and Technical Justification for Proposed Electronic Communication Base Station
164967-22-100-MD019 Rev 19
164967-00-002-MD019 Rev 19
164967-00-003-MD019 Rev 19
164967-00-004-ML001 Rev 1

Date Plans Received: 15/01/2018

Date(s) of Amendment(s):

Date Application Valid: 15/01/2018

1. SUMMARY

The applicant seeks permission for a replacement stub mast with three additional antennas and radio equipment and housing at ground floor level. The proposed installation would provide 4G coverage to the area.

The proposal would not result in a detrimental impact on the character and appearance of the street scene or the surrounding Conservation Area. The proposal would not cause harm to pedestrian and highway safety. The proposed development therefore complies with Policies AM7, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that planning permission is granted.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 164967-22-100-MD019 Rev 19, 164967-00-002-MD019 Rev 19, 164967-00-003-MD019 Rev 19 and 164967-00-004-ML001 Rev 1.

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 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Benefits of Mobile Connectivity
- Planning Statement dated January 2018
- Declaration of Conformity
- Supporting Operational and Technical Justification for Proposed Electronic
- Communication Base Station

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

REASON

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

4 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 COM16 Scheme for site noise control

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the proposed cabinet and housing equipment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
NPPF5	NPPF - Supporting high quality communication infrastructure

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be

carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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

6

The installation is to be carried out in accordance with NJUG, Volume 4 (2007) 'Guidelines for the planning, installation and maintenance of utilities apparatus in proximity to trees.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located to the west of the High Street, to the rear of Nos 28-40 High Street and the gardens of Nos 2-4 King Edwards Road. The building dates from the Inter-war period and was designed for function. The architectural style is similar to other telephone exchanges built at the time. They were usually associated to a similarly designed post office building nearby. The site itself is positioned behind the shopping parade that faces directly onto the High Street, directly behind 32 High Street, known as The British Legion Hall which is Grade II Listed. It is accessed via a service road of the High Street, adjacent to the Listed Building. The existing building is located within the Ruislip Village Conservation Area. The scale of the building itself as well as the existing infrastructure on the roof makes it highly visible from various parts of the Conservation Area, including The Oaks, King Edwards Road and the High Street.

3.2 Proposed Scheme

The proposal under this application seeks to provide the following:

- The removal of the existing stub mast and headframe;
- The installation of a replacement stub mast at roof level;
- The number of existing antenna will be increased by 3No, all to be located on the replaced headframe;
- The removal of existing pole-mounted antennas from the southern section of the rooftop;
- The removal of an existing pole-mounted antenna and a transmission dish from the existing stub tower, and the relocation of this equipment onto the proposed stub mast;
- The installation of radio equipment housing and ancillary apparatus at ground level adjacent to the western boundary of the site; and
- The installation of cabling and ancillary apparatus.

3.3 Relevant Planning History

10105/APP/2001/1404 Ruislip Telephone Exchange High Street Ruislip
INSTALLATION OF VENTILATION LOUVRES IN SIDE ELEVATION

Decision: 02-08-2001 Approved

10105/APP/2001/2338 Ruislip Telephone Exchange High Street Ruislip
INSTALLATION OF ADDITIONAL TELECOM ANTENNAS ON ROOF PLUS EQUIPMENT
CABINETS ON GROUND LEVEL

Decision: 01-02-2002 Approved

10105/APP/2013/237 British Telecom, Telephone Exchange High Street Ruislip
Installation of 5 weather louvres to side elevations.

Decision: 21-03-2013 Approved

10105/APP/2017/1329 Ruislip Telephone Exchange High Street Ruislip
Installation of replacement stub mast and headframe, the installation of replacement stub mast
roof level, the relocation of existing pole-mounted antenna and transmission dish onto the
proposed stub mast and the installation of radio equipment housing at rooftop level.

Decision: 01-08-2017 Withdrawn

10105/B/83/0384 Ruislip Automatic Telephone Exchange High Street Ruislip
Extension/Alterations to public utility (P) of 123 sq.m.

Decision: 06-05-1983 Approved

10105/E/93/1092 Ruislip Automatic Telephone Exchange High Street Ruislip
Installation of 12 sector antennae (3.5m high) at roof level

Decision: 03-12-1993 Refused **Appeal:** 11-10-1994 Allowed

10105/G/98/1906 Ruislip Telephone Exchange High Street Ruislip
Erection of one 5 metre stub mast complete with 3 cross polar antennas and one radio equipme
housing

Decision: 22-01-1999 Approved

Comment on Relevant Planning History

10105/APP/2017/1329 for a similar scheme was withdrawn on 01.08.2017 to allow the developer to make appropriate changes to the scheme. The current scheme differs in that the proposed replacement sub mast and antennas have been redesigned to be more in keeping with the building.

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.

BE13 New development must harmonise with the existing street scene.

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

BE37 Telecommunications developments - siting and design

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application was consulted on between 29-01-2018 and 19-02-2018. The following objections were received to this application and are summarised below:

- the proposed aerials are not in keeping with the character of the area;
- the aerials and structures are visible from neighbouring gardens;
- this is a resubmission of an earlier application to which there were strong objections including a petition signed by 50 people;
- this application does not address the concerns raised in the earlier application which was withdrawn before planning committee;
- the telephone exchange building lies in the heart of the Ruislip Conservation Area, set back behind the buildings in the High Street and therefore of a residential character;
- the existing aerials are prominent and detract from the character and setting of the Conservation Area;
- the proposal which replaces nearly all visible equipment would remain a visual clutter in this area;
- the applicant should consider relocating the equipment elsewhere that is less sensitive;
- there would be an increase in the number of aeriels from 6 to 9;
- concerns relating to noise from the equipment;
- concerns relating radiation;
- the proposal would result in light and disturbance;
- the equipment should be removed to a non residential location nearby;
- the applicant has started work without permission.

Officer comment: the agent confirmed on 22/02/2018 that work proposed under this application had not commenced.

Internal Consultees

Highway

There are no specific comments on this proposal.

Conservation Officer

The existing building is located within the Ruislip Village Conservation Area. The building dates from the Inter-war period and was designed for function. The architectural style is similar to other telephone exchanges built at the time. They were usually associated to a similarly designed post office building nearby.

The site itself is positioned behind the shopping parade that faces directly onto the High Street, directly behind 32 High Street, known as The British Legion Hall which is Grade II Listed. It is accessed via a service road of the High Street, adjacent to the Listed Building. The scale of the building itself as well as the existing infrastructure on the roof makes it highly visible from various parts of the Conservation Area, including The Oaks, King Edwards Road and the High Street.

COMMENTS: The proposal would replace/consolidate existing telecommunications infrastructure in the same location. Whilst the proposed stub tower structure would appear slightly bulkier the harm caused to the surrounding conservation area would be considered minimal, taking into account the use of the building, nature of the proposal and location of the proposed works. Provided all redundant equipment/infrastructure is removed, there are no objections to the proposal.

EPU

The applicant has not made an assessment of the locality of the development so cannot assume the noise levels suggested. The development is relatively small scale so a pre-commencement condition for an acoustic assessment would cover any issues that may occur.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

The proposed installation is required in order to provide improved mobile connectivity.

The applicant has not carried out a study of alternative sites within the area as the existing building comprises telecommunication equipment. However, this is an existing

telecommunications site, it is already accepted that there is a need for this development in this location, as required by the policy. This proposal will upgrade the existing apparatus to provide 4G coverage to the local area.

The applicant does take the opportunity to optimise the existing equipment. In doing so the applicant seeks to add radio equipment housing at ground floor level and therefore the application does not increase visual clutter within the townscape and this part of the Conservation Area which is considered not to harm to the character and appearance of the Conservation Area it is therefore considered that the proposal would comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Section 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 states the statutory duty of Local Planning Authorities in regard to development affecting conservation areas 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

Paragraphs 129 - 134 of the NPPF consider the conservation of the historic environment. In particular, Paragraph 134 of the NPPF (2012) notes where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Policy BE4 of the Local Plan: Part Two (November 2012) expects new developments to preserve or enhance the visual quality character of Conservation Areas.

The proposal seeks to consolidate existing telecommunications infrastructure and the installation of radio equipment housing at ground floor level. Whilst the proposed stub tower structure would appear slightly bulkier the harm caused to the surrounding conservation area would be considered minimal. It is also acknowledged that consolidating the equipment at roof top level is of some benefit. The proposed cabinet and housing at ground floor level is set away from the existing residential dwellings and would not be visible from the surrounding Conservation Area.

Taking into account the use of the building, nature of the proposal and location of the proposed works, it is considered that as a result of this application this proposal would have a neutral impact on the Conservation Area. The applicant has sought to mitigate the visual impact of the proposal by removing redundant and consolidating equipment. The proposal is therefore considered to, on balance, accord with Policies BE4 and BE37 of the Local Plan: Part Two (November 2012) or Paragraph 129-134 of the NPPF (2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

See Section 07.03 of the report.

7.08 Impact on neighbours

Policy OE 1 of the Local Plan: Part Two (November 2012) notes permission would not normally be granted for structures which are likely to become detrimental to the character and appearance of the properties or the area generally because of siting and appearance

or noise and vibration unless sufficient measures are taken to mitigate the development is acceptable.

Given the nature of the proposal, this application is not considered to harm the amenity of neighbouring residents in terms of loss of outlook and light. Noise is discussed in section 07.18 of the report. As such the proposal accords with Policy OE1 of the Local Plan: Part Two (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

The application is unlikely to result in a highways impact.

7.11 Urban design, access and security

Covered elsewhere in section 07.03 of the report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The submitted planning statement notes that on occasion, mechanical ventilation could be used to prevent overheating. The applicant has not submitted a noise assessment, however given the small scale nature of the scheme, a noise assessment is secured as a pre-commencement condition.

7.19 Comments on Public Consultations

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None identified.

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 development.

10. CONCLUSION

The applicant seeks permission for the removal and replacement of telecommunications equipment at rooftop level and the installation of a cabinet at ground floor level. The proposed installation would provide 4G coverage to the area.

