



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 4 FEBRUARY  
2010

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE,  
HIGH STREET,  
UXBRIDGE  
UB8 1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

### To Councillors on the Committee

Eddie Lavery, (Chairman)  
Alan Kauffman, (Vice-Chairman)  
Anita MacDonald  
Michael Markham,  
Carol Melvin  
John Oswell  
David Payne

**This agenda and associated reports can be made available in other languages, in braille, large print or on audio tape on request. Please contact us for further information.**

Published: Wednesday 27 January 2010

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This Agenda is available online at:  
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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INVESTOR IN PEOPLE

# Useful information

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Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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**Recording of meetings** - This is not allowed, either using electronic, mobile or visual devices.

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents 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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

### 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

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- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of 22 December 2009 and 12 January 2010
- 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

### Reports - Part 1 - Members, Public and Press

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

#### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Highgrove House, Eastcote Road 10622/APP/2009/2504	Eastcote & East Ruislip;	Refurbishment and conversion of listed building to 12 residential units comprising 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes and erection of 4 two-bedroom mews dwellinghouses, with associated amenity space and landscaping, involving demolition of detached stable building (Time extension of planning permission ref.10622/APP/ 2006/2490 dated 11/01/2007.)  <b>Recommendation: Approval</b>	15 - 46

7	Highgrove House, Eastcote Road, Ruislip 10622/APP/2009/2506	Eastcote & East Ruislip;	Refurbishment and conversion of listed building to 12 residential units comprising one studio, 6 one- bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes (Time extension of Listed Building Consent ref.10622/APP/2006/2491 dated 12/01/2007.)  <b>Recommendation: Approval</b>	47 - 58
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### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Garage Rear of 8 Kingsend, Ruislip 27853/APP/2009/1773	West Ruislip;	Two storey two-bedroom detached dwelling with associated parking.  <b>Recommendation: Refusal</b>	59 - 72
9	76 Exmouth Road, Ruislip 66257/APP/2009/1785	Cavendish ;	Erection of a single storey side and rear extension (involving demolition of existing attached garage to side and part single storey rear extension).  <b>Recommendation: Approval</b>	73 - 82
10	3 Newyears Green Lane, Harefield 64656/APP/2008/1921	Harefield;	Erection of a two storey side and part single storey rear extensions.  <b>Recommendation: Refusal</b>	83 - 90

11	Oakhurst, 1 Northgate, Northwood 30779/APP/2009/2036	Northwood ;	Erection of 2 x two-storey, six-bedroom detached dwellings with habitable roof space and associated parking, including a detached double garage and new access road located between 'Oakhurst' and 'Walderton' and erection of a part single storey, part two storey side/front extension to Oakhurst (involving the demolition of the existing detached garage)  <b>Recommendation: Approval</b>	91 - 118
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### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	10 Meadow Close, Ruislip 19443/APP/2009/2377	Eastcote & East Ruislip;	Single storey rear extension and conversion of loft space to habitable use with 2 side and 1 rear dormers and 1 side rooflight  <b>Recommendation: Approval</b>	119 - 128
13	Joel Street Farm, Joel Street, Northwood 8856/APP/2009/2349	Northwood ;	Infill extension to create additional Class B1 office space with mezzanine level and 3 rooflights (renewal of Planning permission ref: 8856/APP/2006/3097).  <b>Recommendation: Approval</b>	129 - 138
14	Mossleigh, Highfield Close, Northwood 61633/APP/2009/2387	Northwood ;	Two storey five-bedroom dwelling with associated parking, involving demolition of existing dwelling.  <b>Recommendation: Approval</b>	139 - 160
15	22 Winchester Road, Northwood 65938/APP/2009/1751	Northwood Hills;	Erection of a single storey front, side and rear extensions (involving the demolition of existing side garage) (amended plans received)  <b>Recommendation: Approval</b>	161 - 170

16	10 Chiltern Road, Eastcote 13772/APP/2009/1897	Eastcote & East Ruislip;	Single storey detached garage / plant room with habitable roof space with 1 front and 1 rear dormer involving demolition of existing detached garage and car port and installation of swimming pool to rear  <b>Recommendation: Approval</b>	171 - 180
17	Quarterly Monitoring Report - 1 October - 31 December 2009 - PART I			181 - 186

## **Part 2 - Members Only**

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

## **ENFORCEMENT**

18 Quarterly Monitoring Report - 1 October - 31 December 2009 - PART II

19 Any Other Business in Part 2

## **Plans for North Planning Committee**

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## Minutes

### NORTH PLANNING COMMITTEE

22<sup>nd</sup> DECEMBER 2009

Meeting held at the Civic Centre, Uxbridge

Published on:

Come into effect on: Immediately



HILLINGDON  
LONDON

1.	<p><b>Members Present:</b></p> <p>Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) Anita MacDonald Michael Markham Carol Melvin John Oswell David Payne</p> <p><b>Apologies:</b></p> <p>None</p> <p><b>Officers Present:</b></p> <p>James Rodger, Meg Hirani, Syed Shah, Matthew Gilks and Charles Francis.</p>
2.	<p><b>Declarations of Interest:</b></p> <p>None</p>
3.	<p><b>Minutes:</b></p> <p>The minutes of the meetings held on 19<sup>th</sup> November, 3<sup>rd</sup> December and 8<sup>th</sup> December 2009 were agreed and signed by the Chairman as a correct record after the following amendment was made to 3<sup>rd</sup> December 2009 Swakeleys House minutes: delete '5 in favour and 1 abstention' and replace with '5 in favour and 1 against'.</p>
4.	<p><b>Exclusion of the Press and Public:</b></p> <p>It was agreed that all items of business would be considered in public.</p>
5.	<p><b>Consideration of Reports:</b></p> <p>Reports were considered as set out below:</p>

<p>6</p>	<p><b>33 PARKFIELD ROAD, ICKENHAM</b></p> <p><b>Single storey brick outbuilding to rear for use as shed</b></p> <p><b>40891/APP/2009/1338</b></p> <p>In accordance with the Council's constitution a representative of 2 petitions received objecting to the proposal addressed the meeting. The agent was not present at the meeting</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> <li>• The proposed building would be an 'eyesore'</li> <li>• The proposed building would be over-dominant and out of character with the surrounding area</li> <li>• The amended plans submitted do not alter significantly from the original proposal.</li> <li>• The inclusion of electrical power and washing / toilet facilities in the proposal is unusual and residents have grave concerns about the future uses of the building</li> <li>• The height and length of the proposed building is not in keeping with the (size of the) back garden</li> <li>• The proposal should be reduced by 1 metre in height and 2 metres in length as a minimum requirement</li> <li>• The impact of the toilet (in use) and loss of amenity to neighbours</li> <li>• The proximity of the proposed building to a 300 year old oak tree</li> </ul> <p>In answer to an issue raised in relation to the height of the proposed building, officers advised that the new proposal had reduced the height of the roof eaves from 2.2 metres to 1.95 metres and therefore the height of the walls had been reduced.</p> <p>A member raised a concern about the planting on the application site. Officers reported that the trees had been subject to a survey and the Council tree and landscape officer was satisfied that the proposal had taken account of the siting of the oak tree mentioned by the petitioners.</p> <p>After considering all the concerns it was moved and seconded that the application be refused on grounds of size and bulk. The Chairman and Labour Lead to agree the wording for the reasons for refusal.</p> <p>On being put to the vote, the recommendation for approval was overturned and Members voted 4 in favour with 2 abstentions and refusal was agreed.</p>	<p><b>Action By:</b></p> <p><b>James Rodger</b> <b>Meg Hirani</b></p>
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	<p><b>Resolved – That the application be Refused for the following reason:</b> <i>"The proposed development by reason of its size and bulk would be out of keeping with the surrounding area, creating an out of scale and visually overdominant form of development detrimental to the character and visual amenities of the locality. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Extensions."</i></p>	
7	<p><b>76-78 VICTORIA ROAD, RUISLIP</b></p> <p><b>Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium</b></p> <p><b>43997/APP/2009/1404</b></p> <p>In accordance with the Council's constitution a representative of petition received in support of the proposal addressed the meeting. The agent was not present at the meeting</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• The gym will be female only</li> <li>• The amount of occupied shop frontage has decreased</li> <li>• The proposal will be beneficial to the primary end of the High Street and possibly increase footfall to the High Street.</li> </ul> <p>Officers explained that additional information had been sent in by the lead petitioner in objection to the application (who was unable to attend) and referred to a copy of this email which had been circulated to the Committee for information.</p> <p>After further discussion, Members agreed that a new gym would bring additional commerce to the High Street, improve the viability of the shopping parade and contribute to the Council wide policy – Healthy Hillingdon.</p> <p>On being put to the vote, the recommendation for refusal was overturned and Members voted unanimously and approval was agreed subject to adding the following additional condition:</p> <p><i>The premises shall be used for gymnasium/health club use and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987) as amended.</i></p> <p><i>To ensure that other uses within the same use class which could have a greater impact on residential amenity and the</i></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>

	<p><i>vitality and viability of the shopping area cannot operate from the premises in accordance with Policies S11 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</i></p> <p><b>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report and the additional condition set out above.</b></p>	
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<p><b>8</b></p>	<p><b>CIVIC AMENITY SITE, NEW YEARS GREEN LANE, HAREFIELD</b></p> <p><b>Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping</b></p> <p><b>8232/APP/2009/224</b></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report, addendum sheet and adding additional conditions related to energy efficiency:</p> <p><i>“No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor’s energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained”.</i></p> <p><b>REASON</b></p> <p>To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.9, and 4A.10 of the London Plan (February 2008)</p> <p><i>“Before development commences, plans and details of an electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority”.</i></p> <p><b>REASON</b></p> <p>To encourage sustainable travel and to comply with LondonPlan Policy 4A.3.</p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
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	<p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report, addendum sheet and additional conditions as detailed above.</b></p>	
9	<p><b>CIVIC AMENITY SITE, NEW YEARS GREEN LANE, HAREFIELD</b></p> <p><b>Construction of a building for the weatherproof storage of road salt with associated landscaping.</b></p> <p><b>8232/APP/2009/2225</b></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report, addendum sheet and adding additional conditions related to energy efficiency:</p> <p><i>“No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor’s energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained”.</i></p> <p><b>REASON</b></p> <p>To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.9, and 4A.10 of the London Plan (February 2008)</p> <p><i>“Before development commences, plans and details of an electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority”.</i></p> <p><b>REASON</b></p> <p>To encourage sustainable travel and to comply with LondonPlan Policy 4A.3.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report, addendum sheet and additional conditions as detailed above.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>

<p><b>10</b></p>	<p><b>ST JOHN'S SCHOOL, POTTER STREET, NORTHWOOD</b></p> <p><b>Variation of condition 4 of planning permission ref.10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and staff to no more than 40), to allow for retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet) (Retrospective application.)</b></p> <p><b>10795/APP/2009/1560</b></p> <p>In accordance with the Council's constitution a representative of the petitioners received objecting to the proposal and the agent addressed the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• There has been a massive amount of overdevelopment at the school. School numbers have increased from 336 pupils in 1997 to 405 in 2009.</li> <li>• As school numbers have increased, further development has taken place to continually improve facilities for pupils and staff which has led to cyclical pattern of further development resulting in higher school numbers.</li> <li>• The officer report focuses on travel and parking not green belt land and the size of the development</li> <li>• There are inconsistencies about the number of car parking spaces available.</li> <li>• About 50 mature trees and shrubs have been removed from the boundary with 17 Woodgate Crescent. Therefore the school is no longer well screened from residential properties to the west.</li> </ul> <p>Points raised by the agent:</p> <ul style="list-style-type: none"> <li>• All schools have an impact on their immediate surroundings and the onus is on the school to manage this.</li> <li>• The retrospective application has provided an opportunity for the school to assess parking and travel arrangements and the school has developed a travel plan.</li> <li>• The school undertook a traffic survey which found that the school traffic was not detrimental to the area and there is sufficient parking for staff so there is no case for the application to be refused on traffic or highway grounds.</li> <li>• The impact on the green belt was considered and the applicant would be prepared to replant the screening to the west of the school to reduce its visual impact on</li> </ul>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
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	<p>neighbouring properties.</p> <p>Members had concerns about the size and detail contained in the addendum and questioned why there should be more car parking spaces. In response, Officers suggested that the detail contained in the addendum could be marshalled in a different way. On being put to the vote it was moved and seconded that the application be deferred for a new report to include all the information contained in the Addendum and policies relevant to a retrospective planning application.</p> <p>On being put to the vote deferral was agreed</p> <p><b>Resolved – That the application be Deferred to allow a new report to be produced by officers incorporating all the information contained in the Addendum sheet and policies relevant to a retrospective planning application.</b></p>	
11	<p><b>DUCKS HILL GARDEN CENTRE DUCKS HILL ROAD RUISLIP</b></p> <p><b>Single storey infill extension and new canopy to south east elevation and alterations to rear (north-west) elevation</b></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger</b> <b>Meg Hirani</b></p>
	<p><b>Meeting closed at: 20.50 p.m.</b></p> <p><b>Next meetings: - Next ordinary meeting 12 January 2010</b></p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes are to Councillors, Officers, the Press and Members of the Public.