The proposed telecommunications installation would not result in a detrimental impact on the character and appearance of the street scene or the surrounding Conservation Area. The proposal would not cause harm to pedestrian and highway safety. The proposed development therefore complies with Policies AM7, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

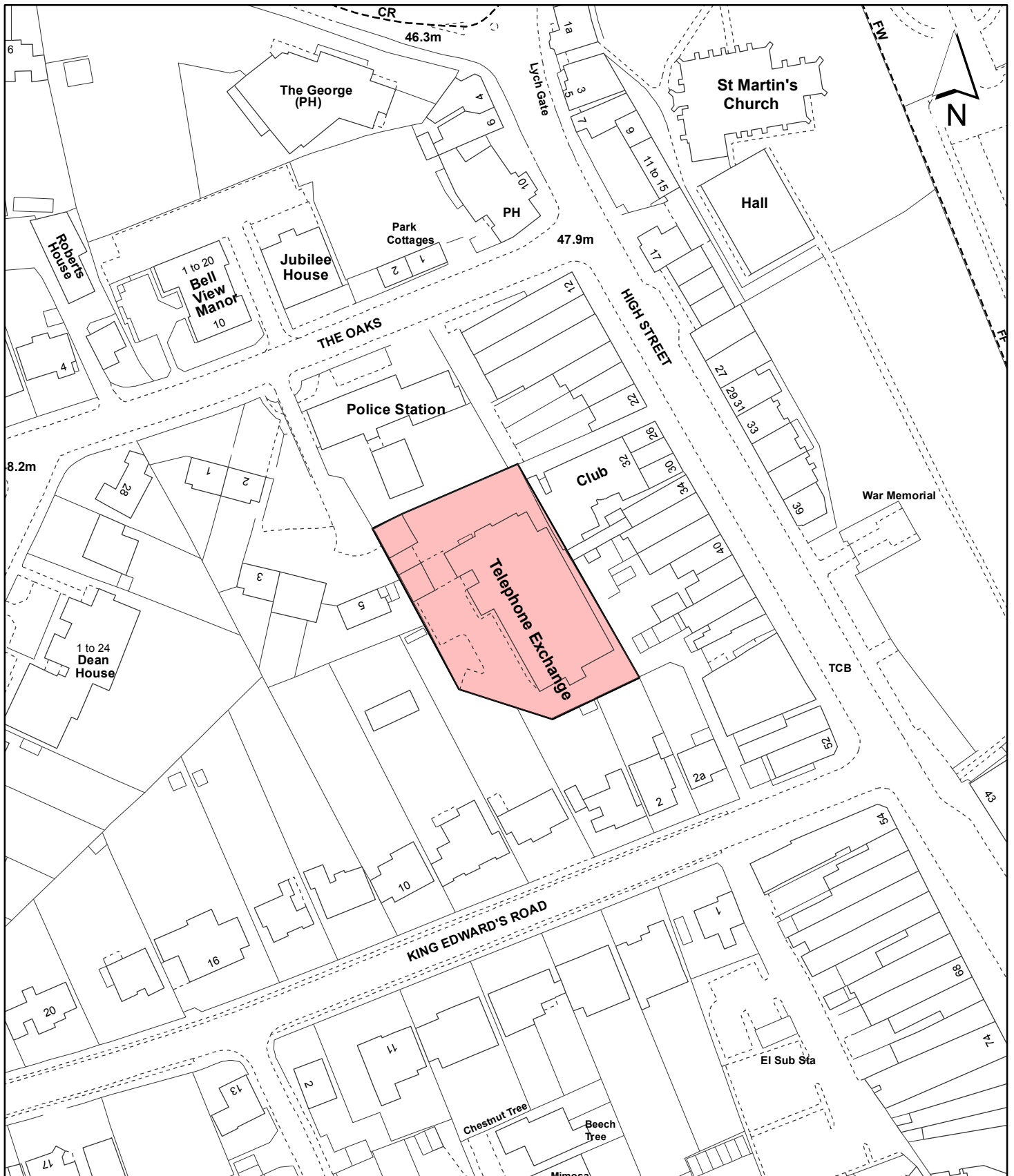
It is therefore recommended that prior approval be required in this instance and that approval be granted.

11. Reference Documents


Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

Ruislip Telephone Exchange

Planning Application Ref:

10105/APP/2018/181

Scale

1:1,250

Planning Committee

North Application

Date

March 2018

LONDON BOROUGH OF HILLINGDON

Residents Services

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address NORTHWOOD COACHWORKS STATION APPROACH NORTHWOOD
Development: Installation of canopy and side screen over car wash area (Retrospective).
LBH Ref Nos: 70958/APP/2017/4344
Drawing Nos: Location Plan
KS/2017/01

Date Plans Received: 30/11/2017 **Date(s) of Amendment(s):**
Date Application Valid: 30/11/2017

1. **SUMMARY**

The application seeks retrospective planning permission for the installation of canopy and side screen over car wash area.

The development is considered to be minor and attached to an industrial building and would therefore be acceptable in this location. The structure is located to the rear of the property not readily visible from the surrounding area and would therefore have little impact on the character or appearance of the wider Conservation Area.

Therefore the application is recommended for approval. It should be noted that this has been referred to Committee as there has been an enforcement notice issued. However, this related to a separate structure to the rear of the site which has been removed and therefore complied with.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number KS/2017/01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

INFORMATIVES

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

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

2 I52 **Compulsory Informative (1)**

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

3 I53 **Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LE1	Proposals for industry, warehousing and business development
LE5	Small scale business activities within the developed area
LPP 5.3	(2016) Sustainable design and construction

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

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

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

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

5 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

6 I2 **Encroachment**

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

7 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the East side of Station Approach set behind the row of commercial/retail units fronting Station Approach. To the West is Northwood Station and railway lines, to the South is the car park and to the east is a public footpath leading to Green Lane to the North. The site is enclosed and screened from the footpath by a 2m high timber fence. The site is located within a small pocket of light industrial and commercial units.

The application site lies within Northwood Town Centre, Green Lane Conservation Area. It is also within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The application seeks retrospective planning permission for the installation of canopy and side screen over car wash area.

3.3 Relevant Planning History

70958/APP/2015/3347 Northwood Coachworks Station Approach Northwood

The erection of wooden storage space in the Yard and the erection of wooden space for car wash in the yard

Decision: 12-11-2015 NFA

Comment on Relevant Planning History

None directly relevant to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

LE1 Proposals for industry, warehousing and business development

LE5 Small scale business activities within the developed area

LPP 5.3 (2016) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 14th February 2018

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbouring properties and Northwood Residents Association were consulted on 10.01.2018 and the site notices were displayed to the front of the site on 12.01.2018.

No objections or comments have been received.

Internal Consultees

Conservation/Urban Design:

The site is discretely located within the Northwood Town Centre Green Lane Conservation Area. The canopy whilst industrial in appearance is attached to a Late Victorian/Edwardian industrial building and is not, therefore, considered to be inappropriate in this location. The structure is also located to the rear of the property and would have little impact on the character or appearance of the wider Conservation Area. No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site operates as a car repairs unit and also other related uses such as car washing. As such there is no in principal objection to the proposal.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy BE4 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. Policy BE4 reflects the relevant legal duties.

The Conservation Officer has confirmed there are no objections to the proposal and states:

The site is discretely located within the Northwood Town Centre Green Lane Conservation Area. The canopy whilst industrial in appearance is attached to a Late Victorian/Edwardian industrial building and is not, therefore, considered to be inappropriate in this location. The structure is also located to the rear of the property and would have little impact on the character or appearance of the wider Conservation Area. No objection.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

The structure is located to the rear of the property not readily visible from the surrounding area and would therefore have little impact on the character or appearance of the wider Conservation Area.

As such, the proposal would be in compliance to the requirements of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Given the position of the site and the size and scale of the mono-pitched roof canopy which is set well below the main pitch roof, it would not cause an adverse impact on the neighbours' amenity. As such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion.

The application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

- Not applicable to this type of planning application.
- 7.10 Traffic impact, car/cycle parking, pedestrian safety**
- Not applicable to this type of planning application.
- 7.11 Urban design, access and security**
- This has been addressed earlier within this report.
- 7.12 Disabled access**
- Not applicable to this type of planning application.
- 7.13 Provision of affordable & special needs housing**
- Not applicable to this type of planning application.
- 7.14 Trees, Landscaping and Ecology**
- There are no trees on site.
- 7.15 Sustainable waste management**
- Not applicable to this type of planning application.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this type of planning application.
- 7.17 Flooding or Drainage Issues**
- The site is not located with a flood zone, there are are no Flooding or drainage issues.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this type of planning application.
- 7.19 Comments on Public Consultations**
- None.
- 7.20 Planning Obligations**
- Not applicable to this type of application.
- 7.21 Expediency of enforcement action**
- The application is retrospective and, if refused, it will be necessary to consider the expediency of enforcement action.

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

An Enforcement Notice was issued previously, however this related to an unauthorised structure to the rear of the site unrelated to this application and which has been complied with.

- 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

The application seeks retrospective planning permission for the installation of canopy and side screen over car wash area.

The development is considered to be minor and attached to an industrial building and would therefore be acceptable in this location. The structure is located to the rear of the property not readily visible from the surrounding area and would therefore have little impact on the character or appearance of the wider Conservation Area.

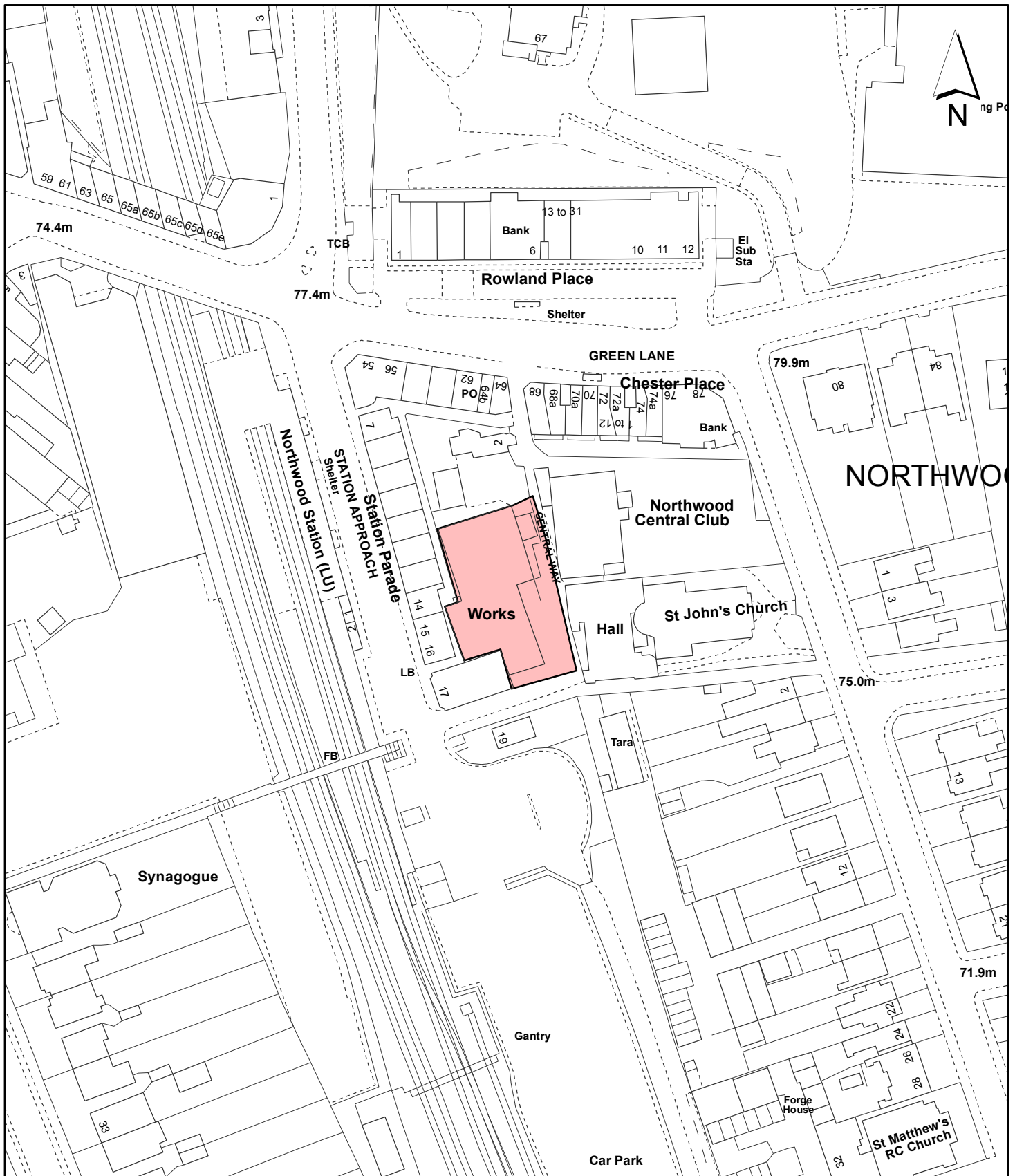
Therefore the application is recommended for approval.

11. Reference Documents


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

Contact Officer: Hardeep Ryatt

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
Northwood Coachworks Station Approach	
Planning Application Ref:	Scale
70958/APP/2017/4344	1:1,250
Planning Committee	Date
North Application	March 2018

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



HILLINGDON

LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 68 NORWICH ROAD NORTHWOOD

Development: Single storey flat roof side extension connecting to existing single-storey rear extension.