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## Minutes

### NORTH PLANNING COMMITTEE

12<sup>th</sup> January 2010

Meeting held at the Civic Centre, Uxbridge

Published on:

Come into effect on: Immediately



1.	<p><b>Members Present:</b></p> <p>Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) Michael Markham Carol Melvin David Payne John Oswell</p> <p><b>Apologies:</b></p> <p>Anita MacDonald substitute Tony Eginton</p> <p><b>Officers Present:</b></p> <p>James Rodger, Meg Hirani, Syed Shah, Eddie Adamczy, Jim Lynn, Sarah White and Charles Francis.</p>
2.	<p><b>Declarations of Interest:</b></p> <p>None</p>
3.	<p><b>Minutes:</b></p> <p>The minutes of the meeting held on 22<sup>nd</sup> December 2009 were not available.</p>
4.	<p><b>Exclusion of the Press and Public:</b></p> <p>It was agreed that all items of business would be considered in public with the exception of Item 10 which was considered in PART II</p>
5.	<p><b>Consideration of Reports:</b></p> <p>Reports were considered as set out below:</p>

<p>6.</p>	<p><b>257 FIELD END ROAD, RUISLIP</b></p> <p><b>Change of use from retail (Class A1) to hot food take away (Class A5) and installation of ventilation grille to side.</b></p> <p><b>22074/APP/2009/1847</b></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and adding condition 9 set out in the addendum sheet as follows:</p> <p><i>'No delivery service shall operate from the premises unless prior approval has been obtained in writing from the Local Planning Authority'.</i></p> <p><b>REASON</b></p> <p>To ensure that the proposed development does not result in inappropriate and/or unlawful parking, and does not prejudice the free flow of traffic or conditions of general safety along the adjoining highway.</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report and additional condition as detailed above.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
<p>7.</p>	<p><b>58 HIGH STREET, NORTHWOOD</b></p> <p><b>Change of use from Retail (Class A1) to Restaurant/Cafe (Class A3)</b></p> <p><b>31364/APP/2009/2234</b></p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the amendment of condition 7 to read as follows:</p> <p><i>'The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays'.</i></p> <p><b>REASON</b></p> <p>To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008)."</p> <p><b>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report and amendment to condition 7 as detailed above.</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>

<p>8.</p>	<p><b>56-58 HIGH STREET, RUISLIP</b></p> <p><b>Single storey infill extension, relocation of existing refrigeration units, installation of new air conditioning units and new fire exit to rear</b></p> <p><b>17961/APP/2009/2256</b></p> <p>In accordance with the Council's constitution a representative of petition received in support of the proposal was invited to address the meeting. The petitioner chose not to address the Committee. The agent was not present at the meeting.</p> <p>A Ward Councillor addressed the meeting and a note received from a Ward Councillor unable to attend the meeting was read out. The following points were raised:</p> <ul style="list-style-type: none"> <li>• This is a small scale application but the cumulative effects of the proposed development are considerable</li> <li>• Concerns about the noise and vibration caused by the air conditioning units and the impact these would have by being moved up another floor level</li> <li>• Concerns about the use of the Fire Door. Appropriate conditions are required to ensure proper use of the Fire Door as an emergency exit only and to ensure the design of the door reduces noise levels from the proposed development.</li> <li>• To ensure there is adequate fencing between numbers 56 and 58 High Street, Ruislip.</li> </ul> <p>In answer to an issue raised in relation to noise levels, officers advised that the Environmental Protection Unit had measured noise levels and that these were within the acceptable parameters. It was noted that there were already a number of air conditioning units on surrounding buildings.</p> <p>Members were concerned that moving the air conditioning units from the ground to the first floor level would increase vibration levels. In response, officers suggested that an additional bespoke condition could be added to mitigate this effect.</p> <p>After considering all the concerns, on being put to the vote, the recommendation for approval was agreed as per the agenda plus the additional informative set out in the addendum and an additional condition, to be agreed with the Chairman and Labour lead, relating to the control of vibration from the plant and equipment on the roof.</p>	<p><b>Action By:</b></p> <p><b>James Rodger</b> <b>Meg Hirani</b></p>
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	<p><b>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer’s report, the additional informative in the addendum and an additional condition as follows:</b></p> <p><i>‘The development hereby approved shall not commence until a scheme for the control of vibration emanating from the proposed plant and equipment (air conditioning and refrigeration units) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented and thereafter shall be retained and maintained in good working order for so long as the building remains in use’.</i></p> <p><b>REASON</b> To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>	
9.	<p><b>S106 QUATERLY MONITORING REPORT</b></p> <p>Members received a report updating them on the current position in relation to S106 and S278 agreements.</p> <p>It was moved, seconded and on being put to vote was agreed that the report be noted.</p> <p><b>Resolved – That the report be noted</b></p>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani</b></p>
10.	<p><b>ENFORCEMENT REPORT</b></p> <p>The recommendation that no further action be taken was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved –</b></p> <ol style="list-style-type: none"> <li>1. That that no further action is pursued in relation to the breach</li> <li>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, to inform interested parties that the issue of a Notice has been agreed by Committee prior to it being formally served</li> </ol>	<p><b>Action By:</b></p> <p><b>James Rodger Meg Hirani Jim Lynn</b></p>
	<p><b>Meeting closed at: 19.50 p.m.</b></p> <p><b>Next meetings: - Next ordinary meeting 4 February 2010</b></p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes are to Councillors, Officers, the Press and Members of the Public.

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## Report of the Corporate Director of Planning & Community Services

<b>Address</b>	HIGHGROVE HOUSE EASTCOTE ROAD RUISLIP		
<b>Development:</b>	Refurbishment and conversion of listed building to 12 residential units comprising 1 studio, 6 one- bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes and erection of 4 two-bedroom mews dwellinghouses, with associated amenity space and landscaping, involving demolition of detached stable building (Time extension of planning permission ref.10622/APP/ 2006/2490 dated 11/01/2007.)		
<b>LBH Ref Nos:</b>	10622/APP/2009/2504		
<b>Drawing Nos:</b>	J06.055/D(20)-61 J06.055/D(20)-62 J06.055/D(20)-63 J06.055/D(20)-64 J06.055/D(20)-65 J06.055/D(20)-66 J06.055/D(20)-67 J06.055/D(20)-82 J06-055/D(20)-83 Rev: C J06.055/D(20)-84 Rev: A J06.055/D(00)-03 Rev. A J06.055/D(00)-06 Rev. B Design and Access Statement Ecological Appraisal Brickwork Condition Survey Ecological Appraisal - Appendix 2 - Great Crested Newt Assessment		
<b>Date Plans Received:</b>	18/11/2009	<b>Date(s) of Amendment(s):</b>	18/11/2009
<b>Date Application Valid:</b>	18/11/2009		21/01/2010 18/11/2010

### 1. SUMMARY

This application, together with the related Listed Building consent application which is also being reported to this committee (10622/APP/2009/2506), seek to extend the time limits on these extant permissions, granted on 11th January 2007, for the refurbishment and conversion of the Grade II listed Highgrove House to provide 12 residential units and erect 2 blocks of mews houses with associated amenity space, parking and landscaping. The works would involve the demolition of the stable building and the 16 units proposed would comprise a studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes within Highgrove House, and the erection of 4 two-bedroom mews houses. The scheme previously involved the demolition of an Annex building to the north of Highgrove House and the erection of a sheltered housing unit in its place. This element of the scheme has been implemented on site.

There has been no change in policy or site circumstances to suggest that the scheme is no longer appropriate. There is no objection to the principle of the development and the overall layout is considered to be satisfactory, having particular regard to the relationship of the mews dwellings to Highgrove House. The proposed siting of new buildings will enable the existing garden areas to be maintained for communal use. The spacious, well-landscaped character of the site would therefore be retained. No external alterations

are proposed to Highgrove House and all internal alterations have met with the approval of the Council's Conservation Officer.

Sufficient car parking would be provided on site. Refuse and cycle parking would also be provided. Although this scheme is no longer being submitted by the London Borough of Hillingdon, this is not directly relevant to any planning consideration of the scheme. The new applicant has agreed to appropriate planning obligations to offset the impacts of the development.

## **2. RECOMMENDATION**

**APPROVAL, providing no additional material matters being raised by English Heritage, the London Wildlife Trust and/or the Hertfordshire and Middlesex Wildlife Trust that have not already been considered in the main report, and subject to the following conditions:-**

### **1 T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

### **2 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **4 OM2 Levels**

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

#### **REASON**

To ensure that the development relates satisfactorily to adjoining properties in



accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **5 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.
- (viii) Measures to reduce the impact of construction works on the ecology of the site and its surroundings.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

#### **REASON**

To safeguard the amenity of surrounding areas in accordance with Policies OE1 and EC1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **6 NONSC Non Standard Condition**

Before the development is commenced, details of all fencing and gates shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

#### **REASON**

To ensure an appropriate visual appearance within the setting of Highgrove House and to safeguard the privacy of adjoining properties in accordance with Policies BE8 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7 NONSC Non Standard Condition**

Notwithstanding the submitted plans, no development shall take place until details of covered and secure cycle storage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

#### **REASON**

In order to ensure adequate facilities are provided in accordance with Policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 OM5 Provision of Bin Stores**

No development shall take place until details of facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

**REASON**

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 OM11 Floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

**REASON**

To safeguard the amenity of surrounding properties and to safeguard the ecological interest of the adjoining Highgrove Woods SNIC in accordance with policies EC1 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 NONSC Non Standard Condition**

Prior to the commencement of the development hereby permitted, details of all fenestration must be submitted to, and approved in writing by the Local Planning Authority. The development shall be completed and maintained in accordance with the approved drawings.

**REASON**

To ensure that the external features and visual appearance of the development are appropriate in accordance with Policies BE8, BE10 and BE13 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**11 NONSC Non Standard Condition**

Prior to the commencement of the development hereby permitted, information relating to the detailed design and layout of the mews housing, including detailed floor plans, the size and type of dormer windows, details of fenestration and the use of materials shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be completed and maintained in accordance with the approved drawings.

**REASON**

To ensure that the internal layout, external features and visual appearance of the mews houses are appropriate and satisfactory amenities would be afforded to future occupants, in accordance with Policies BE8, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**12 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be

constructed in the walls or roof slopes of the mews houses hereby approved facing the residential properties on Kent Gardens.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**13 RPD5 Restrictions on Erection of Extensions and Outbuildings**

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

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**14 RPD9 Enlargement to Houses - Roof Additions/Alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

**REASON**

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**15 H3 Vehicular access - construction**

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

**REASON**

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**16 H4 Pedestrian/cyclist's access - construction**

The building hereby permitted shall not be occupied until the means of access for pedestrians and cyclists has been constructed in accordance with the approved plans. Thereafter, this means of access shall be retained and kept open for pedestrians and cyclists using the building.

**REASON**

To ensure that safe and convenient access is provided for pedestrians and cyclists prior to the occupation of the building in accordance with Policies AM8 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan.(February 2008).

**17 H6 Car parking provision - submission of details**

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

**REASON**

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**18 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

**REASON**

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**19 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

## REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **20 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

## REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **21 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**22 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

**REASON**

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**23 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

**REASON**

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

**24 DIS3 Parking for Wheelchair Disabled People**

Development shall not commence until details of parking provision providing a minimum of three spaces for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled'

parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

**25 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

**26 NONSC Non Standard Condition**

Prior to the commencement of the development hereby permitted, further detailed elevations of the new and existing buildings shall be submitted to, and approved in writing by the Local Planning Authority. The elevations for Highgrove House must indicate the areas to be repaired, altered or demolished. The development shall be completed and maintained in accordance with the approved drawings.

**REASON**

To ensure that the external features and visual appearance of the development are appropriate, in accordance with Policy BE8 and BE10 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**27 NONSC Non Standard Condition**

Before the development is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to community facilities in the vicinity of the site, arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall be implemented in accordance with the approved scheme.

**REASON**

To ensure the development provides an appropriate contribution to the improvement of community facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligations Supplementary Planning Document, July 2008.

**28 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how an education contribution for education places arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to the improvement of

education facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligations Supplementary Planning Document, July 2008.

**29 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to support local healthcare provision, arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to the improvement of community facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Planning Obligations Supplementary Planning Document, July 2008.

**30 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing enhancements to Highgrove Woods SINC. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To compensate for the negative impacts of the proposed development on High Grove SINC in accordance with Policy 3D.14 of the London Plan (February 2008).

**31 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing the provision of construction training. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to the provision of construction training in accordance with the Council's Supplementary Planning Guidance.

**32 NONSC Non Standard Condition**

Prior to the commencement of development on site, details of how sustainability measures in line with those listed on page 14 of the submitted Design and Access Statement by BPTW Partnership dated August 2006 shall be submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in accordance with the approved details and maintained thereafter.

**REASON**

To ensure that sustainability measures and renewable energy provision is incorporated into the development in accordance with Policy 4A.9 of the London Plan (February 2008) and that these measures are not detrimental to the appearance or setting of Highgrove House in accordance with Policies BE8 and BE10 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).



**33 NONSC Non Standard Condition**

Before development commences, a scheme for the provision of a closed circuit television (CCTV) system on the site shall be submitted to, and approved by, the Local Planning Authority. No building shall be occupied until the approved scheme has been fully implemented and the scheme shall thereafter be permanently retained.

**REASON**

In the interests of safety and security on the site and to accord with the Council's Supplementary Planning Guidance on Community Safety by Design.

**34 NONSC Non Standard Condition**

Prior to the commencement of works on site, a suitably licensed ecologist shall carry out a detailed assessment of the site for protected species such as bats and great crested newts. Should the site reveal signs of the presence or use by protected species, then a seasonally appropriate survey for these species, and an ecological impact assessment, must be conducted, submitted and approved in writing by the Local Planning Authority, together with details of appropriate mitigation works, which must be carried out before any works begin. The works must be carried out in accordance with the approved details.

**REASON**

In order to ensure that protected species or their habitat will not be adversely affected by the development, in accordance with Policy EC5 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**35 SUS4 Code for Sustainable Homes details (only where proposed as**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the 4 mews houses have been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

**REASON**

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LP	London Plan (February 2008)
PPS3	Housing
PPS9	Biodiversity and Geological Conservation
PPG15	Planning and the Historic Environment

CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Residential Layouts and Accessible Hillingdon
SPD	Supplementary Planning Document: Planning Obligations
SPG	Community Safety by Design

### 3

Written notification of the intended start of works shall be sent to the London Borough of Hillingdon, Planning & Community Services Directorate, Civic Centre, High Street, Uxbridge UB8 1UW, at least seven working days before the works hereby approved are commenced.

### 4 13 **Building Regulations - Demolition and Building Works**

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

### 5 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

### 6 16 **Property Rights/Rights of Light**

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.

### 7 111 **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and

safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**8 112 Notification to Building Contractors**

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

**9 115 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 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.

**10 116 Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

**11 117 Communal Amenity Space**

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

**12 118 Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU

(Tel. 01895 277505 / 506).

**13            I19            Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**14            I23            Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

**15            I24            Works affecting the Public Highway - General**

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

**16            I34            Building Regulations 'Access to and use of buildings'**

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)

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

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

**17            I45            Discharge of Conditions**

Your attention is drawn to conditions 2, 4, 5, 6, 7, 8, 10, 11, 17, 18, 20, 21, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, 34 and 35 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

**18            I46            Renewable Resources**

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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

**19            I47            Damage to Verge**

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).

**20            I48            Refuse/Storage Areas**

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

**21**

The construction management plan required by condition 5 shall include details of: (i) The phasing of development works. (ii) The hours during which development works will occur. (iii) Measures to protect sensitive surrounding areas from dust arising from the development process activities. (iv) Measures to protect sensitive surrounding areas from noise and vibration arising from the development process. (v) Details of vehicle washing

facilities and measures to prevent mud and dirt tracking onto adjoining roads. (vi) Details of the locations of temporary buildings, material storage and plant machinery on site. (vii) Visual screening, where possible, of the construction area from residential receptors. (viii) Access arrangements and parking provisions during the development process. (ix) Measures and implementation details to mitigate the negative impacts of the proposed development on High Grove SINIC in line with those contained in the submitted Highgrove House Ecological Appraisal dated 05/10/06 and Highgrove House Ecological Appraisal Appendix 2 - Great Crested Newt Assessment dated 08/12/06.

## **22**

The applicant is encouraged to re-use materials from the stable block for the building works hereby approved.

## **23**

The applicant is advised that localised flooding can occur around the location of the proposed Mews House.

## **24**

In respect of Conditions 27, 28, 29, 30 and 31 you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional community, education and healthcare facilities, enhancements to Highgrove Woods SNIC and construction training, locally proportionate to the needs arising from the development.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to a 0.41 ha site located to the south east of Eastcote Road and west of Kent Gardens. The application site comprises Highgrove House and its adjoining garden areas and the stable building at the rear of the building. The application site forms part of the larger Highgrove House site, including land to the north of the access road which now has been redeveloped to provide a sheltered housing scheme known as Yew Tree Lodge.

Highgrove House is a two storey Grade II listed building, which dates from 1881, but was gutted by fire in 1978. It is notable for its original red brickwork with a tiled roof, narrow dormer windows and tall decorated chimney stacks. The window arches on the ground floor are of gauged brickwork with pronounced and decorative eaves. It has previously been used for Council hostel accommodation in the form of bedsits but has been vacant for a number of years. Remodelling to facilitate its use as a hostel has included the provision of a new fire escape stair as well as the installation of kitchens and bathrooms. A small stable building is located to the east of Highgrove House.

Access is from an internal access road from Eastcote Road. The access road sweeps around into the site, between Highgrove House and the adjoining recently constructed Yew Tree Lodge to the north, providing parking and access for both buildings. Yew Tree Lodge is a purpose built two storey L-shaped building, with 12 units of sheltered accommodation for people with learning difficulties, together with office and staff accommodation. Planning permission for this building was approved at the same time as the original applications on the application site and formed part of the wider

redevelopment proposals for the Highgrove House site.

The site slopes gently from east to west. It contains a number of trees which are more dense on the south and west boundaries, where the site abuts the wooded area of the Highgrove Site of Importance for Nature Conservation (SINC). To the east, the site adjoins two storey houses on Kent Gardens, while to the north, beyond a public footpath, is the former RAF Eastcote site which is currently being developed for residential purposes.

The majority of the application site forms part of the 'developed area', although the lawn area to the west of the house is designated as being a Nature Conservation Site of Borough Grade II or Local Importance as identified in the saved UDP.

### **3.2 Proposed Scheme**

Planning permission is sought for the conversion of Highgrove House to accommodate 12 residential flats, comprising of 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two bedroom maisonette units and erection of 4 two-bedroom mews houses with associated amenity space and landscaping (involving the demolition of the detached stable building).

No external changes are proposed to Highgrove House although external repairs to the existing brickwork and façade details are proposed. Internal works will be kept to a minimum. All existing structural walls will be retained and new openings kept to a minimum. Later additions are to be removed as required and where possible, rooms reinstated to their original size. The existing staircase to the first floor will be retained, as will the domed feature above. A new staircase will provide access from the first floor up to the second floor, and will be constructed in a style reflecting the existing staircase.

In addition, 4 mews houses are proposed to the east of Highgrove House. These would be contained within two, two storey buildings with pitched roofs.

A total of 28 car parking spaces would be provided on the whole site, 22 of which would be for the residents of this and the adjoining sheltered housing building, with 6 spaces for staff of the sheltered housing. These will be located along the existing access road. A pedestrianised courtyard would be introduced behind Highgrove House, mainly to serve the mews housing. A collapsible bollard would allow access for emergency and maintenance vehicles.

The mews houses would benefit from small areas of ground floor amenity space. All units would have access to communal amenity space around the periphery of Highgrove House. Amenity space would be landscaped and possible play and pitch areas installed.

A dedicated refuse/recycling store is proposed adjacent and to the north of the internal access road and 4 small cycle stores are proposed throughout the residential areas.

A number of reports were also submitted as part of the original application, namely a Design and Access Statement, an Ecological Appraisal and a Brickwork Condition Survey.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Planning permission was granted for the conversion of the existing house to units of emergency housing and erection of a new building as an annexe on 17th May 1978



(10622E/77/1163). Listed Building consent for the internal re-arrangement to convert the building to units of emergency housing, involving the demolition of the boiler house and fuel store was granted on the 10th September 1979 (10622P/79/1000).

Listed building consent for various minor modifications in connection with the replacement of the roof and second floor following fire damage was granted on 16th February 1978 (10622F/77/1164).

Planning permission and Listed Building consent for the refurbishment and conversion of the Listed Building to provide 12 residential units comprising 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes and erection of 4 two-bedroom mews dwellinghouses with associated amenity space and landscaping (involving the demolition of the stable building) were granted on 11th January 2007 (10622/APP/2006/2490 and 2491 refer respectively).

Permission was also granted on the 11th January 2007 (10622/APP/2006/2494) for the erection of a two storey building to provide 12 residential flats for people with learning difficulties, communal amenity space, ancillary office and staff accommodation and landscaping (involving the demolition of the existing hostel building). This has been implemented on site.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network or cycle routes through the Borough to promote safer cycling and better conditions for cyclists.

PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- H7 Conversion of residential properties into a number of units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
  - (i) Dial-a-ride and mobility bus services

- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LP	London Plan (February 2008)
PPS3	Housing
PPS9	Biodiversity and Geological Conservation
PPG15	Planning and the Historic Environment
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Residential Layouts and Accessible Hillingdon
SPD	Supplementary Planning Document: Planning Obligations
SPG	Community Safety by Design

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th January 2010**

5.2 Site Notice Expiry Date:- **13th January 2010**

## 6. Consultations

### External Consultees

207 neighbouring properties have been consulted and the application has been advertised as affecting the setting of the listed Highgrove House. 1 objection has been received, raising the following concerns:

- (i) Although do not oppose the development of Highgrove House itself or the building of the sheltered housing block, do object to the destruction of the stable blocks and the erection of 4 mews dwellinghouses. Kent Gardens and adjoining roads are already surrounded by 400+ new houses, enough is enough. Need to leave some green areas and trees for residents and wildlife.
- (ii) Trees at the end of the garden support a host of wildlife.

Environment Agency:

We have assessed this application as having a low environmental risk within our remit. Therefore we will not be providing comments on this application.

English Heritage: No response received.

Natural England:

As this is a time extension there are no details of whether ecological surveys have been undertaken. LPA should ensure that the buildings to be refurbished/demolished have been assessed for their potential to support bat roosts prior to approving this application. If bat roosts are found to be present, the applicant will need to apply for a Natural England license to carry out the works. Additionally, as the development is located within a SINC, the LPA should be satisfied that any potential adverse effects are avoided in the first instance or fully mitigated.

London Wildlife Trust: No response received.

Hertfordshire and Middlesex Wildlife Trust: No response received.

Ruislip Residents' Association: No response received.

Eastcote Village Conservation Panel: No response received.

Eastcote Residents' Association:

There were 36 conditions with the approved planning application. Many of these were to safeguard the restoration of the building. We ask that these conditions be carried forward to this current application.

Have seen a copy of the letter sent to you by the RN&ELHS, where concern is expressed at the nearness of two of the Mews Houses both to Highgrove House and the Nature Reserve. Would it be possible to move these buildings further away from Highgrove House and also add more natural screening to the boundary with the Nature reserve?

Section 106 payments were not finalized on the approved application, can we request that some payment is made for improvements for Highgrove Woods. Dragana Knezevic, Countryside & Conservation Officer LBH could advise on work required in the Nature reserve. Please can these comments be included in your report?

Hillingdon Allotment and Horticultural Federation: No response received.

Ruislip, Northwood & Eastcote Local History Society:

The Society express concern that although the application is for the internal refurbishment and conversion of Highgrove House this must not compromise any of the external features of this grade 2 listed building. Any external repairs to the brickwork, roof or windows must match the existing materials and be carried out with due care and attention. As far as we are aware there are no original features left inside the House but if any do still remain they must be preserved.

We are pleased that no trees are to be felled for this application since it is important that the House continues to be sited in a pleasant parkland setting.

However we are concerned that a small detached stable block is to be demolished and replaced by four two-bedroom mews houses which appear to be very close to the House. This will be an over development on land adjacent to one side of the House which will detract from it being sited in a sympathetic setting. We assume that the new houses will be higher than the present stable block so they will over dominate that part of the House. This area is also very sensitive since it backs on to the local Highgrove Nature Reserve so it would not seem to be a suitable location for development.

On balance we are not opposed to the refurbishment and conversion of Highgrove House provided there is strong enforcement and monitoring of the development so that the external fabric of the House is not affected in any way bearing in mind how long the property has been empty. Similarly the landscaping must be done sympathetically to retain an appropriate setting. But we are very worried about the proposal to build four mews houses so close to Highgrove House, which we feel will have a detrimental effect on its immediate environment.

#### **Internal Consultees**

CONSERVATION OFFICER:

## BACKGROUND

This is a very attractive Arts and Crafts style listed building, by Edward Prior, a distinguished architect active in this part of Middlesex in the late 1880's. The exterior is ornate, with its tall chimneys, two storey bays, dentilled eaves, grand porch and red brick and terracotta detailing. Its interior, other than the main staircase and the plan form, is of much less interest, owing to extensive damage by fire in 1978, and its subsequent subdivision into bedsits for hostel accommodation.

## COMMENTS

The drawings submitted are as per the previous approval, therefore no objection in extension of LBC.