LBH Ref Nos: 12054/APP/2017/4622

Drawing Nos:
161103-02-P0
Site PlanNGL121894

Date Plans Received: 21/12/2017 **Date(s) of Amendment(s):**
Date Application Valid: 21/12/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is a corner plot at the junction of Norwich and Rochester Roads, two mainly sub-urban residential streets. The predominant forms of dwellings on both streets are semi-detached two-storey buildings occupying fairly uniform sized plots with relatively small gaps between buildings. Any alterations and additions to the sides of these buildings are mainly at single-storey level and, as such, the overall symmetry of the buildings, as constructed, has been largely preserved.

The site itself is occupied by a semi-detached two-storey dwelling with painted rendered walls and a tiled, gabled roof. There is a flat roof bay window projecting to the front. There is a single-storey flat roof extension to the rear of the dwelling which also projects beyond the side elevation of the original building. This extension consists of the retained element of a larger pitched roof side and rear extension that was the subject of enforcement action.

The plot slopes gently upwards from the front to the rear.

1.2 Proposed Scheme

The proposal involves the erection of a single-storey flat roof side extension which would be attached to the south-western elevation of the dwelling, which faces on to Rochester Road. The extension would also attach to an existing single-storey flat roof rear extension.

The extension measures approximately 2.9 metres in width by 7.4 metres in depth. There is a differential in height between the front and rear owing to the sloping nature of the plot. Height to roof top at the front of the extension would be 3.25 metres, decreasing to 3.039 metres to the rear. The roof height would match that of the existing single-storey rear extension.

1.3 Relevant Planning History

12054/APP/2015/603 68 Norwich Road Northwood
Single storey side/rear extension

Decision Date: 16-04-2015 Refused **Appeal:**26-AUG-15 Dismissed
12054/APP/2016/4496 68 Norwich Road Northwood

Part retention of single-storey side extension and replacement of pitched roof over the rear and retained side extension with a flat roof.

Decision Date: 10-05-2017 Approved **Appeal:**

Comment on Planning History

A pitched roof single-storey side and rear extension was constructed on site in 2015, despite planning permission being refused under 12054/APP/2015/603 and subsequently dismissed at appeal. The appeal inspector criticised the use of a pitched roof resulting in an overwhelming feature that conflicted with the slope angles of the main dwelling roof, thereby appearing 'cumbersome and out of proportion'. Furthermore, the pitched roof of the extension resulted in the height of the extension being excessive, so much so it covered part of a first floor window, resulting in increased visual impact that compromised the open nature of the junction between Norwich Road and Rochester Road.

Following an enforcement notice being served, a revised application was submitted to retain the rear element of the extension, with a flat roof, and this application was approved under 12054/APP/2016/4496.

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

A site notice was displayed on Norwich Road, to the front of the site. In addition, letters were sent to neighbouring properties to notify them of the application and invite any comments. The statutory consultation period expired on the 8th of February 2018.

One letter of objection received:

- Existing work should be inspected by the Council;
- No party wall surveyor has been appointed;
- Boundary fence and shed on neighbouring property were damaged by builders;
- Guttering for the rear extension discharges onto neighbouring garden.

Officer Response: The comments raised relate to building regulations and civil matters. As such, they are not material considerations in the determination of this planning application.

INTERNAL CONSULTEES:

TREES & LANDSCAPE OFFICER:

This site is occupied by a semi-detached two-storey house at the junction of Norwich Road and Rochester Road. The property benefits from a 'green' front garden, with off-street parking provided in a garage on the rear boundary - which is accessed off |Rochester Road. The side boundary is defined by a mix of close-board fencing and hedging. There

are no tree, or landscape planning, constraints affecting the site.

This site has been the subject of several recent planning applications - most recently application ref. 2016/4496, which was approved. If the application is approved any disturbed landscaping restored / re-instated. No objection.

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.

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 7.4 (2016) Local character

LPP 7.6 (2016) Architecture

5. MAIN PLANNING ISSUES

CHARACTER & APPEARANCE:

The proposed extension would introduce a structure that would occupy the majority of the existing gap maintained between the flank wall of the dwelling and Rochester Road. Para. 4.13 of the Council's Residential Extensions SPD states that building lines within schemes should relate to the street pattern. In this instance, the extension would project beyond the return building line maintained along this stretch of Rochester Road. It should, however, be noted that the existing dwelling, including its original footprint, already project beyond the building line at two-storeys in height. Furthermore, the modest height of the proposed extension, combined with the fact that it would be surrounded by 1.8 metre high fencing, means that it would not have a visual presence that would be significantly intensified from that of the existing fencing on site.

It is noted that the planning inspector, in dismissing the appeal against the refusal of a pitched roof side and rear extension (made under 12054/APP/2015/603) considered that the structure compromised the openness of the junction. However, the proposed extension

would not have the visual prominence of the refused pitched roof structure due to its lower height and the fact that, unlike the pitched roof extension which had a awkward roof arrangement that contrasted strongly with that of the roof over the main dwelling, the proposed flat roof extension would not appear discordant and would therefore be more visually recessive.

Para. 4.1 of the Residential Extensions SPD states that a flat roof design to a side extension will generally be acceptable where flat roof structures are a characteristic of the area. There are other flat roof side extensions nearby including at No. 3 and No. 5 Rochester Road and directly opposite at No. 70 Norwich Road where there is a extension similar to the proposal, albeit without a rear projection.

It is also considered that, by connecting to the existing rear extension that projects beyond the side boundary of the dwelling, the proposed extension will strengthen the visual assimilation of this feature towards the main dwelling.

It is therefore considered that the proposed extension would not, on balance, detract from the character and appearance of the surrounding area and would therefore comply with Policies BE 13 and BE 19 of the Local Plan and Policy 7.4 of the London Plan.

RELATIONSHIP TOWARDS ORIGINAL DWELLING:

Para. 4.0 of the Council's Residential Extensions SPD states that the design of a side extension should not dominate the existing character of the original property but appear subordinate to the main house. The previous application for a combined side and rear single-storey pitched roof extension was refused due to it overpowering the form of the original dwelling. The proposed extension would amalgamate with the existing rear extensions but would not appear as dominant due to the use of a simple flat roof design which keeps the overall height of the extension to a minimum and also omits the unsympathetic and incongruous roof slope that was a defining feature of the refused scheme. The width of the side extension would be no more than 50% of the overall width of the original dwelling frontage and, as such, would not appear overpowering when viewed from the front. The extension therefore complies with para. 4.5 of the Residential Layouts SPD.

It is therefore considered that the proposed extension accords with Local Plan Policy BE 15 and London Plan Policy 7.6.

NEIGHBOUR AMENITIES:

The proposed extension would be positioned to the side of the existing dwelling. As the dwelling is situated on a corner plot, the flank wall of the extension will border the highway and would not be directly adjacent to any neighbouring residential property. The rear wall of the extension would not project beyond the rear wall of the existing dwelling. The positioning of the extension, combined with its modest height, will prevent it from appearing overbearing towards neighbouring properties or from causing undue levels of overshadowing.

The proposed extension therefore satisfies Local Plan Policies BE 20 and BE 21.

Windows within the extension include one serving a bedroom which would face out towards Norwich Road, looking towards Haydon School, the boundary of which is some 30

metres from the window and is heavily screened by boundary treatment and landscaping. The only other window would be positioned on the side elevation and would serve a bathroom. This window would look towards high level windows on the side elevation of the flat roof extension at 70 Norwich Road, approximately 13 metres away. The proposed window is intended to be obscurely glazed other than the top fanlight which is 1.7 metres above floor level and would not offer realistic overlooking opportunities.

The proposed extension would therefore accord with Local Plan Policy BE 24.

OCCUPANT AMENITIES:

The proposed extension would provide a bedroom which would have adequate outlook and levels of natural light provided by the unobstructed front facing window. 114 m² of external amenity space would be retained, which is in excess of the minimum requirements for external amenity space for a dwelling with four or more bedrooms.

The proposed extension would therefore comply with Local Plan Policies BE 20 and BE 23.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

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

Existing and Proposed Plans and Elevations - 161103-02-P0
Site Plan - NGL121894

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 BE13, BE15, BE19, BE20, BE21 and BE24 (November 2012) and the London Plan (2016) Policies 7.4 and 7.6.

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 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
 - BE19 New development must improve or complement the character of the area.
 - BE20 Daylight and sunlight considerations.
 - BE21 Siting, bulk and proximity of new buildings/extensions.
 - BE23 Requires the provision of adequate amenity space.
 - BE24 Requires new development to ensure adequate levels of privacy to neighbours.
 - BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
 - HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
 - LPP 7.4 (2016) Local character
 - LPP 7.6 (2016) Architecture
- 3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 4 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.

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

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision

of new planting and landscaping in development proposals.

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture

- 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.

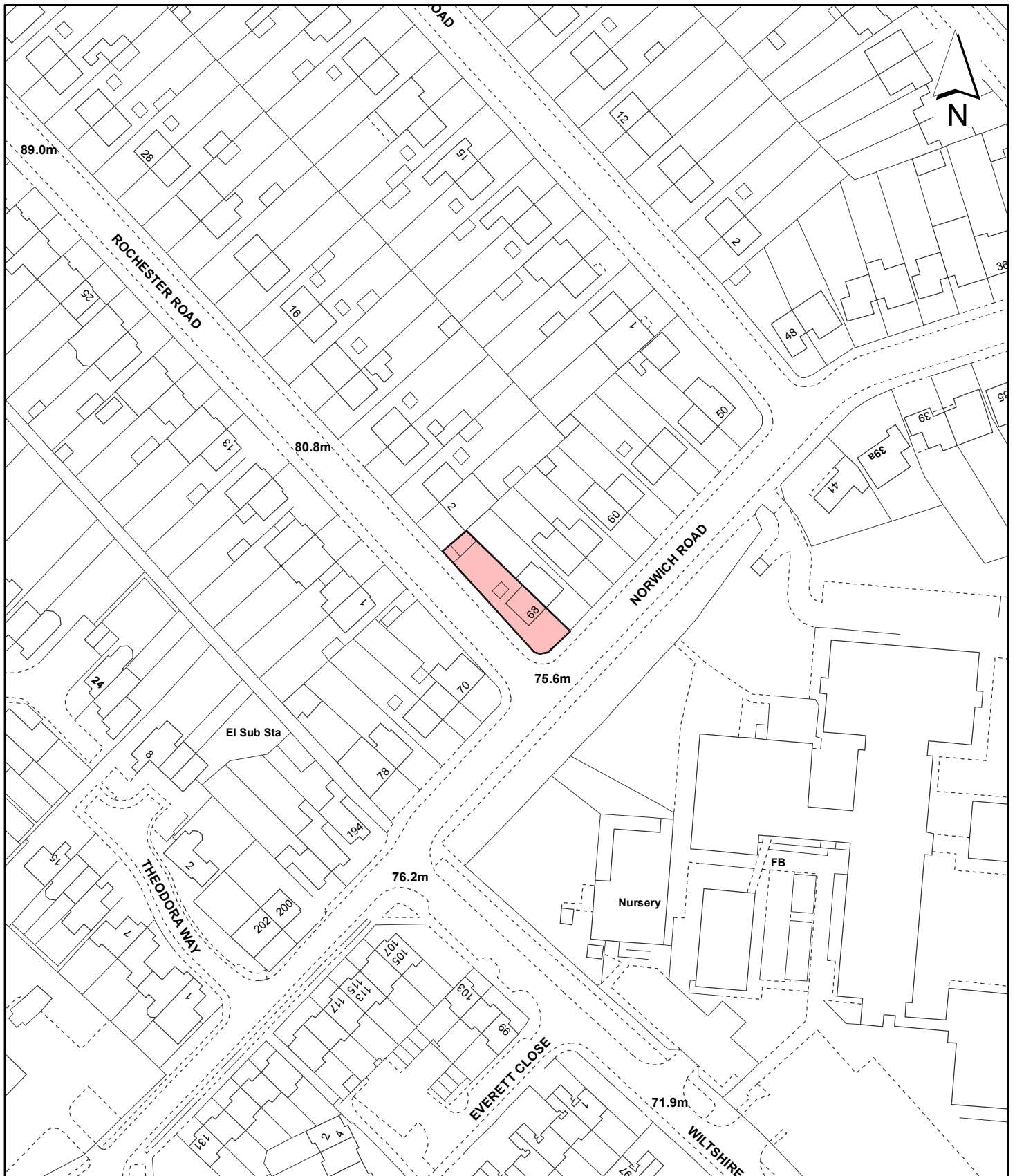
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the 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: James McLean Smith