Conclusion: Acceptable

Trees/Landscape Officer:

So long as the relevant tree/landscape-related conditions on planning permission ref: 10622/APP/2006/2490 still apply and/or, if necessary, are carried over to this application (if it is approved), there is no objection to the proposed extension of time.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

It is considered that there has been no material change to the consideration of this application since it was considered by the North Planning Committee meeting on the 9th January 2007. With the exception of the garden area to the west of Highgrove House which is included within the nature conservation area designation of the adjoining Highgrove Woods site, the site is located within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). Residential development is considered acceptable in principle within the 'developed area' and the garden area would be retained. As such, no objection is raised to the residential redevelopment of this site in principle.

### **7.02 Density of the proposed development**

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban context and has a Public Transport Accessibility Level (PTAL) of 1a. Taking these parameters into account, the matrix recommends a density of 35-95 u/ha and 150-200 hr/ha. This proposal, taken together with the sheltered housing scheme that formed part of the original proposals for the site and has already been built equates to a density of 43 u/ha and 79 hr/ha. The proposed density is less than that recommended by the London Plan, but the lower density was considered acceptable having regard to the need to ensure an appropriate spacious, low density environment to protect the historic setting of Highgrove House. There has been no change in circumstance or policy to suggest that such an approach is no longer appropriate and accordingly, no objections are raised in this regard to the renewal of permission.

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

In terms of Policies BE8 and BE10 of the now saved UDP, the previous report advised that while the exterior of Highgrove House was in a reasonably good condition, the interior

had been modified over time, most notably the roof which is almost entirely new as a result of repair work following the fire in 1978. The report explained that the proposal would not involve any external alterations to Highgrove House other than those intended to restore damaged or worn parts of the building. Internal modifications would be restricted to new partitions and doors which would be sensitively located, having regard to the position of historic partitions. As regards the proposed demolition of the small stable block, this would allow the design of a coherent scheme for the site, which benefits the setting of the Listed Building. Both the Council's Conservation Officer and English Heritage did not raise any objections to the scheme, subject to standard conditions to ensure, among other things, the use of appropriate materials and sensitive building methods.

As regards Policies BE13 and BE19 of the now saved UDP, it advised that the site is remote from surrounding roads and although accessed from Eastcote Road, the site is not visible from any point along the public highway and is obscured from Kent Gardens by existing vegetation.

There has been no change in circumstance or policy since the determination of the original scheme to suggest that the impact of the proposed development upon the setting of the Listed Building would no longer be acceptable.

**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**

This is assessed in Section 7.14 below.

**7.07 Impact on the character & appearance of the area**

This is assessed in Section 7.03 above.

**7.08 Impact on neighbours**

The proposed refurbishment and conversion of Highgrove House does not involve any extension of the building and it is sufficiently set back from the site boundaries so that the amenities of surrounding residential occupiers would not be adversely affected by means of dominance or loss of sunlight. The nearest part of the development to adjoining residential properties would be the northern block of Mew houses. At its nearest point, this would be sited within 8m of the rear elevation of No.28 Kent Gardens and 9m from that of No.27. Although these distances are less than the minimum 15m distance recommended by design guidance, the northern mews block would be sited immediately adjacent to a garage court on Kent Gardens, located between these two properties so that the 45° line of sight taken from their rear facing habitable windows would only be breached at relatively acute angles, so that the two houses would maintain open views down their rear gardens. Furthermore, there are mature trees and vegetation on this boundary that would provide screening. The southern mews block would be located close to the rear boundary with Nos.26 and 27 Kent Gardens. This siting would result in the overshadowing of the end of the rear garden of No.27. However, this impact would be minimal and would not constitute a ground for refusal.

Highgrove House is sited over 21m from the nearest part of the sheltered housing block so that the privacy of its residents would not be compromised. In the case of the mews houses, no windows are proposed above ground floor level on elevations which face the adjoining properties on Kent Gardens and the boundary fence would prevent overlooking from ground floor windows.

The location of the access towards the north west boundary of the site and the siting of the car parking spaces away from the boundaries would limit the amenity impacts of traffic movements to and from the site. As such, vehicle movements would be remote from adjoining residential boundaries. All proposed car parking would be accessed via an existing driveway. In addition, the level of use of the proposed site would be similar to the last use made of the site and it is unlikely that significant extra traffic movements would be generated.

The proposal is considered to safeguard the amenities of surrounding residents, in accordance with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

#### **7.09 Living conditions for future occupiers**

Design guidance advises that for residential units to provide adequate amenities for their occupiers, studio flats should not have an internal floor area of less than 33m<sup>2</sup>, which increases to 50m<sup>2</sup> for one-bedroom flats, 63m<sup>2</sup> for two-bedroom flats, maisonettes and houses and 77m<sup>2</sup> for three-bedroom flats. The studio flat would have an internal floor area of 44m<sup>2</sup>, with the one-bedroom flats ranging from 44m<sup>2</sup> to 90m<sup>2</sup>, the two-bedroom flats, maisonettes and houses 68m<sup>2</sup> to 129m<sup>2</sup> and the three-bedroom flat would have a floor area of 151m<sup>2</sup>. Therefore, while many units greatly exceed the Council's floor standards, one of the one-bedroom flats is under-sized. However, it is important to consider that the internal layout has been organised so as to minimise disturbance to the historic fabric of the building and this size of flat was previously approved in January 2007, when the same design guidance was in place. As such, it is considered that a reason for refusal could not now be justified.

As regards outlook and natural lighting, the only main habitable room window that would not be set back at least 15m from surrounding two storey development would be the ground floor main living room window of the mews house in the northern block which faces onto Highgrove House. This window would be within 6m of the ground floor of its projecting wing and 10m of the recessed first floor. However, there would be no blocking of sunlight reaching this window and as the ground floor of the projecting wing is only 6.2m wide, reducing to 4.5m at first floor level, it is considered that Highgrove House would not appear unduly dominant from this window.

As regards privacy for future occupiers, although no objections were raised previously to the proposed arrangement, whereby shared amenity space would immediately adjoin ground floor habitable room windows, it is considered that improvements could be made that would still maintain the setting of the Listed building and maintain its open aspect, such as providing defensive planting beneath the windows. This could be secured as part of the landscaping scheme. The mews houses with their ground floor habitable windows would also be sited very close to the courtyard, often with only a 1m depth of separation provided by their front gardens, but as the courtyard would mainly only serve the residents of the mews houses and such an arrangement would be fairly typical for this type of housing, no objections are raised. The only window without any separation is a secondary window, and this has been conditioned to be obscure glazed. Furthermore, No.26 Kent Gardens would be sited within 10m and overlook a ground floor window in the rear elevation of the southern house within the northern mews block. However, as this is not a direct relationship, some screening would be afforded by trees in the rear garden and this window serves a kitchen, no objections are raised on grounds of inadequate privacy.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Taking the existing and proposed development as a whole, the Council's adopted car parking standards require a maximum of 1.5 spaces per flat, 2 spaces for properties with

their own curtilage and 1 space per 4 sheltered housing units, plus 1 space for a warden. This gives a maximum total of 30 spaces.

A total of 28 spaces would be provided on the whole site. This level of provision represents a small shortfall from the maximum number of spaces recommended by standards and is therefore considered acceptable. Furthermore, secure bicycle parking for the residential units within Highgrove House would be provided at a ratio of 1:1 spread across 4 cycle stores, meeting the Council's standards.

As a number of these spaces would be provided to the north of the access road, outside of the application site, a S106 would be required to ensure that at least some of this car parking provision could be shared.

#### **7.11 Urban design, access and security**

Private amenity space

Shared amenity space would be provided by the existing garden area to the south and west of Highgrove House (the sheltered housing block sits within its own landscaped gardens to the front and a larger (in excess of 500m<sup>2</sup>), more private amenity area to the east of the building). The garden area around Highgrove House provides approximately 1,800m<sup>2</sup> of amenity space which equates to approximately 113m<sup>2</sup> per proposed residential unit, including the mews houses as compared to the design guide's minimum 25m<sup>2</sup> requirement per unit for shared space with flats of two or more bedrooms. The mews houses also have their own private amenity areas which range in size from 23m<sup>2</sup> to 48m<sup>2</sup>. Although these areas would not satisfy the Council's minimum standard of 60m<sup>2</sup> for two bedroom houses and in the case of the space serving the southern house in the northern block, would be overlooked from No.26 Kent Gardens, given the proximity and availability of the shared space, a reason for refusal on this ground could not be justified. Areas have also been set out within the amenity space for possible ball courts and a play area. Such provision would need to be confirmed as part of the landscaping details. As such, the scheme complies with policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.12 Disabled access**

Policy 3A.5 of the London Plan (February 2008) requires 10% of all housing to be wheelchair accessible and all housing to be to Lifetime Homes standards. As all the sheltered housing units are wheelchair accessible, it is considered that the 10% requirement has been satisfied. As regards Lifetime Homes standards, the proposals include level path entrance and level door thresholds to Highgrove House, and the mews houses. The existing stair to the first floor would be retained and refurbished. A new stair would be installed from the first to second floors, designed in accordance with Part M of the Building Regulations and BS8300:2001 to suit ambulant disabled people. Full compliance with Lifetime Homes standards would be controlled by condition.

Policy AM15 of the saved UDP requires 10% of all car parking spaces to be marked out and conveniently located to accommodate drivers with disabilities. No such parking is currently indicated on the submitted drawings. However, this provision can be secured by way of a condition in the event of permission being granted.

#### **7.13 Provision of affordable & special needs housing**

This proposal formed part of the comprehensive redevelopment proposals for larger Highgrove House site, to include the special needs housing scheme to the north. As this scheme provided 12 units of sheltered housing which have now been built, there is no requirement for this phase of the works to provide affordable or special needs housing.

#### **7.14 Trees, Landscaping and Ecology**



The site is not subject to a Tree Protection Order but does benefit from having a number of trees, including those along the eastern boundary with Kent Gardens. Furthermore, the Highgrove Wood SNIC adjoins the site to the south and west. As such, the site is relatively well screened from surrounding roads and individual trees are not considered to be visually prominent within the locality.

The scheme would involve the removal of a number of trees in close proximity to the mews houses and parking areas. It was previously considered that the retention of these trees was not realistic as they would compromise the overall site layout, requiring buildings to be inappropriately located in relation to the listed building. Furthermore, the level of tree loss proposed would not be significant in the context of this otherwise well-vegetated site. The Council's Trees and Landscape Officer does not raise any objection to the renewal of this permission, subject to previous conditions, requiring the retention and protection of the remaining trees and new landscaping, including tree planting, across the site.

The site layout ensures the retention of the main groups of trees and most of the higher quality trees. The layout also reserves space for tree planting and landscaping across the site and around the buildings. The landscape strategy is informed by the surrounding landscape and seeks to create a high quality setting for the buildings while reinforcing and enhancing existing features.

The application site abuts (and partially incorporates) a Site of Importance for Nature Conservation (Grade II Borough) (SNIC) and Local Nature Reserve. This adjoining area is likely to support a range of protected and notable species, including bats, great crested newts, slow worms and stag beetles. Accordingly, the potential exists for such species to cross over into the application site, and for activities on the site (including construction activities) to impact upon local populations.

The applicant previously submitted an ecological assessment, which addressed the then ecological qualities of the site. It concluded that the site is dominated by grassland with individual mature trees scattered across the site and around the site boundaries. The site itself was considered to have relatively limited ecological value and did not support any notable rare or specially protected ecological valued features. However, the vegetated borders may act as a buffer to more sensitive areas and provide green corridors for wildlife movements through the area, particularly in connection with the adjacent Site of Nature Conservation Importance.

At that time, there was no evidence of bats using the existing buildings. Limited bat activity was recorded in the area, which suggested that more suitable bat habitat is found away from the site in surrounding areas.

The site and its surroundings may be used by Great Crested Newts by virtue of the site's proximity to a great crested newt pond in Highgrove Woods. At the time of the previous application, the applicant submitted further information which concluded that the site comprises a sub-optimal habitat for great crested newts, and that more suitable habitat exists elsewhere. It was therefore unlikely that the proposal would directly impact upon any local population. However, as there was some theoretical potential for newts to utilise the periphery of the site, recommendations were made regarding measures to minimise the risk of harm during development. These would be incorporated into an Ecological Construction Plan, which was secured by condition.

Given the time that has now lapsed since the previous application, while the Local

Planning Authority has no information to suggest that the situation on site has changed, in line with Natural England's advice, it is important to establish whether there are now any protected species on site. This would be secured by condition.

#### **7.15 Sustainable waste management**

The plans show a dedicated bin store containing a total of 12 x 1100 litre bins. Provision could be made to ensure that 50% of all bins were to be for recycling. The store is conveniently located in a central position between all residential properties. No objections were previously made to this arrangement. Details of its external appearance have been secured by condition.