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;">68 Norwich Road</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;">12054/APP/2017/4622</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;">March 2018</p>	



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Plans for North Applications Planning Committee

Tuesday 13th March
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 51

Report of the Head of Planning, Sport and Green Spaces

Address 8 EDINBURGH CLOSE ICKENHAM

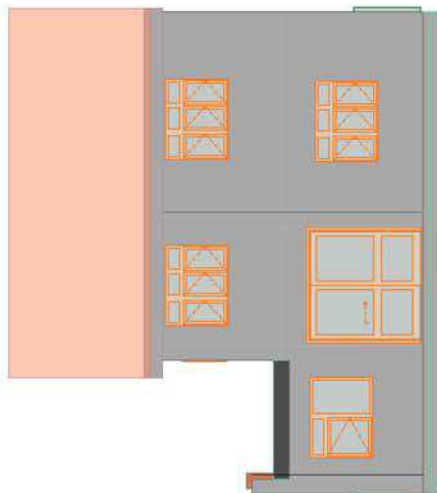
Development: Variation of condition No. 4 (External Fenestration) and Condition 2 (Approved Plans) of planning permission ref: 71761/APP/2016/2308 dated 09/08/2016 to alter the window/door on the rear/side elevation and increase the height of the parapet wall to the front and rear (Single storey rear extension and conversion of garage to habitable use involving alterations to front elevation (Resubmission))

LBH Ref Nos: 71761/APP/2017/4373

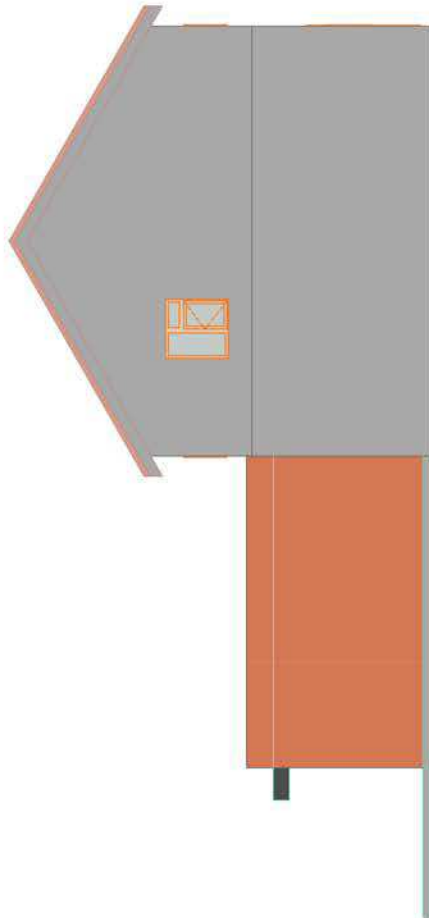
Date Plans Received: 04/12/2017

Date(s) of Amendment(s): 05/12/2017

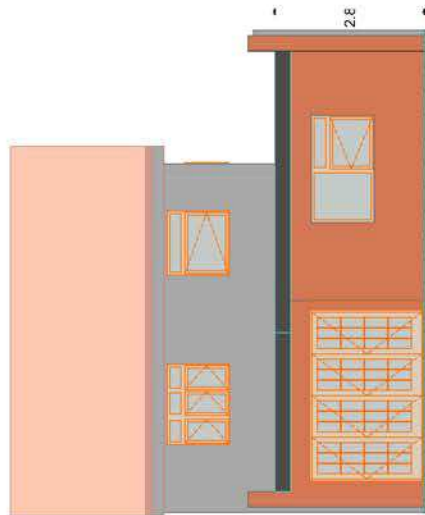
Date Application Valid: 14/12/2017



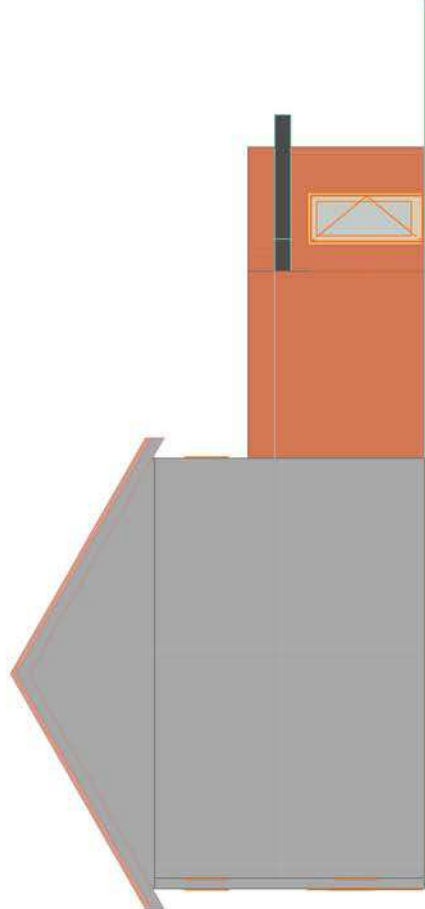
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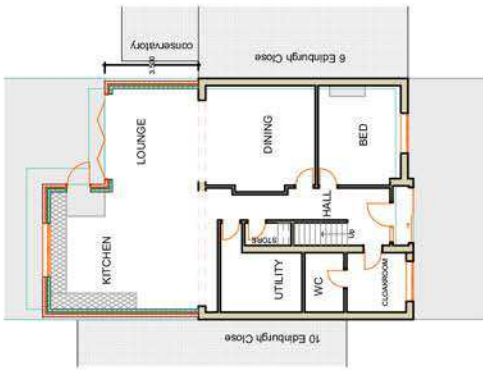
2 Left Elevation 1:100



3 Rear Elevation 1:100



4 Right Elevation 1:100



0. Ground Floor 1:200



ARCHIAN

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Party Walls: All relevant party wall agreements are to be entered into and agreed between owners prior to commencement of works. All cross over, build over agreements with utility companies to be agreed and approved prior to works on site.

Health and Safety: The contractor must at all times operate safe working practices, maintain the integrity of the existing structures, and conform to the Health and Safety Regulations 1988. The working methods of any hazardous operations must first be discussed with the Planning Supervisor and the designer prior to commencement.

Job Title **ARC514-PC-ICKENHAM**

Address: 8 Edinburgh Close
Ickenham,
UB10 8RA

Drawing Name **PLAN & ELEVATIONS**

Drawing Status **PROPOSAL**

Drawn by **T.P** Date: 19/10/2017

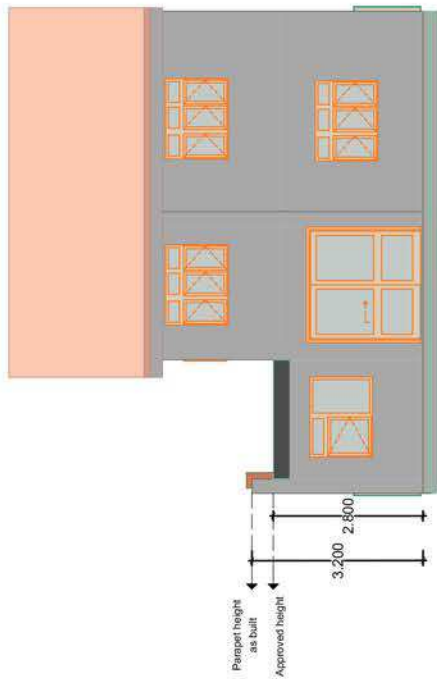
Checked by **T.P** Date: 19/10/2017

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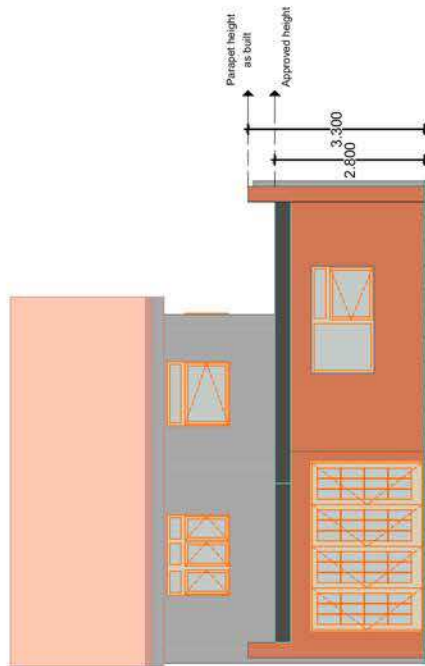


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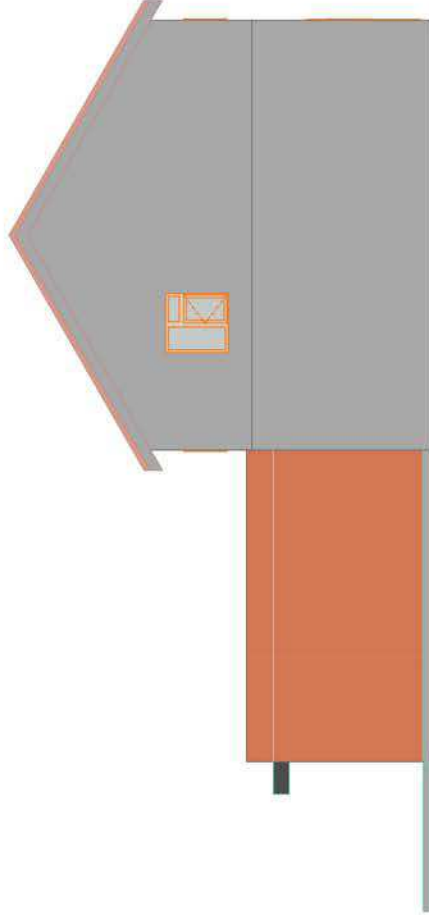




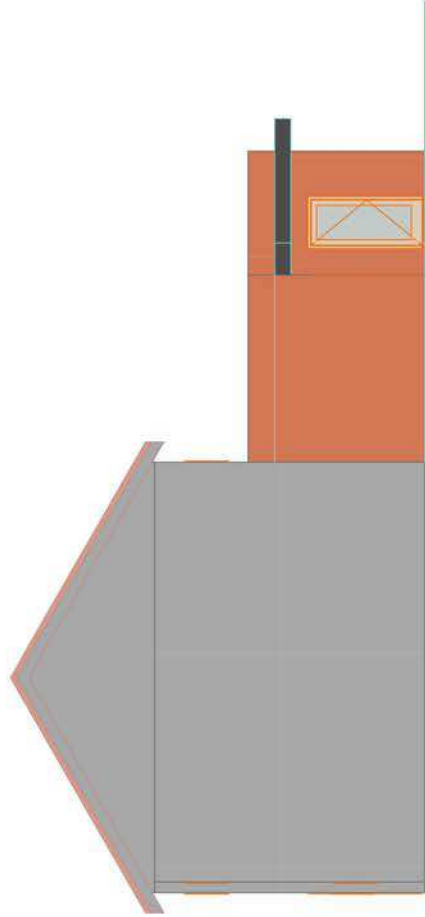
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3 Rear Elevation 1:100



2 Left Elevation 1:100



4 Right Elevation 1:100



0. Ground Floor 1:200



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Job Title **ARC514-PC-ICKENHAM**

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Drawing Name **PLAN & ELEVATIONS**

Drawing Status **PROPOSAL**

Drawn by Date: 02/02/2018

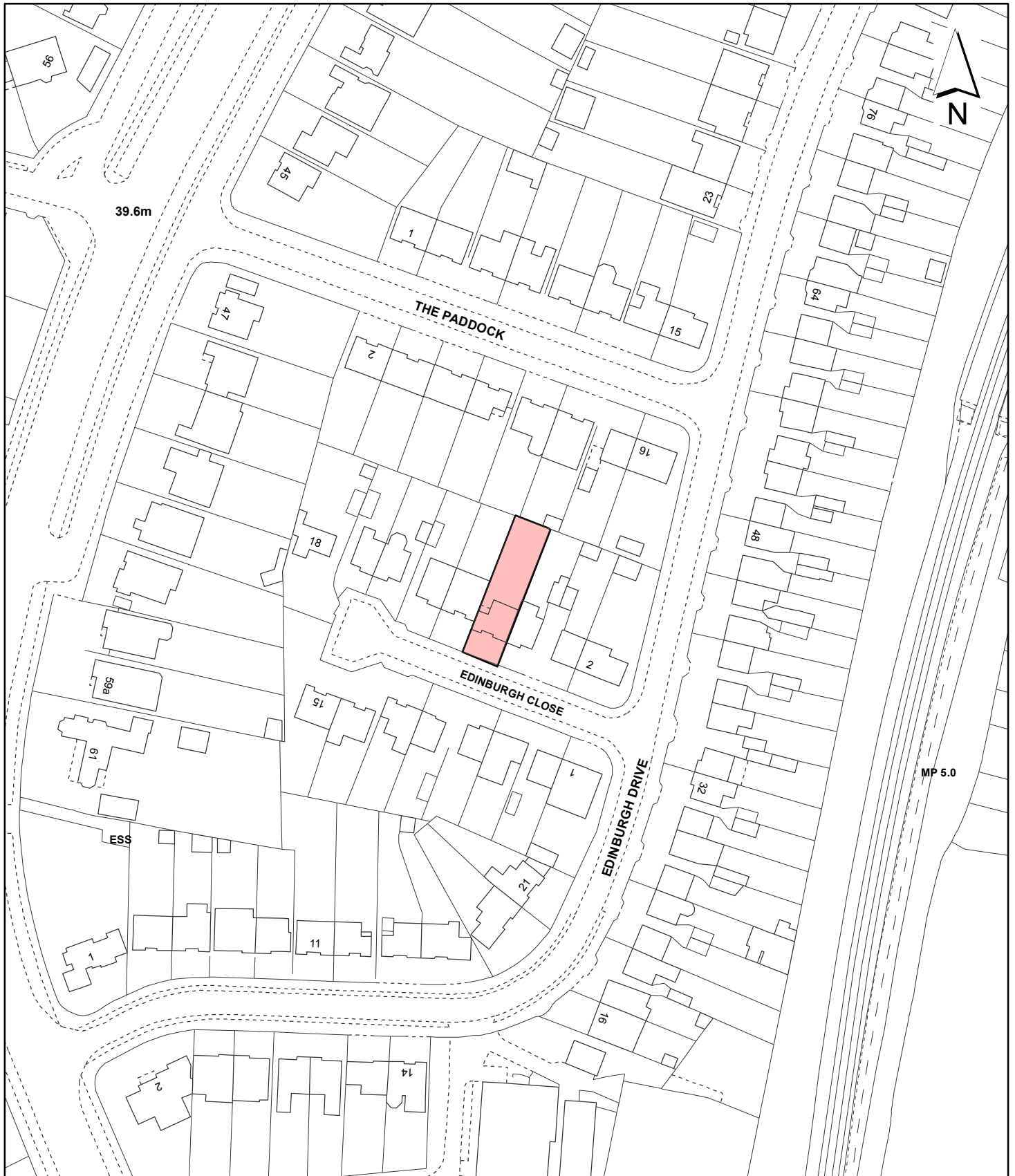
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Site Address

**8 Edinburgh Close
Ickenham**

Planning Application Ref:
71761/APP/2017/4373

Scale
1:1,250

Planning Committee
North Application

Date
March 2018

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address RUISLIP TELEPHONE EXCHANGE HIGH STREET RUISLIP


Development: Installation of replacement lattice stub tower supporting headframe supporting 9No. antennas and transmission dish and ancillary apparatus, removal of 2No. pole mounted antennas all on rooftop of building, and installation of ground based equipment cabinets (removal of existing redundant cabinet) and ancillary apparatus

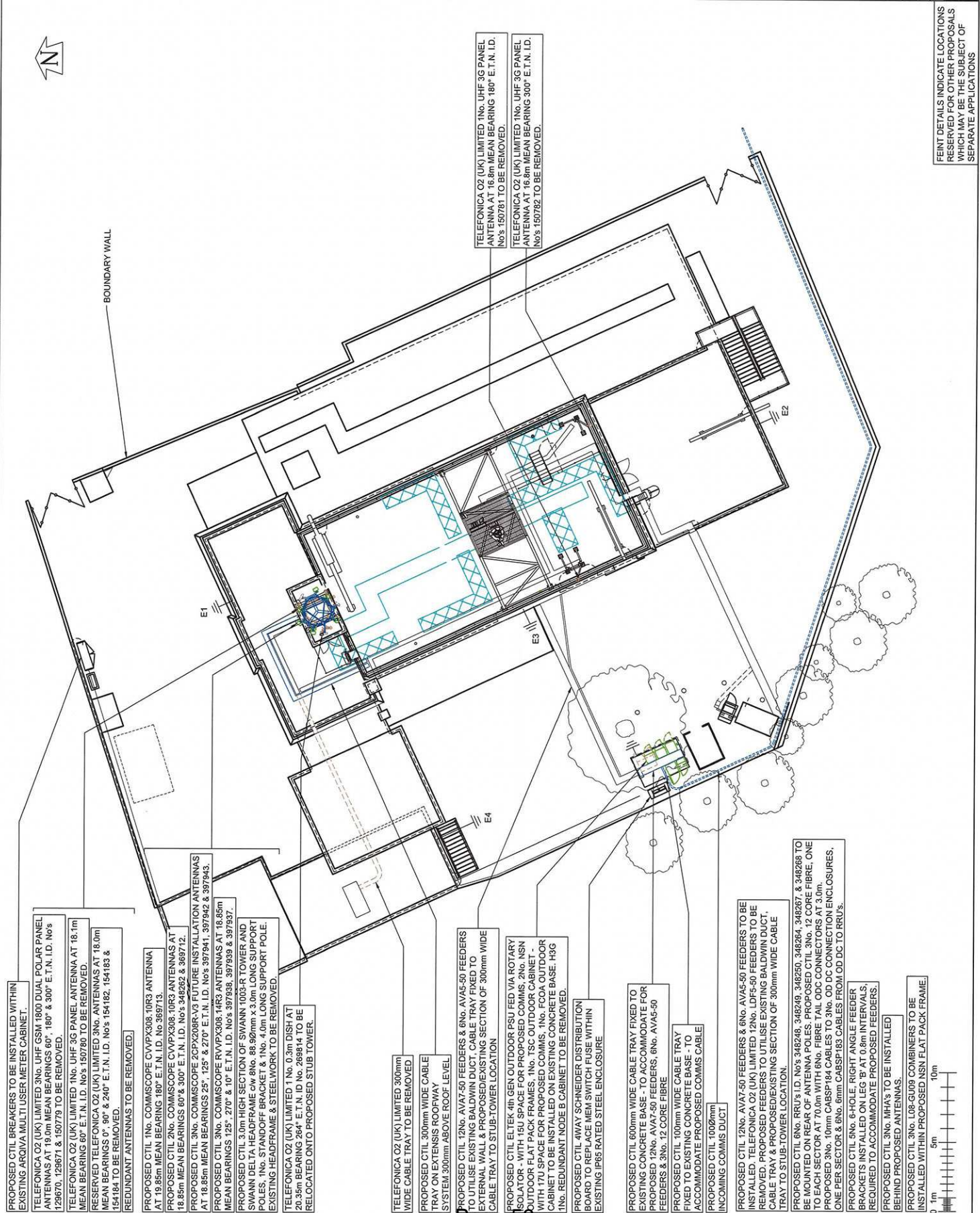
LBH Ref Nos: 10105/APP/2018/181

Date Plans Received: 15/01/2018

Date(s) of Amendment(s):

Date Application Valid: 15/01/2018

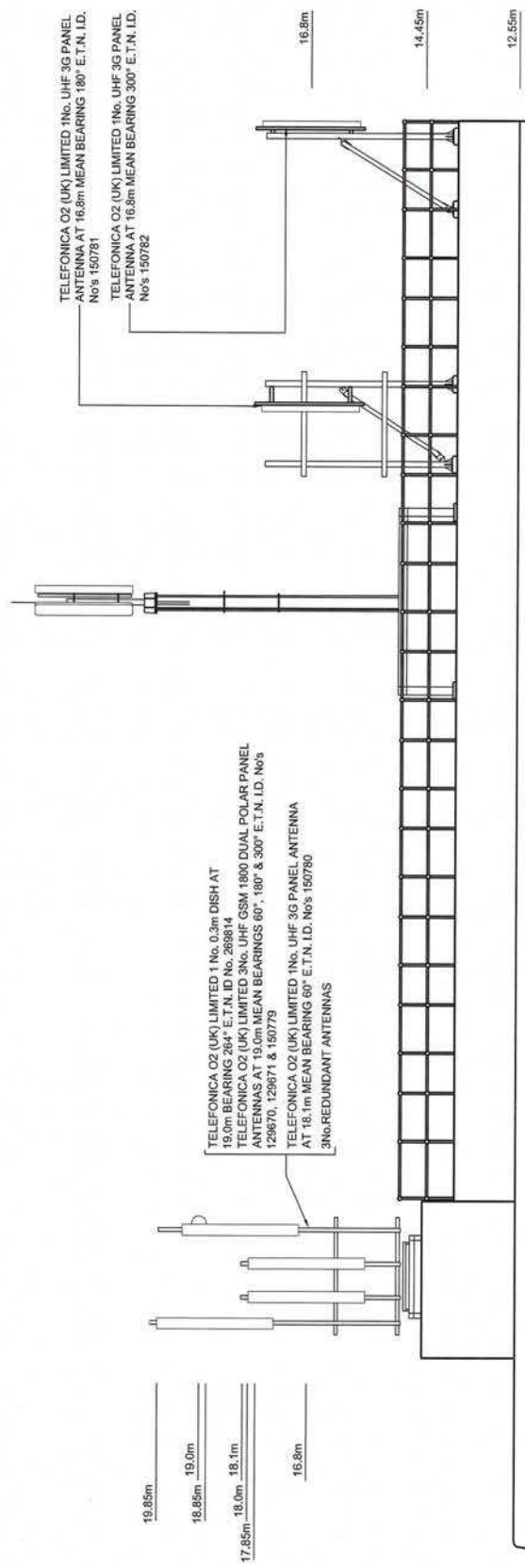
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PROJ No.	172000		
MINOR AMEND	38031/HFC/FC		
PROJ No.	172000		
MINOR AMEND	22065/HFC/FC		
PROJ No.	172000		
MINOR AMEND	38031/HFC/HF		
PROJ No.	166674		
AS BUILT	10031/HFC/JV		
PROJ No.	172000		
MINOR AMEND	38031/HFC/KL		
BS	REVISION	DATE	DRN/APP
			