#### **7.16 Renewable energy / Sustainability**

The applicant previously advised that the new mews houses have been designed to achieve an Eco-Homes rating of 'very good'. The applicant, as part of the design and access statement, submitted a schedule of various sustainable measures which could be incorporated into the development. These included:

- (i) The use of insulation, including additional insulation to the internal face of external walls of Highgrove House, to improve its thermal properties,
- (ii) The orientation of principal rooms in a manner which would maximise natural daylight, thereby reducing reliance on artificial lighting,
- (iii) The use of energy efficient construction methods, such as the use of timber framing,
- (iv) The use of 'A' rated building products, as specified in the 'Green Guide',
- (v) The insulation of double glazed windows throughout to reduce energy loss and solar gain,
- (vi) The installation of water meters to encourage efficient use,
- (vii) The use of high efficiency, low Nox condensing boilers with thermostat and time clock to provide heating, and the provision of thermostatic valves on radiators,
- (viii) Low energy appliances and aerated taps with flow restrictors, dual flashing WCs, and
- (ix) Rain water collection systems.

No objection is raised to the proposed sustainability measures (although some measures will need further consideration by the Borough's Conservation Officer). A condition is recommended to ensure that the new mews houses would achieve a level 3 rating of the Code for Sustainable Homes. As regards Highgrove House, it is recommended that a condition is attached, ensuring that a complete schedule of the sustainability measures that would be employed is submitted for further approval.

#### **7.17 Flooding or Drainage Issues**

There are no specific flood concerns as regards this application. A condition has been attached to ensure that the development adheres to the principles of sustainable urban drainage.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

As regards the two points raised by the objector, these have been dealt with in the main report.

#### **7.20 Planning Obligations**

In terms of Policy R17 of the saved UDP, Natural England have advised that in terms of this application, any potential adverse effects upon the Highgrove Woods SINC are fully mitigated.

As regards affordable housing, it was previously considered that as the 12 units in the sheltered housing block would be provided as affordable housing, with market housing on the rest of the site, representing 42% of the total of all the housing, the shortfall from the 50% required by policy guidance was acceptable, given that sheltered housing has a higher utility value as compared to standard affordable housing. This assessment remains the same on this application.

The proposal would result in an enlarged population which in turn would increase demand on local services and facilities. The S106 Officer has updated the previous requirements for obligations as follows:-

(i) Education: Based on the most recent child yield for the development and school capacity, a contribution of £94,116 is now sought for nursery, primary, secondary and post-16 school sectors;

(ii) Health care facilities: Utilising the formula within the Council's SPG, a contribution of £7,347.28 is now sought;

(iii) Community facilities: The Council's SPG provides a formula to calculate the contribution required towards community facilities, based on the numbers of people to be accommodated on site. The site is very close to the Highgrove pool and gym and will likely result in increased demand for these facilities. Using the formula, a contribution of £22,350 is required;

(iv) Construction training: In accordance with Council policy, a contribution towards construction training, equivalent to £2,500 per £1 million of build costs should be sought;

(v) Project management and monitoring: In accordance with Council policy, a contribution equivalent to 5% of the total cash contribution should be provided towards project management.

As previously, these contributions would be secured by way of Grampian conditions.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

Not applicable to this application.

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

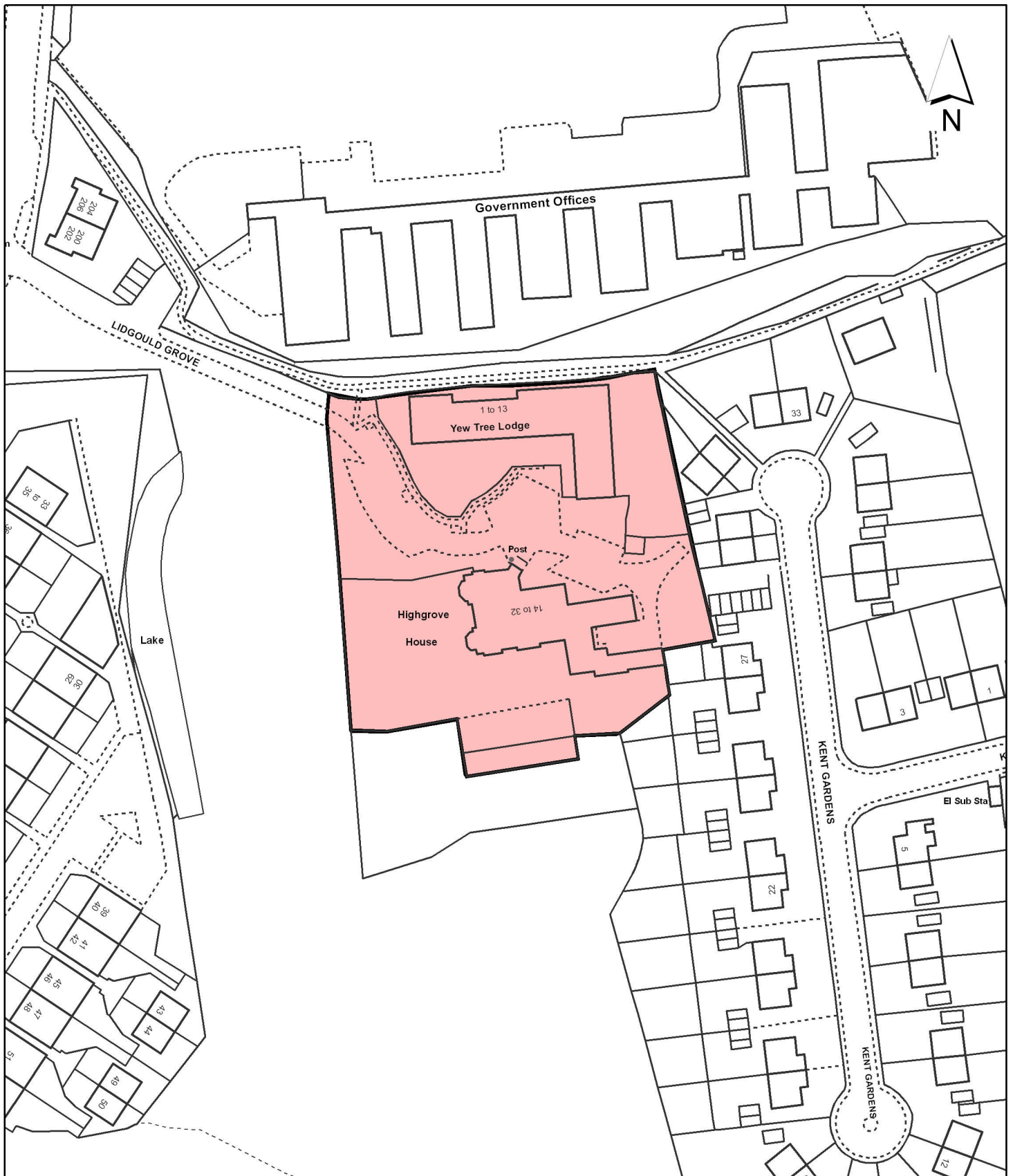
This application is to extend the time limit on an extant permission to convert Highgrove House to self-contained residential accommodation and erect two blocks of mews houses. It is considered that there has been no change in circumstance or policy to suggest that the development is no longer appropriate. It is therefore recommended that the application be approved.

**11. Reference Documents**

- (a) London Plan (February 2008)
- (b) Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (c) HDAS: 'Accessible Hillingdon'
- (d) Planning Obligations Supplementary Planning Document, July 2008
- (e) Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Highgrove House,  
Eastcote Road, Ruislip**

Planning Application Ref:

**10622/APP/2009/2504**

Planning Committee

**North** Page 45

Scale

**1:1,250**

Date

**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

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## Report of the Corporate Director of Planning & Community Services

<b>Address</b>	HIGHGROVE HOUSE EASTCOTE ROAD RUISLIP		
<b>Development:</b>	Refurbishment and conversion of listed building to 12 residential units comprising one studio, 6 one- bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes (Time extension of Listed Building Consent ref.10622/APP/2006/2491 dated 12/01/2007.)		
<b>LBH Ref Nos:</b>	10622/APP/2009/2506		
<b>Drawing Nos:</b>	J06.055/D(20)-61 J06.055/D(20)-62 J06.055/D(20)-63 J06.055/D(20)-64 J06.055/D(20)-65 J06.055/D(20)-66 J06.055/D(20)-67 J06.055/D(20)-82 J06-055/D(20)-83 Rev: C J06.055/D(20)-84 Rev: A J06.055/D(00)-06 Rev. B Design and Access Statement J06.055/D(00)-03 Rev. A Ecological Appraisal Brickwork Condition Survey Ecological Appraisal - Appendix 2 - Great Crested Newt Assessment		
<b>Date Plans Received:</b>	18/11/2009	<b>Date(s) of Amendment(s):</b>	18/11/2009
<b>Date Application Valid:</b>	18/11/2009		21/01/2010 21/10/2010

### 1. SUMMARY

This application, together with the related planning application which is also being reported to this committee (10622/APP/2009/2504), seek to extend the time limit of these two extant permissions, granted on 11th January 2007 for the refurbishment and conversion of the Grade II listed Highgrove House to provide 12 residential units and erect 2 small mews housing blocks with associated amenity space, parking and landscaping. The works would involve the demolition of the stable building and the 12 units within Highgrove House would comprise a studio, 6 one-bedroom, 2 two-bedroom, 1 three-bedroom flats and 2 two-bedroom maisonettes, together with the erection of 4 mews houses. The scheme previously considered at the North Planning Committee meeting of the 9th January 2007 also considered demolition of an Annex building and the erection of a sheltered housing unit in its place. This element of the scheme has already been implemented on site.

There has been no change in policy or site circumstances to suggest that the scheme is no longer appropriate. There is no objection to the principle of the development and the overall layout is considered to be satisfactory, having particular regard to the relationship of the mews dwellings to Highgrove House. The proposed siting of new buildings will enable the existing garden areas to be maintained for communal use. The spacious, well-landscaped character of the site would therefore be retained. No external alterations are proposed to Highgrove House and all internal alterations have met with the approval

of the Council's Conservation Officer.

Although this scheme is no longer being submitted by the London Borough of Hillingdon, this is not directly relevant to any planning consideration of the scheme.

## 2. **RECOMMENDATION**

**APPROVAL, providing no additional material matters being raised by English Heritage, the London Wildlife Trust and/or the Hertfordshire and Middlesex Wildlife Trust that have not already been considered in the main report, and subject to the following conditions:-**

### **1 CAC1 Time Limit (5 years) - Conservation Area Consent**

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

#### **REASON**

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

### **2 CAC3 Demolition - requirement for a development contract related**

No demolition shall take place until a contract for the associated development provided for in planning permission [ref. 10622/APP/2009/2504] has been made.

#### **REASON**

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3 CAC4 Making good of any damage**

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **4 CAC5 Works to building's interior**

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **5 CAC6 Storage of salvaged items**

Salvaged items approved for re-use as part of this consent shall be securely stored on site (or subject to the Local Planning Authority's agreement, elsewhere) until employed



again and Council officers shall be allowed to inspect them.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 CAC10 Extent of demolition**

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 CAC11 Measures to protect the building**

Prior to works commencing, details of measures to protect the building from the weather, vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 CAC13 Internal and External Finishes (Listed Buildings)**

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

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to GRANT listed building consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
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.
LPP	London Plan (February 2008)
PPG15	Planning and the Historic Environment

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application relates to a 0.41 ha site located to the south east of Eastcote Road and west of Kent Gardens. The application site comprises Highgrove House and its adjoining garden areas and the stable building at the rear of the building. The application site forms part of the larger Highgrove House site, including land to the north of the access road which now has been redeveloped to provide a sheltered housing scheme known as Yew Tree Lodge.

Highgrove House is a two storey Grade II listed building, which dates from 1881, but was gutted by fire in 1978. It is notable for its original red brickwork with a tiled roof, narrow dormer windows and tall decorated chimney stacks. The window arches on the ground floor are of gauged brickwork with pronounced and decorative eaves. It has previously been used for Council hostel accommodation in the form of bedsits, but has been vacant for a number of years. Remodelling to facilitate its use as a hostel has included the provision of a new fire escape stair as well as the installation of kitchens and bathrooms. A small stable building is located to the east of Highgrove House.

Access is from an internal access road from Eastcote Road. The access road sweeps around into the site, between Highgrove House and the adjoining recently constructed Yew Tree Lodge to the north, providing parking and access for both buildings. Yew Tree Lodge is a purpose built two storey L-shaped building, with 12 units of sheltered accommodation for people with learning difficulties, together with office and staff accommodation. Planning permission for this building was approved at the same time as the original applications on the application site and formed part of the wider redevelopment proposals for the Highgrove House site.

The site slopes gently from east to west. It contains a number of trees which are more dense on the south and west boundaries, where the site abuts the wooded area of the Highgrove Site of Importance for Nature Conservation (SINC). To the east, the site adjoins two storey houses on Kent Gardens, while to the north, beyond a public footpath is the former RAF Eastcote site which is currently being developed for residential purposes.

The majority of the application site forms part of the 'developed area', although the lawn area to the west of the house is designated as being a Nature Conservation Site of

Borough Grade II or Local Importance as identified in the saved UDP.

### **3.2 Proposed Scheme**

Planning permission is sought for the redevelopment of Highgrove House to accommodate 12 residential flats, comprising of 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two bedroom maisonette units and erection of 4 two-bedroom mews houses with associated amenity space and landscaping (involving demolition of detached stable building).

No external changes are proposed to Highgrove House although external repairs to the existing brickwork and façade details are proposed. Internal works will be kept to a minimum. All existing structural walls will be retained and new openings kept to a minimum. Later additions are to be removed as required and where possible, rooms reinstated to their original size. The existing staircase to the first floor will be retained, as will the domed feature above. A new staircase will provide access from the first floor up to the second floor, and will be constructed in a style reflecting the existing staircase.

In addition the 4 mews houses are proposed to the east of Highgrove House. These will be contained within two, two storey buildings within pitched roofs. Units will maintain separate accesses.

A total of 28 car parking spaces would be provided on the site, 22 of which would be for the residents of this and the adjoining supported housing building, with 6 spaces for staff of the supported housing. These will be located along the existing access road. A pedestrianised hard surface would be introduced to the south of the access road, however, a collapsible bollard would allow access for emergency and maintenance vehicles.

The mews houses would benefit from private ground floor amenity space. All units would have access to communal amenity space around the periphery of Highgrove House. Amenity space would be landscaped and possible play and pitch areas installed.

A dedicated refuse/recycling store is proposed adjacent to the internal access road and 4 small cycle stores are proposed throughout the residential areas.

A number of specialist reports were also submitted

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

See relevant section on 10622/APP/2009/2504.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.  
PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- BE8 Planning applications for alteration or extension of listed buildings  
BE9 Listed building consent applications for alterations or extensions  
BE10 Proposals detrimental to the setting of a listed building  
BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings  
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.  
LPP London Plan (February 2008)  
  
PPG15 Planning and the Historic Environment

## 5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable  
5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

207 neighbouring properties have been consulted and the application has been advertised as affecting the setting of the listed Highgrove House. 1 objection has been received, raising the following concerns:

- (i) Although do not oppose the development of Highgrove House itself or the building of the sheltered housing block, do object to the destruction of the stable blocks and the erection of 4 mews dwellinghouses. Kent Gardens and adjoining roads are already surrounded by 400+ new houses, enough is enough. Need to leave some green areas and trees for residents and wildlife.  
(ii) Trees at the end of the garden support a host of wildlife.

Environment Agency:

We have assessed this application as having a low environmental risk within our remit. Therefore we will not be providing comments on this application.

English Heritage: No response received.

Natural England:

As this is a time extension there are no details of whether ecological surveys have been undertaken. LPA should ensure that the buildings to be refurbished/demolished have been assessed for their potential to support bat roosts prior to approving this application. If bat roosts are found to be present, the applicant will need to apply for a Natural England license to carry out the works. Additionally, as the development is located within a SINC, the LPA should be satisfied that any potential adverse effects are avoided in the first instance or fully mitigated.

London Wildlife Trust: No response received.

Hertfordshire and Middlesex Wildlife Trust: No response received.

Ruislip Residents' Association: No response received.

Eastcote Village Conservation Panel: No response received.

Eastcote Residents' Association:

There were 36 conditions with the approved planning application. Many of these were to safeguard the restoration of the building. We ask that these conditions be carried forward to this current application.

Have seen a copy of the letter sent to you by the RN&ELHS, where concern is expressed at the nearness of two of the Mews Houses both to Highgrove House and the Nature Reserve. Would it be possible to move these buildings further away from Highgrove House and also add more natural screening to the boundary with the Nature reserve?

Section 106 payments were not finalized on the approved application, can we request that some payment is made for improvements for Highgrove Woods. Dragana Knezevic, Countryside & Conservation Officer LBH could advise on work required in the Nature reserve. Please can these comments be included in your report?

Hillingdon Allotment and Horticultural Federation: No response received.

Ruislip, Northwood & Eastcote Local History Society:

The Society express concern that although the application is for the internal refurbishment and conversion of Highgrove House this must not compromise any of the external features of this grade 2 listed building. Any external repairs to the brickwork, roof or windows must match the existing materials and be carried out with due care and attention. As far as we are aware there are no original features left inside the House but if any do still remain they must be preserved.

We are pleased that no trees are to be felled for this application since it is important that the House continues to be sited in a pleasant parkland setting.

However we are concerned that a small detached stable block is to be demolished and replaced by four two-bedroom mews houses which appear to be very close to the House. This will be an over development on land adjacent to one side of the House which will detract from it being sited in a sympathetic setting. We assume that the new houses will be higher than the present stable block so they will over dominate that part of the House. This area is also very sensitive since it backs on to the local Highgrove Nature Reserve so it would not seem to be a suitable location for development.

On balance we are not opposed to the refurbishment and conversion of Highgrove House provided there is strong enforcement and monitoring of the development so that the external fabric of the

House is not affected in any way bearing in mind how long the property has been empty. Similarly the landscaping must be done sympathetically to retain an appropriate setting. But we are very worried about the proposal to build four mews houses so close to Highgrove House, which we feel will have a detrimental effect on its immediate environment.

### **Internal Consultees**

Urban Design/Conservation Officer:

#### **BACKGROUND**

This is a very attractive Arts and Crafts style listed building, by Edward Prior, a distinguished architect active in this part of Middlesex in the late 1880s. The exterior is ornate, with its tall chimneys, two storey bays, dentilled eaves, grand porch and red brick and terracotta detailing. Its interior, other than the main staircase and the plan form, is of much less interest, owing to extensive damage by fire in 1978, and its subsequent subdivision into bedsits for hostel accommodation.

#### **COMMENTS**

The drawings submitted are as per the previous approval, therefore no objection in extension of LBC.

Conclusion: Acceptable

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

See relevant Section on 10622/APP/2009/2504 report.

### **7.02 Density of the proposed development**

See relevant Section on 10622/APP/2009/2504 report.

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

In terms of Policies BE8 and BE10 of the now saved UDP, it was previously noted that while the exterior of Highgrove House was in a reasonably good condition, the interior had been modified over time, most notably the roof which is almost entirely new as a result of repair work following the fire in 1978. The report explained that the proposal would not involve any external alterations to Highgrove House other than those intended to restore damaged or worn parts of the building. Internal modifications would be restricted to new partitions and doors which would be sensitively located, having regard to the position of historic partitions.

As regards the proposed demolition of the small stable block, this would allow the design of a coherent scheme for the site, which benefits the setting of the Listed Building. Both the Council's Conservation Officer and English Heritage did not raise any objections to the scheme, subject to standard conditions to ensure, among other things, the use of appropriate materials and sensitive building methods.

There has been no change in circumstance or policy since the determination of the original scheme to suggest that the impact of the proposed development upon the setting

of the Listed Building would no longer be acceptable.

**7.04 Airport safeguarding**

See relevant Section on 10622/APP/2009/2504 report.

**7.05 Impact on the green belt**

N/A to this application.

**7.06 Environmental Impact**

N/A to this application for listed building consent.

**7.07 Impact on the character & appearance of the area**

See Section 7.03 above.

**7.08 Impact on neighbours**

N/A for this application for Listed Building consent.

**7.09 Living conditions for future occupiers**

N/A to this application for Listed Building consent.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

N/A for this application for Listed Building consent.

**7.11 Urban design, access and security**

- Building bulk and scale

See Section 7.03 above.

- Impact on the public realm

See Section 7.03 above.

- Private amenity space

N/A to this application for Listed Building consent.

- Amenities created for the future occupiers

N/A to this application for Listed Building consent.

- Siting and design

See Section 7.03 above.

- Residential living conditions

N/A to this application for Listed Building consent.

- Layout

See Section 7.03 above.

- Mix of units

N/A to this application for Listed Building consent.

- Siting and Scale

See Section 7.03 above.

**7.12 Disabled access**

N/A to this application for Listed Building consent.

**7.13 Provision of affordable & special needs housing**

N/A to this application for Listed Building consent.

**7.14 Trees, Landscaping and Ecology**

N/A to this application for Listed Building consent.

**7.15 Sustainable waste management**

N/A to this application for Listed Building consent.

**7.16 Renewable energy / Sustainability**

N/A to this application for Listed Building consent.

**7.17 Flooding or Drainage Issues**

N/A to this application for Listed Building consent.

**7.18 Noise or Air Quality Issues**

N/A to this application for Listed Building consent.

**7.19 Comments on Public Consultations**

The two issues raised have been dealt with in the planning application.

**7.20 Planning Obligations**

See relevant section on 10622/APP/2009/2504.

**7.21 Expediency of enforcement action**

N/A to this application.

**7.22 Other Issues**

There are no other issues relevant to the consideration of this application.

**8. Observations of the Borough Solicitor**



When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

## **9. Observations of the Director of Finance**

This is not applicable to this application.

## **10. CONCLUSION**

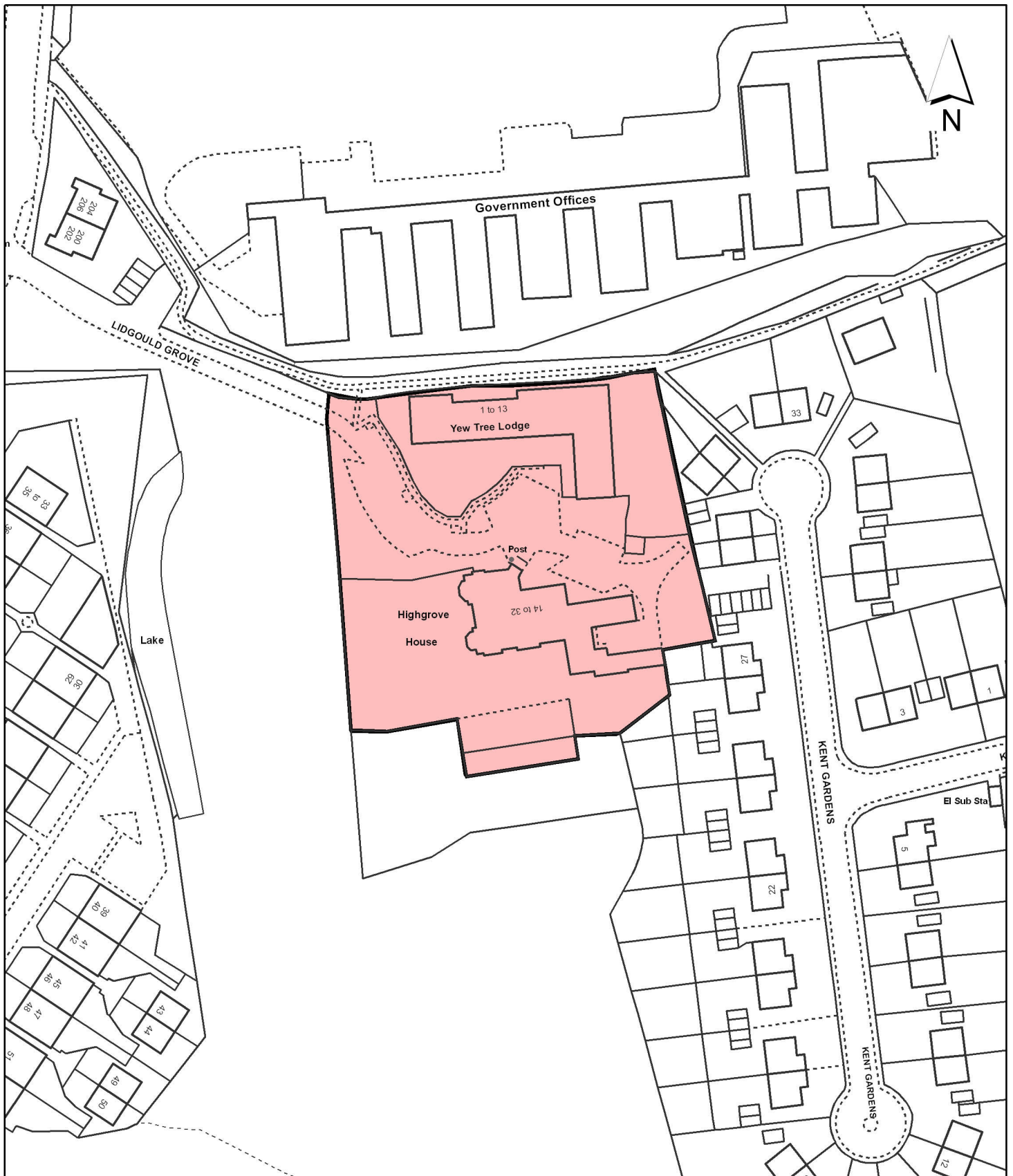
There has been no change in circumstance or policy since this scheme was last considered in January 2007 to suggest that the extension of the time limit on the Listed Building consent would no longer be appropriate. It is therefore recommended for approval.