Crawley Court, Winchester, Hampshire, SO21 2QA Tel. 01962 823434, Fax. 01962 823278			
SITE No. 164967 RUISLIP TE HIGH STREET RUISLIP HILLINGDON GREATER LONDON 3 HA4 7BJ NGR TO 09080.87490 OS GRID 509080.187490			
TITLE SITE PLAN PROPOSED CCTL			
SCALE	1:250		
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APPROVED	FC	08/09/17	
DRG No.	Sheet 1 of 1		Rev
164967-22-100-MDO19		19	



FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS

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NOTES



BT SKYLINE No. HA0019

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MINOR AMEND			
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MINOR AMEND			
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MINOR AMEND			
PROJ. No.	166674	0003/17-HFC	JW
AS BUILT			
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MINOR AMEND			
BSS	REVISION	DATE	DRN/APP

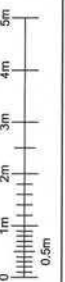


Crawley Court, Wincoburn, Hants, RG21 2DA
 Tel: 01628 223434, Fax: 01628 223278

SITE No 164967
 RUISLIP TE
 HIGH STREET
 RUISLIP
 HILLINGDON
 GREATER LONDON 3
 HA4 7BJ
 NGR TO 09080 87490
 OS GRID 509080 187490
 TITLE
 ELEVATION
 EXISTING
 SOUTH WEST
 SCALE 1:100
 DRAWN IM 19/08/11
 APPROVED FC 08/09/17

FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS

EAST ELEVATION



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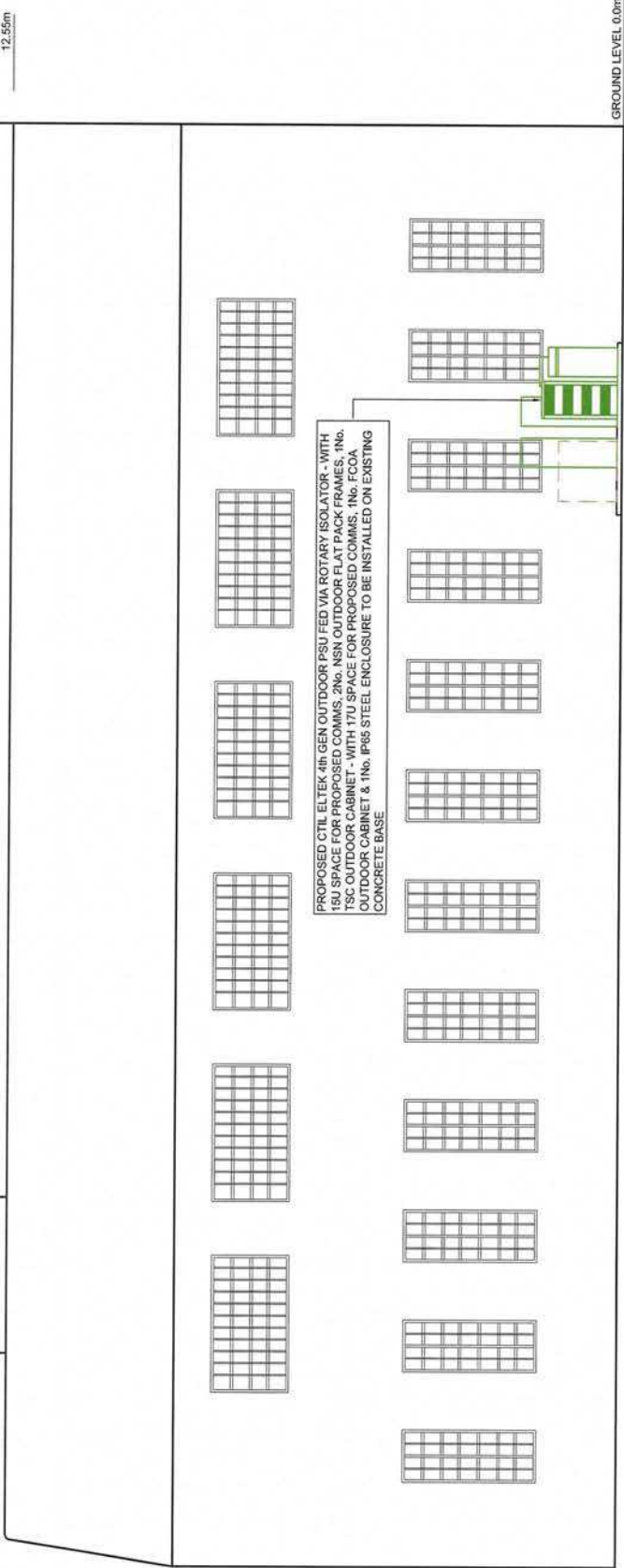
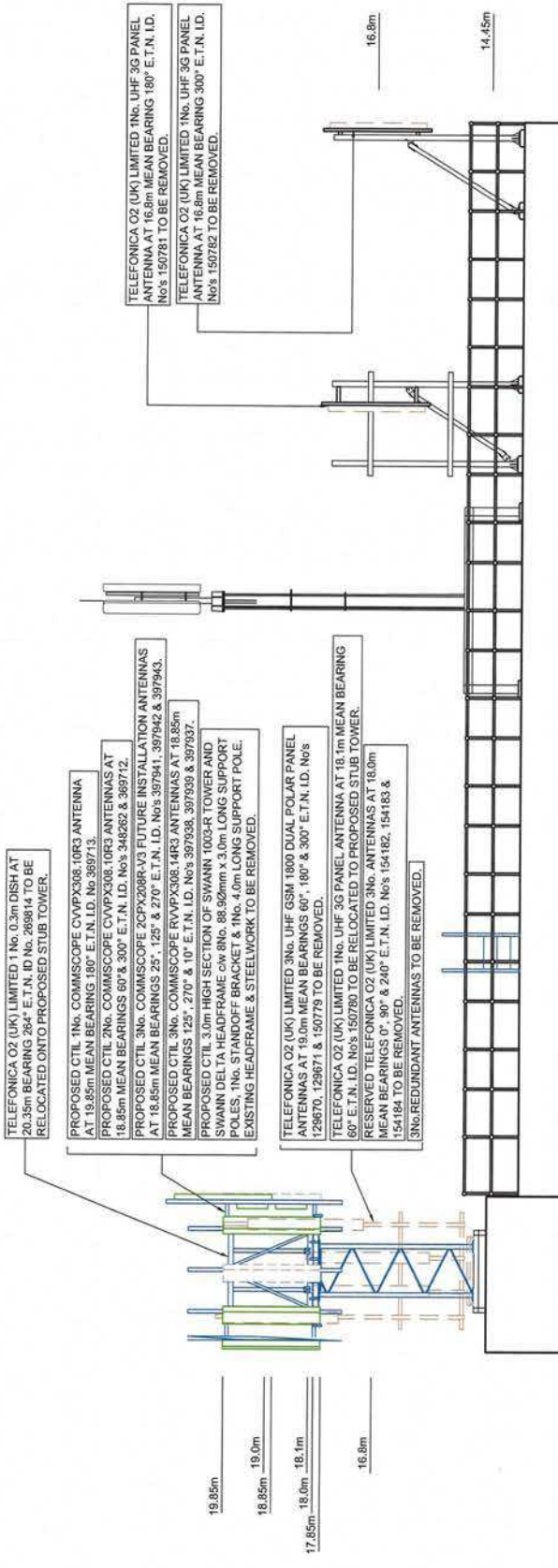
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16	16/6574			100317/HFC/JW
15	17/2000			380317/HFC/AL

BT SKYLINE No. HA0019

ISS	REVISION	DATE	DRN	APP

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 Crawley Court, Winchester, Hampshire, SO21 2QA
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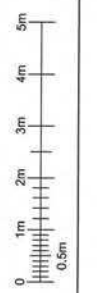
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 GREATER LONDON 3
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 OS GRID 509080 187490
 TITLE
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 APPROVED FC 08/08/17
 DRG No. Sheet 2 of 2
 Rev
 164967-00-003-MD019 19

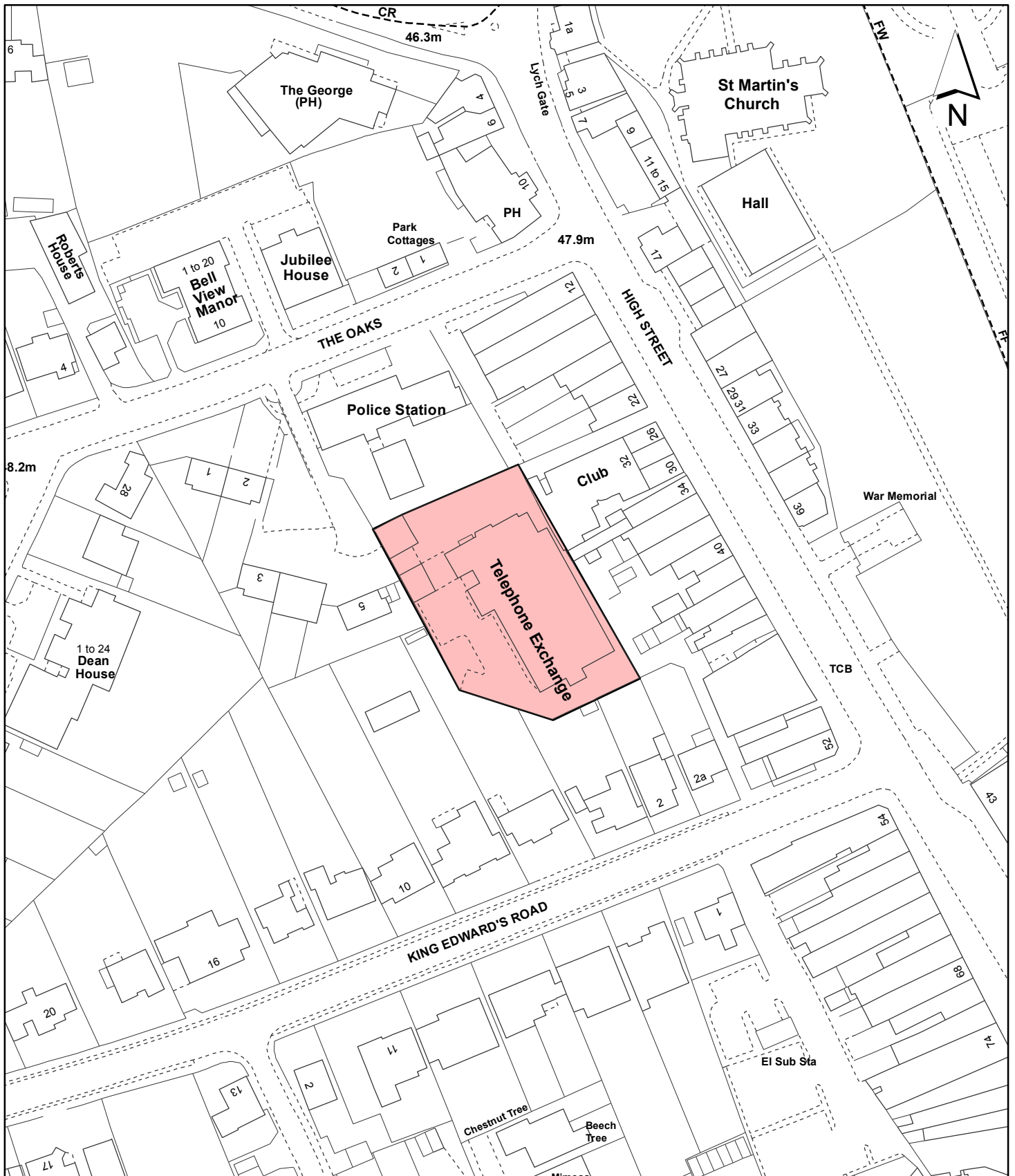


GROUND LEVEL 0.0m

EAST ELEVATION

FEINT DETAILS INDICATE LOCATIONS RESERVED FOR OTHER PROPOSALS WHICH MAY BE THE SUBJECT OF SEPARATE APPLICATIONS





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Site Address

Ruislip Telephone Exchange

Planning Application Ref:
10105/APP/2018/181

Planning Committee
North Application

Scale
1:1,250

Date
March 2018

LONDON BOROUGH OF HILLINGDON
Residents Services

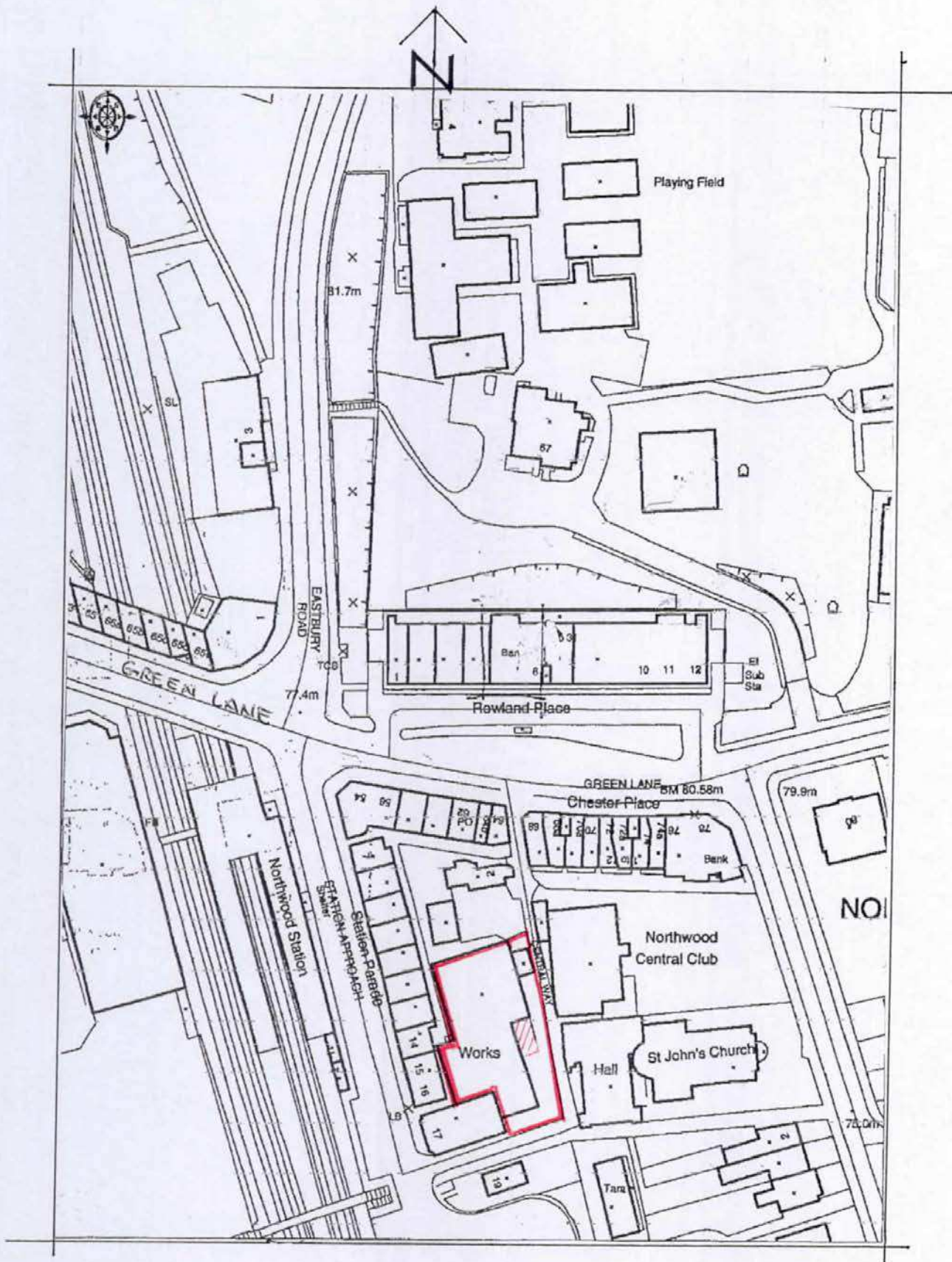
Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address NORTHWOOD COACHWORKS STATION APPROACH NORTHWOOD
Development: Installation of canopy and side screen over car wash area (Retrospective).
LBH Ref Nos: 70958/APP/2017/4344
Date Plans Received: 30/11/2017 **Date(s) of Amendment(s):**
Date Application Valid: 30/11/2017



SITE LOCATION PLAN

SCALE = 1:1250

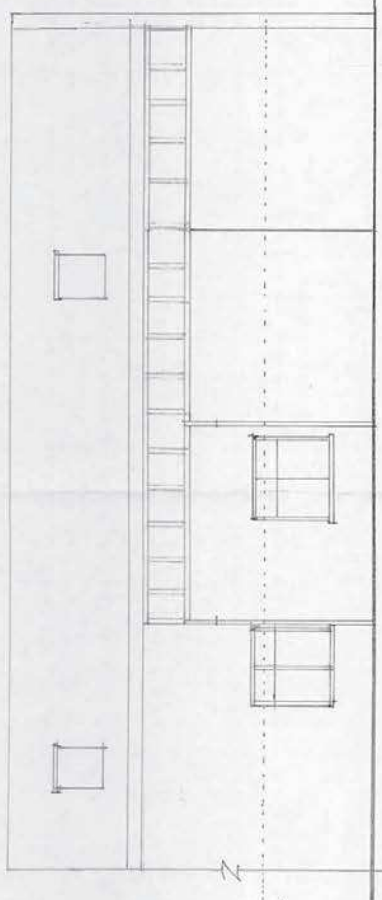
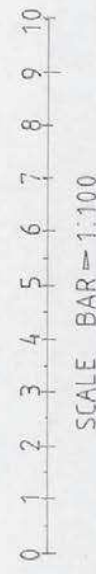
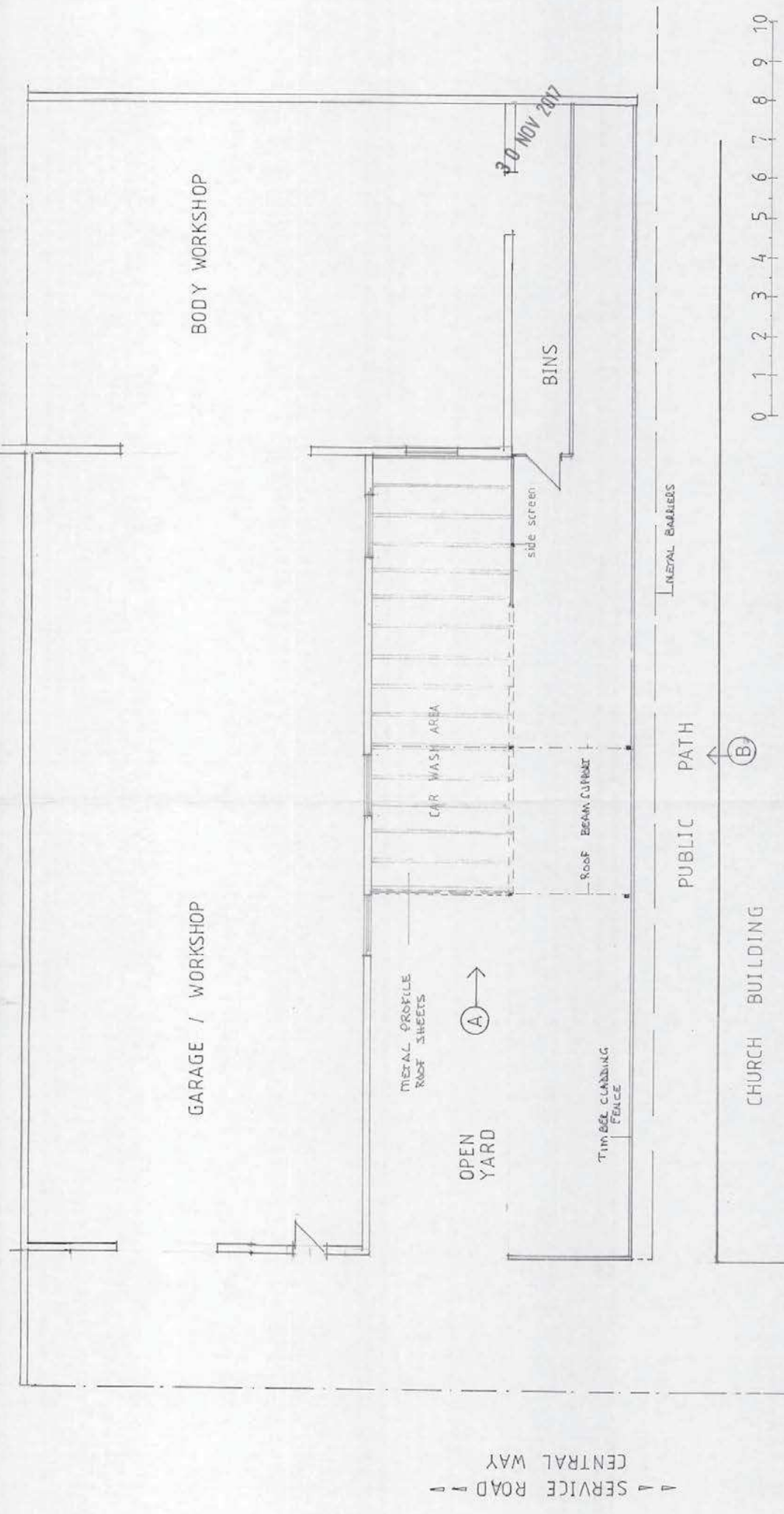
NORTHWOOD COACHWORKS