## **11. Reference Documents**

- (a) London Plan (February 2008)
- (b) Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (c) HDAS: 'Accessible Hillingdon'
- (d) Planning Obligations Supplementary Planning Document, July 2008
- (e) Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Highgrove House,  
Eastcote Road, Ruislip**

Planning Application Ref:

**10622/APP/2009/2506**

Planning Committee

**North** Page 58

Scale

**1:1,250**

Date

**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Corporate Director of Planning & Community Services

**Address** GARAGE REAR OF 8 KINGSEND RUISLIP

**Development:** Two storey two-bedroom detached dwelling with associated parking.

**LBH Ref Nos:** 27853/APP/2009/1773

**Drawing Nos:** 12/CH/R/01  
BS 5837 Compliance Report  
IP-01  
TCP-01  
TPP-01  
Tree Survey Details  
Design & Access Statement

**Date Plans Received:** 11/08/2009                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/09/2009

### 1. **SUMMARY**

This application fails to overcome the reasons for refusal of the previous scheme and the Inspector's comments. The proposal would detract from the character and appearance of the Ruislip Village Conservation Area, would not provide sufficient amenities for future occupiers and would not meet Lifetime Home Standards.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1            NON2            **Non Standard reason for refusal**

The proposed house, by reason of its overall size, siting and design, would represent an incongruous form of development which would fail to harmonise with the architectural composition, character and appearance of adjoining residential properties. Furthermore, the proposal would appear cramped on the application site and would fail to respect the character and appearance of the surrounding area to the detriment of the character and appearance of the Ruislip Village Conservation Area, contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

#### 2            NON2            **Non Standard reason for refusal**

The proposed house, by reason of its siting in relation to nos.22, 24 and 26 Regency Drive, would result in an overdominant/visually obtrusive form of development when viewed from the rear windows of those houses and a significant increase in overshadowing onto those properties. As such, the proposal would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity, contrary to policies BE19, BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

#### 3            NON2            **Non Standard reason for refusal**

The proposal, by reason of the siting of the rear private amenity space in relation to nos.22, 24 and 26 Regency Drive, would be directly overlooked from the first floor

habitable room windows of those properties causing an unacceptable loss of privacy to the future occupiers of the proposed house. The proposal would therefore be contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The internal size of the proposed dwelling is inadequate and would not provide an acceptable standard of amenity for future occupiers, contrary to policy 4B.1 of the London Plan, policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposal fails to meet the requirements of lifetime homes to the detriment of future occupiers and is thus contrary to London Plan policy 4B.5 and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

**6 NON2 Non Standard reason for refusal**

The proposal fails to provide an adequate amount of amenity space for the future occupiers of the property and as such would result in an overintensive use of the garden to the detriment of the future occupiers of the property, the amenity of the neighbouring occupiers and the character of the area. The proposal is therefore contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

H7	Conversion of residential properties into a number of units
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
	4.1 Density
	4.6 Unit Size
	4.9 Sunlight/Daylight
	4.12 Privacy
	4.15 Garden Space for Houses
	4.23 Elevation Treatment
	4.39 Cycle Parking
	4.40 Waste Management
	Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site, measuring 0.019ha, comprises land located to the north of 8a/8b Kingsend and is currently occupied by lock-up garages accessed from a driveway along the west side of that property. To the east lies a public car park owned by the Council, to the north lies Princess Lane, to the north west lie the rear gardens of 22-28 (even) Regency Drive, a terrace of two storey houses, to the south west lies 2-20 Regency Drive, a purpose built residential apartment block and to the south lies 8b and 8c Kingsend. The surrounding area is predominantly residential in character and appearance and the application site lies within the Ruislip Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 3.2 Proposed Scheme

The previously refused scheme proposed the erection of a two storey detached house with carport and associated amenity space, involving the demolition of 4 lock-up garages (2 from the block of garages and 2 garages along the northern end of the site). The new house was located immediately to the north of the remaining block of lock-up garages. It measured 11.7m wide, 5.2m deep, 5.2m high at eaves level and be finished with a hipped roof on all sides, 7m high at ridge level. The front elevation of the new house (west facing) comprised front gable features with brickwork on the ground floor and tile facing on the first floor and roof. It also comprised the front door and ground floor windows with a blank facade on the first floor. No windows, apart from 2 rooflights were proposed on the east facing elevation.

The ground floor provided a living room and kitchen and the first floor provided two bedrooms with north and south facing windows, and a bathroom. A carport attached to the front elevation of the house extending to the side boundary with Regency Drive was also

proposed. It measured 7.5m deep, 5.1m wide reducing to 3.2m wide, and 2.9m high, finished with a flat roof supported by columns. The proposed carport also acted as a porch over the front entrance. Private amenity space was proposed at the northern end of the application site.

This current application attempts to overcome the reasons for refusal of the previous scheme by proposing a two storey 2 bedroom detached house located some 2.5m from the northern site boundary and approximately 0.7m widening to 1.3m along the eastern site boundary, of the site. The front elevation would face 22-28 (even) Regency Drive, comprising a stepped front elevation measuring 5.1m wide at which point it would step back 1.4m for a further 2.5m wide and 3.4m deep along the northern flank elevation. The rear elevation would measure 7.6m wide and the southern flank wall would be 4.7m wide. The main part of the house would be 4.9m high at eaves level and 6.7m high at ridge level incorporating a hipped roof on all sides. It would be finished in brickwork on the ground floor with render on the first floor.

A canopy is proposed above the front entrance and a ground floor window, and two first floor windows, both fitted with obscure glass, are proposed on this elevation. A chimney stack and ground and first floor windows are proposed on the rear elevation. The recessed element of the house would be finished with a gable end, half hipped roof incorporating a catslide roof at front supported by a column, some 2.5m high at front. The roof would be set 0.6m below the roof ridge of the main part of the house.

The proposed house would comprise a living room, kitchen/dining room and WC on the ground floor with 2 bedrooms and a bathroom on the first floor. The first floor habitable room windows would face north, east and south, with non-habitable room windows facing west. The private amenity space would be relocated to the south, enclosed by a 2.2m high close boarded fence and accessed via French windows, with 2 off-street parking spaces beyond, immediately to the north of the lock-up garages. Hard paving is proposed along the southern elevation of the house providing pedestrian access to the house.

### 3.3 Relevant Planning History

27853/APP/2008/1288 Garage Rear Of 8 Kingsend Ruislip

ERECTION OF A TWO STOREY TWO-BEDROOM DETACHED DWELLINGHOUSE WITH ATTACHED FRONT CAR PORT (INVOLVING REMOVAL OF EXISTING GARAGES).

**Decision:** 06-01-2009 Refused

**Appeal:** 21-05-2009 Dismissed

#### Comment on Relevant Planning History

The above application was refused by the North Planning Committee on 23 December 2008 for the following reasons:

1. The proposed house, by reason of its overall size, siting, bulk, scale and design would represent an incongruous form of development which would fail to harmonise with the architectural composition, character and appearance of adjoining residential properties. The proposal would therefore detract from the character and appearance of the surrounding area generally, contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposal, by reason of the siting of the rear private amenity space in relation to nos.24, 26 and 28 Regency Drive, would be directly overlooked from the first floor

habitable room windows of those properties causing an unacceptable loss of privacy to the future occupiers of the proposed house. The proposal would therefore be contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal having regard to the size of the proposed two bedroom house would fail to provide an adequate amount of amenity space for the future occupiers of the property, and as such would result in an overintensive use of the remainder of the garden to the detriment of the future occupiers of the property, the amenity of the neighbouring occupiers and the character of the area. The proposal is therefore contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

An appeal was lodged and subsequently dismissed in May 2009, with the Inspector commenting as follows on the main issues:

"However, because of the location and shape of the plot, the new house would look incongruous built immediately alongside the remaining old pre-cast garages with the kitchen window in line with and very close to the nearest garage door. The 'front' elevation would also be of an unsatisfactory design with no first floor windows. From the public realm of the car park and Princess Lane, the blank eastern elevation over 11m long and about 5.2m to the eaves, close to the boundary fence, would be an unattractive and overbearing feature.

The Council states that the proposal would provide about 50.5m<sup>2</sup> of private amenity space compared to the appellant's statement of 57m<sup>2</sup>. I have no explanation as to why the figures vary. Nevertheless, the HDAS requires new two bedroom dwellings to provide a minimum of 60m<sup>2</sup> of private amenity space and the proposal clearly fails to satisfy this requirement.

Furthermore, HDAS states that there should be a minimum distance of 15m between two storey properties and neighbouring gardens to avoid overdomination and a minimum distance of 21m to reduce overlooking. I accept that because of the orientation of the proposed building and its upper windows, there would be no significant overlooking of neighbouring properties. However, the private amenity space would only be between 10.5m and 11.5m from the properties on Regency Drive and despite landscaping and a proposed 2m high fence, the privacy of the future occupants of the dwelling would be compromised to an unacceptable extent by potential overlooking from nearby first floor windows."

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H7	Conversion of residential properties into a number of units
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.1 Density 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses 4.23 Elevation Treatment 4.39 Cycle Parking 4.40 Waste Management  Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **28th October 2009**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

30 adjoining owner/occupiers and the Ruislip Residents' Association consulted. The application has also been advertised as a development that affects the character and appearance of the Ruislip Village Conservation Area. A petition from 3 separate petitioners totalling 97 signatories has been received making the following comments:

"We, the undersigned, petition Hillingdon Council to oppose the plans on the rear of the site of 8 Kingsend to protect our neighbourhood, in particular:

To preserve the character of this part of the Ruislip Village Conservation Area. It will not make a



positive contribution or enhancement to the character of the area contrary to the general principle of policy BE4 of the Hillingdon UDP.

To disallow a development that would fail to harmonise with the surroundings and would be detrimental to the character and appearance of the area, contrary to Policies BE13, BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), the HDAS and PPS3.

To oppose a new development with limited private amenity space. Overlooking from the rear of the properties in Regency Drive will cause material harm to the living conditions of future occupants of the proposed dwelling, contrary to the HDAS and Policies BE23 and BE24 of the UDP.

To avoid more garden grabbing - this proposal will reduce the shared amenity space currently enjoyed by residents in the four existing flats at 8 Kingsend;

To disallow this infill style of development - The position of the proposed access would result in noise, fumes, pollution and light, nuisance from the extra cars accessing the proposed house which will be detrimental to the residential amenities enjoyed by the occupiers of the neighbouring residents at 6, 8, 8b, 8c and 8d Kingsend and Regency Drive."

Ward Councillor

I am writing to submit my objections to the above proposal. I believe this fails to harmonise with the street scene, and would result in a cramped development, with inadequate amenity space. The additional vehicle movements would compound existing problems in Kingsend.

#### **Internal Consultees**

##### CONSERVATION OFFICER

This site falls within the Ruislip Village Conservation Area. It currently comprises a garage court to the rear of no 8 Kingsend. It is bounded to the west by the properties fronting Regency Drive and to the east by the public car park located behind the commercial frontage of the High Street.

Kingsend was developed in the early 20th century by the original owners of the estate, Kings College, who developed the area very much in line with Garden Suburb principles. Thus the street has a spacious feel and contains well designed and reasonably sized properties, most of which are detached, set in good sized gardens.

Whilst the design of the new building has greatly improved on that of the previous submission, the front elevation, however, still appears rather unresolved architecturally, particularly the two small windows at first floor level. The site nevertheless remains small and awkwardly shaped and the proposed new building sits uncomfortably within it. As such, the new building would appear rather ad hoc and to have been shoe horned into the space, even more so than the properties within Regency Drive. As such it would be at odds with the prevailing character of area and potentially create an undesirable precedent within this recently designated Conservation Area.

##### TREES/LANDSCAPE

There is one small tree on the site and 13 small trees close to the site. Most of the trees have been reduced in the last year or so and have low amenity values, albeit they provide some low level screening between the site and adjacent properties. The exception is the mature ornamental plum (T30 on TPO 259), which is located off-site, close to the entrance to the site. This tree forms part of a group feature on the Kingsend frontage and has a moderate amenity value.

The scheme makes provision for the long-term retention all of the off-site trees, which will be protected by the existing boundary fencing. There is also space for landscaping.

The application includes a tree protection method statement (part of the BS 5837 Compliance Report [90291], but does not include details of services, which could affect some of the trees. These details can however be required by a condition, to ensure that the trees are not affected.

Subject to conditions TL1 (services), TL2, TL5, TL6, TL7, and TL21 (modified to require that the works accord with the approved method statement), the proposed development is acceptable in terms of Saved Policy BE38 of the UDP.

## HIGHWAYS

The proposal site is located on the northern side of Kingsend, approximately 22m southeast of its junction of Regency Drive. Kingsend is a Classified Road and is designated as a Local Distributor Road within the Council's Unitary Development Plan.

The highway considerations on a previous application ref. 27853/APP/2008/1288, which was refused by the Council, concluded that given the proposal would result in loss of garages and the proposal is for one dwelling, it would not result in intensification in use of the access. No highway objection was, therefore raised on the previous application.