STATION APPROACH

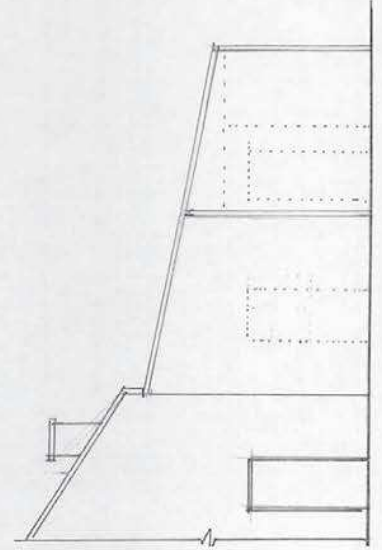
NORTHWOOD

HA6 2XN

30 NOV 2017

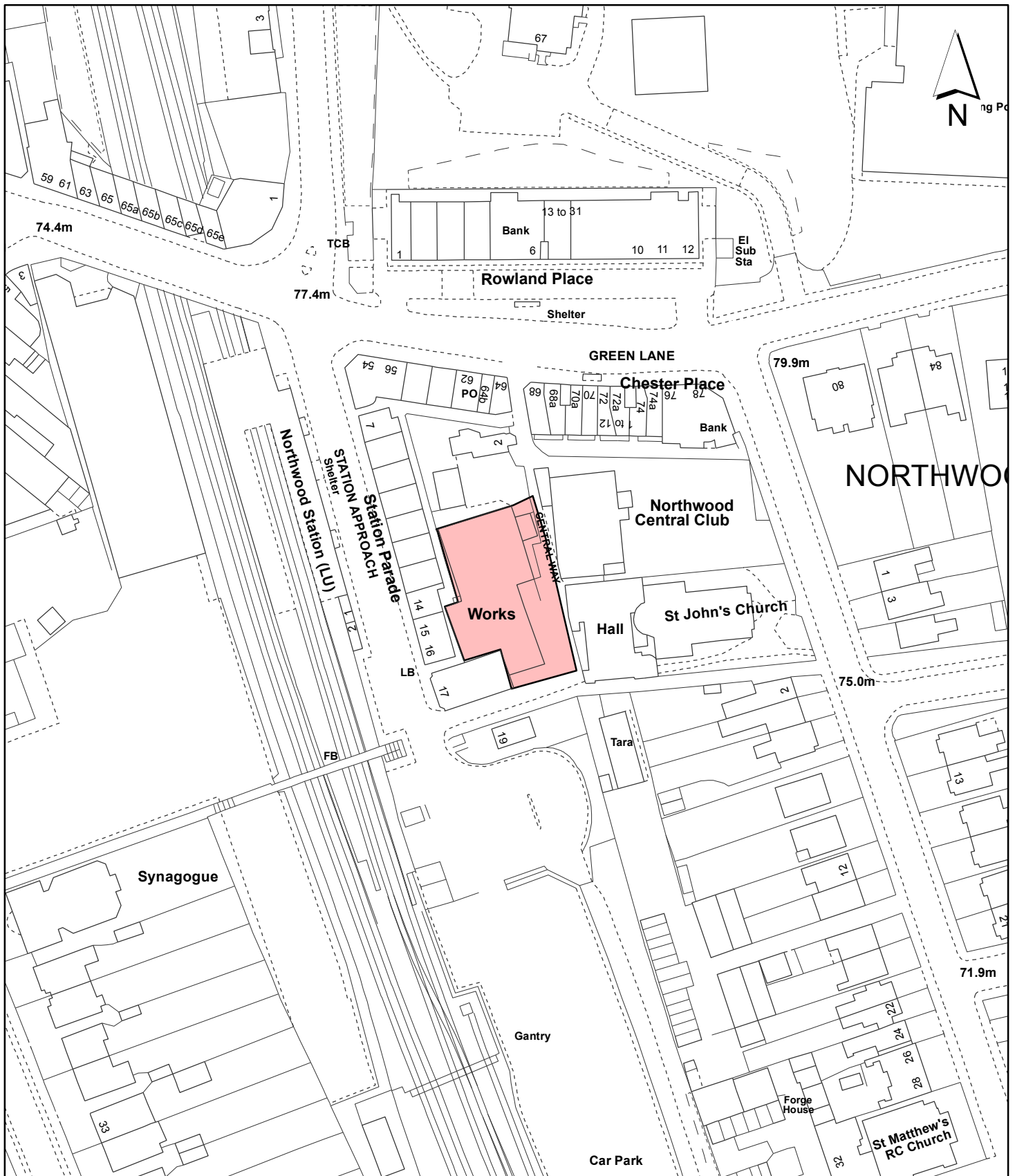


ELEVATION — (B) — 1:100




ELEVATION — (A) — 1:100

GROUND FLOOR PLAN & ELEVATIONS	
NORTHWOOD COACHWORKS LTD	
STATION APPROACH	
NORTHWOOD, HA62XN	
SCALE = 1:100	DATE = NOV. 2017
DRG NO. KS/2017/01	REV.



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Site Address	
Northwood Coachworks Station Approach	
Planning Application Ref:	Scale
70958/APP/2017/4344	1:1,250
Planning Committee	Date
North Application	March 2018

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 68 NORWICH ROAD NORTHWOOD

Development: Single storey flat roof side extension connecting to existing single-storey rear extension.

LBH Ref Nos: 12054/APP/2017/4622

Date Plans Received: 21/12/2017

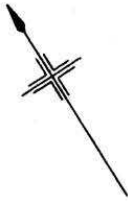
Date(s) of Amendment(s):

Date Application Valid: 21/12/2017

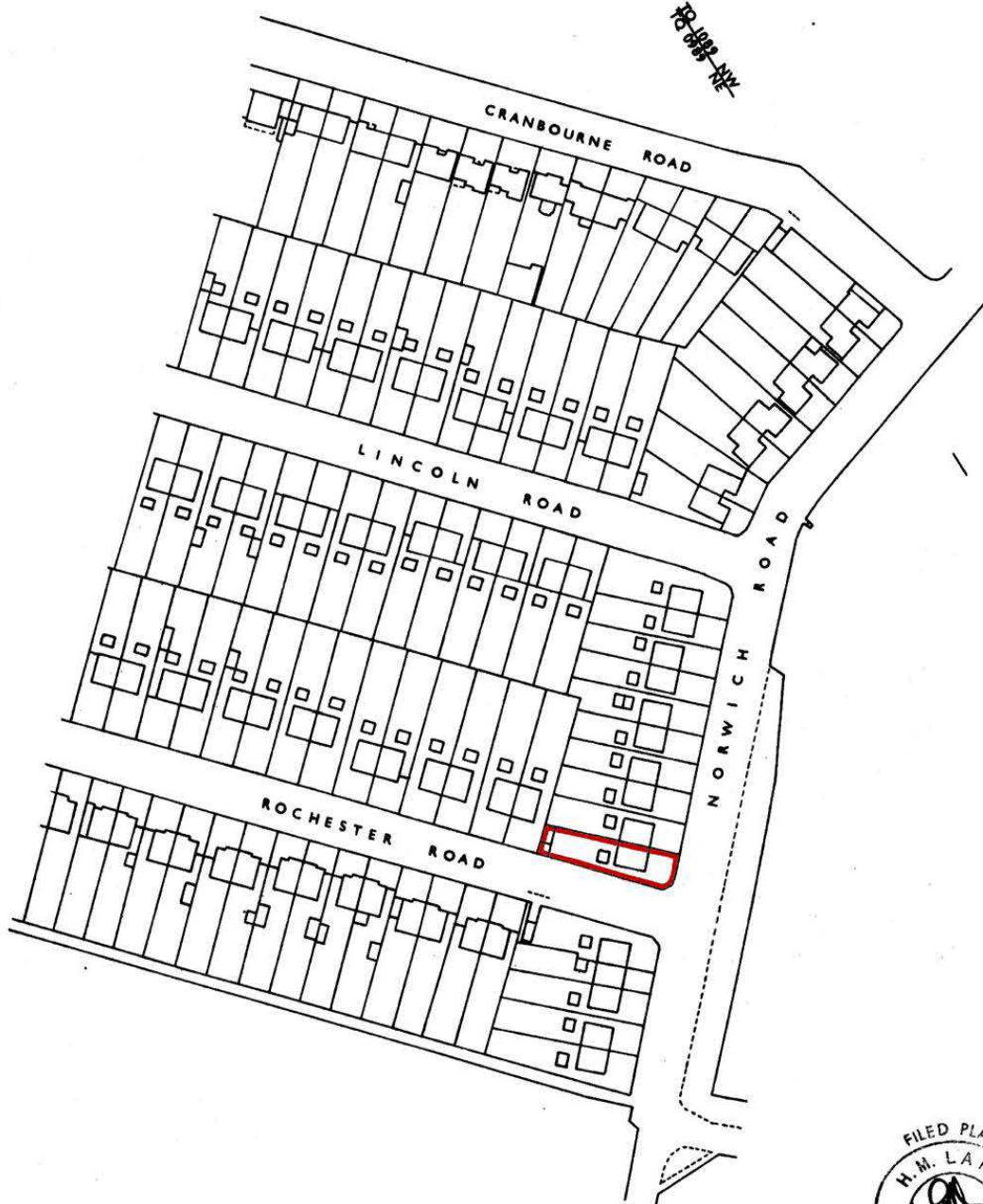
H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 0989 SECTION D
GREATER LONDON

Scale 1/1250



BOROUGH OF HILLINGDON



Old Reference MIDDLESEX X 1 AH

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TITLE No NGL 121894

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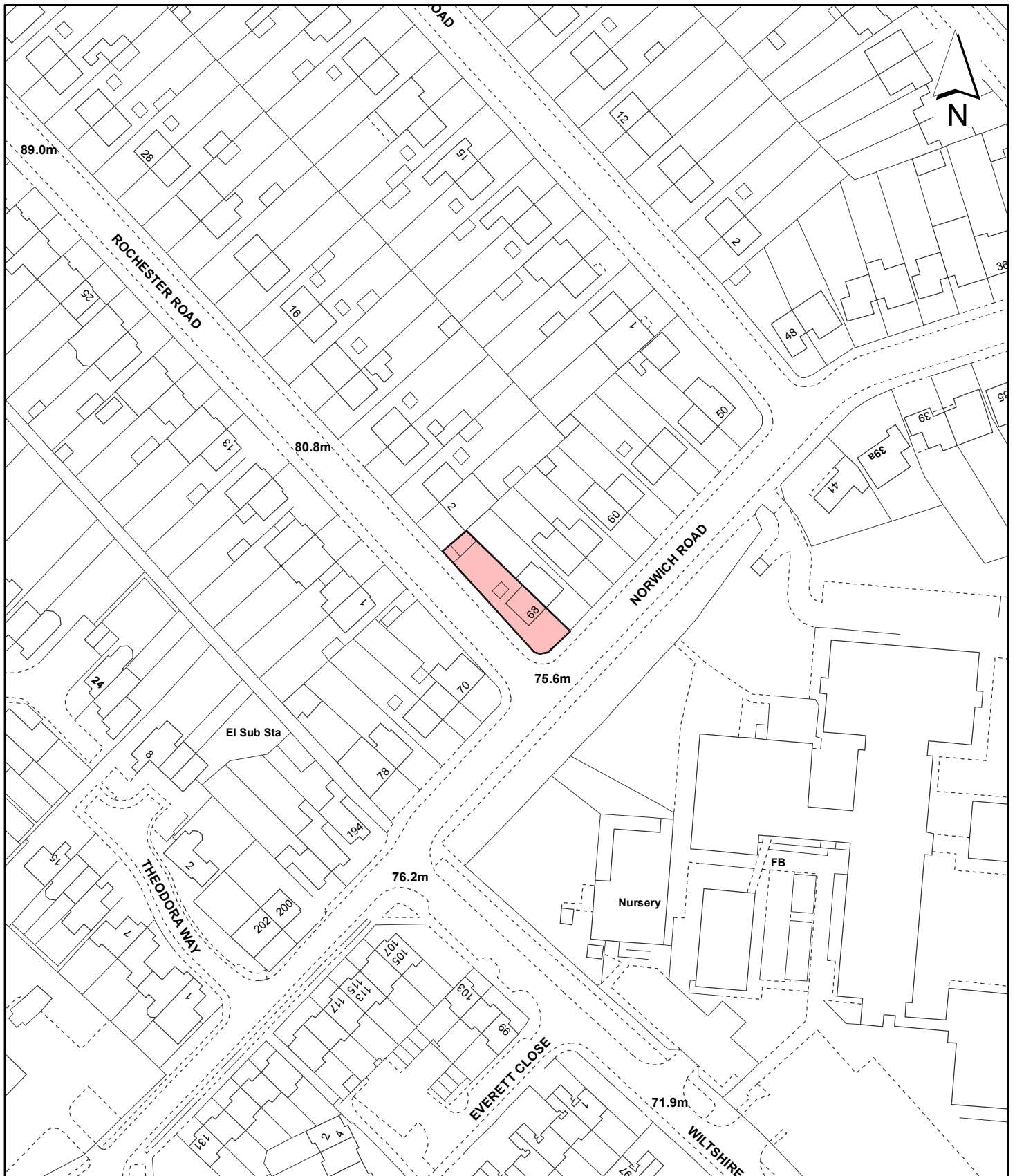
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	<p>Planning Application Ref:</p> <p style="text-align: center;">12054/APP/2017/4622</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Application</p>	<p>Date</p> <p style="text-align: center;">March 2018</p>	



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