Consequently, the proposals are not considered to merit refusal on highway grounds.

## WASTE MANAGEMENT

The dwelling must have a food waste grinders included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

Also, the development would have to have some kind of bin store area or designated area for the refuse to be collected from near the kerbside. Our collectors' vehicle will not go down the driveway to collect refuse, recycling from a house built that far from kerbside.

The dwelling house should incorporate in its design, storage provision for an average of 2 bags of recycling and 2 bags of refuse per week plus 3 garden waste bags every 2 weeks.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

Paragraph 3.4 of the Hillingdon Design & Accessibility Statement Residential Layouts advises that backland development must seek to enhance the local character of the area. The plot should be of a sufficient depth to accommodate new housing in a way, which provides a quality residential environment for new and existing residents. Backland development on plots of less than 80sq.m is unlikely to be acceptable.

The immediate area is residential in character and appearance and residential development on Brownfield land within residential areas is encouraged by PPS3. The size of the plot exceeds 80sq.m. Therefore, the use of the land for residential purposes is acceptable in principle, subject to it complying with the policies and standards of the Council.

### **7.02 Density of the proposed development**

The proposed scheme would have a density of 211 habitable rooms per hectare. This is at the lower end but within the London Plan density range (200-350 habitable rooms per

hectare) in respect of habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 4. Accordingly, no objection is raised purely on the issue of density.

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

In dismissing the appeal, the Inspector stated at paragraph 6 that "However, because of the location and shape of the plot, the new house would look incongruous built immediately alongside the remaining old pre-cast garages with the kitchen window in line with and very close to the nearest garage door. The 'front' elevation would also be of an unsatisfactory design with no first floor windows. From the public realm of the car park and Princess Lane, the blank eastern elevation...., would be unattractive and overbearing".

Since the refusal of planning permission for the previous scheme in December 2009, the application site has been included within the Ruislip Village Conservation Area. The character of the area comprises spacious streets and well designed and reasonably sized properties, in keeping with the 'Garden Suburb' principles. Most of the houses are detached and set in reasonably sized gardens.

The proposed development is considered to be at odds with the character of the area. The site is small and awkwardly shaped and the proposed new building would appear cramped within the site. It is acknowledged that the houses in Regency Drive are also not characteristic of the area, however these were built before the conservation area was extended to cover this part of Ruislip Village. However, when compared to the houses in Regency Drive, the proposal would appear even more cramped and rather ad hoc and as such, it is considered that the proposal would not be in keeping with the prevailing character of the conservation area.

It is considered that the design of the new building is an improvement over the previously refused scheme. Attempts have been made to produce a design that would relate satisfactorily with the suburban style and character of the area. Although the proposed design would, by the most part, appear in keeping with the appearance of other houses in the surrounding area, the front ground and first floor windows, by reason of their size, would appear disproportionate to the remainder of the house and should be much larger, given that this is on the principle elevation of the house. This together with the cramped appearance of the house within the site, results in a form of development that would not harmonise with the character and appearance of the surrounding area.

Overall, the proposal would be detrimental to the character and appearance of the surrounding area and the Ruislip Village Conservation Area, contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.23 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

#### **7.04 Airport safeguarding**

This is not applicable to this application.

#### **7.05 Impact on the green belt**

This is not applicable to this application.

#### **7.06 Environmental Impact**

This is not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

This is addressed at section 07.03.

#### **7.08 Impact on neighbours**

With regard to residential amenity, paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible overdomination. The distance provided will be dependant on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. It should be noted that a minimum 21m overlooking distance should be complied with.

In dismissing the appeal, the Inspector stated at paragraph 9 that 'However, the private amenity space would only be between 10.5m and 11.5m from the properties on Regency Drive and despite landscaping and a proposed 2m high fence, the privacy of the future occupants of the dwelling would be compromised.'

There are no residential properties to the north and east that would be adversely affected by the proposed development. As the windows proposed on the first floor elevation facing west would provide natural light to non-habitable rooms, they can be fitted with obscure glass to prevent overlooking onto the private amenity space of 2-20 and 22-28 Regency Drive.

From the submitted plans, the proposed development would be sited some 12.5m from 22 Regency Drive, 11m from 24 Regency Drive, 14m from 26 Regency Drive, and some 29m from 8b and 8c Kingsend. Although the proposal would maintain sufficient distances from the properties in Kingsend, it would not retain sufficient distances between 22, 24 and 26 Regency Drive. Therefore, the proposal would represent a visually intrusive and overdominant form of development when viewed from those properties and a significant increase in overshadowing onto those properties during the morning hours, contrary to policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

The existing 6m high trees along the northern boundary of 8c Kingsend would prevent overlooking from the proposed first floor south facing bedroom windows. However, nos.24, 26 and 28 Regency Drive would be located within 21m and would still overlook the rear private amenity area of the proposed development, despite the 2.2m high fence enclosing the amenity space, resulting in an unacceptable loss of privacy for the future occupiers of the proposed development. As such, the proposal would fail to overcome the second reason for refusal of the previous scheme and the Inspector's comments, contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

#### **7.09 Living conditions for future occupiers**

In dismissing the appeal, the Inspector stated at paragraph 8 that "the HDAS requires two bedroom dwellings to provide a minimum of 60sq.m of private amenity space and the proposal clearly fails to satisfy this requirement."

The internal size of the proposed house would be approximately 60sq.m which would fail to meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts which recommended 63sq.m for 2 bedroom houses. The habitable rooms have adequate outlook and would receive sufficient natural light, in accordance with London Plan Policy 4A.3. With regards to the Lifetime Home Standards, an informative was attached to the previously refused scheme advising the application to comply with these standards. However, the ground floor WC would not be of a sufficient size to accommodate wheelchair users, there is insufficient width adjacent to the main

stairs to accommodate a stair lift if required in the future and the doors are less than 900mm wide. Therefore the proposal would fail to provide sufficient internal amenities for future occupiers, contrary to policies BE19 and H8 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), policies 4B.1 and 4B.5 of the London Plan and the Hillingdon Design and Accessibility Statements: Residential Layouts and Accessible Hillingdon.

With regards to amenity space, paragraph 4.16 of the Hillingdon Design and Accessibility Statement: Residential Layouts sets out the criteria that would be applied to determine the usable private amenity space for new houses. Given this, the area to the rear (east) of the new house would not meet these criteria. However, the areas to the north and south of the application property would provide usable private amenity space. These areas would equate to approximately 57sq.m which would not meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layout, which advises 60m<sup>2</sup> for two bedroom houses.

Therefore the proposal fails to provide sufficient private amenity space contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

The insufficient size of the dwelling and its amenities is symptomatic of a cramped form of development. The proposal fails to overcome the third reason for refusal of the previous scheme and the Inspector's comments.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal would result in the loss of 4 lock-up garages. However the loss of these garages would not result in a significant increase in on-street parking.

The Council's parking standards require two parking spaces for the proposed house. Two off-street parking spaces are proposed and there would be sufficient space for vehicles to manoeuvre in forward gear onto Kingsend, in accordance with policy AM14.

The highway considerations on a previous application ref. 27853/APP/2008/1288, which was refused by the Council, concluded that given the proposals would result in loss of garages and the proposal was for a single dwelling, it would not result in intensification in use of the access. No highway objection was therefore raised on the previous application. Consequently, the proposals are not considered to merit refusal on highway grounds.

#### **7.11 Urban design, access and security**

This is addressed at section 07.03.

#### **7.12 Disabled access**

This is not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

This is not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The scheme makes provision for the long-term retention of all of the off-site trees, which will be protected by the existing boundary fencing. There is also space for additional landscaping, which can be secured by planning conditions should planning permission be granted. Therefore, the proposal would comply with policies BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.15 Sustainable waste management**

The application site is some 45m from Kingsend and the existing access is too narrow for

refuse vehicles to enter the site and too long for collectors to pick up waste from the property. However, the application does indicate the provision of bin storage areas within the site and the previous application was not refused on the basis of inadequate provision for refuse storage. Thus, if a scheme was considered acceptable a condition requiring a suitable management scheme, including waste collection could be attached.

**7.16 Renewable energy / Sustainability**

This is not applicable to this application.

**7.17 Flooding or Drainage Issues**

This is not applicable to this application.

**7.18 Noise or Air Quality Issues**

This is not applicable to this application.

**7.19 Comments on Public Consultations**

The third party comments raised are addressed in the report.

**7.20 Planning Obligations**

The proposal would not result in a net increase of 6 habitable rooms and therefore, a contribution towards additional school facilities in the West Ruislip ward is not being sought.

**7.21 Expediency of enforcement action**

This is not applicable to this application.

**7.22 Other Issues**

There are no other relevant issues.

**8. Observations of the Borough Solicitor**

This is not applicable to this application.

**9. Observations of the Director of Finance**

This is not applicable to this application.

**10. CONCLUSION**

For the reasons outlined above and that the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

**11. Reference Documents**

London Plan 2008

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts

Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Garage rear of  
8 Kingsend, Ruislip**

Planning Application Ref:  
**27853/APP/2009/1773**

Planning Committee  
**North** Page 71

Scale  
**1:1,250**

Date  
**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

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## Report of the Director of Planning & Community Services Group

**Address** 76 EXMOUTH ROAD RUISLIP

**Development:** Erection of a single storey side and rear extension (involving demolition of existing attached garage to side and part single storey rear extension).

**LBH Ref Nos:** 66257/APP/2009/1785

**Drawing Nos:** Location Plan at Scale 1:1250  
0156  
0150 (1:50 Existing floor plans)  
0150 (Block Plan)  
0160  
0154

**Date Plans Received:** 11/08/2009      **Date(s) of Amendment(s):** 11/08/2009  
**Date Application Valid:** 21/08/2009      23/11/2009

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on the south east side of Exmouth Road and comprises a two storey end of terrace house with a detached garage along the side boundary with 76 Exmouth Road and a part single storey rear extension. The attached house, 74 Exmouth Road, lies to the south west and has a single storey rear extension. To the north east lies 78 Exmouth Road, a two storey end of terrace house with part two storey side and part two storey, part single storey rear extension and front porch. This property is set behind the front wall, but extends beyond the rear wall of the application property. The street scene is residential in character and appearance, comprising two storey terraced houses and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 1.2 Proposed Scheme

The originally submitted scheme proposed a two storey side and part two storey part single storey rear extension and a detached double garage at the bottom of the rear garden. The application has since been amended and now proposes a single storey side and rear extension.

The proposed side element would be set flush with the front wall of the application property and would measure 2.35m wide and 10.1m deep, projecting 3.65m beyond the rear wall of the application property. At this point it would wrap around the rear wall to form a single storey rear extension measuring 7.6m wide, for the full width of the application property and the proposed side extension, and 3.65m deep. The proposed single storey side and rear extension would be finished with a crown roof, 2.3m high at eaves level and 3m high at its highest point.

### 1.3 Relevant Planning History

### **Comment on Planning History**

None

### **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**

EXTERNAL:

12 adjoining owner/occupiers and the South Ruislip Residents' Association consulted. 6 letters of objection and a petition with 55 signatories received.

Letters of objection:-

- (i) The proposed development would have a visually intrusive and overdominant impact on the street scene;
- (ii) The proposed development fails to harmonise with the architectural composition of the original house;
- (iii) Over development of the site;
- (iv) The double garage at the bottom of the rear garden would dominate the garden;
- (v) Overlooking onto the rear garden of 74 Exmouth Road resulting in a loss of privacy;
- (vi) Loss of light to 73 Exmouth Road;
- (vii) Contrary to paragraph 5.1 of the HDAS: Residential Extensions;
- (viii) The proposed development would create a terracing effect with the adjoining terrace;
- (ix) The detached garage is unsuitable for the property;
- (x) The proposal would represent an eyesore and block out light to 80 Exmouth Road;
- (xi) The building works would be disruptive;
- (xii) There are no double garages in the rear garden of houses in the street;
- (xiii) The proposal would result in on-street parking.

Officer comments: On points (vi) and (x), 73 and 80 Exmouth Road is some distance from the application property and would not be adversely affected by the proposed development. On point (xi), the construction works would be incidental to the grant of planning permission. A construction site informative is recommended advising the application of the hours of working, should planning permission be granted. The remaining points are addressed in the report.

Petition:

"It is felt that, should the proposed plans for the above property go ahead, it would cause a serious parking problem. Some nearby parking spaces have recently been restricted and parking is already extremely difficult.

From the plans it is clear that the building is far too large for the site and would be architecturally unsympathetic to the original dwelling. It would clearly be over development of the site.

It is also felt it would be out of scale with the surrounding properties. The property is owned by a landlord and it is believed that it would be used for multiple tenants. Over the past years there have been a number of problems with tenants, most recently a cannabis

farm."

Officer Comments: There is no evidence to suggest that the proposal would be used for multiple occupation. The remaining points are addressed in the report.

South Ruislip Residents' Association:

- (i) The proposal would be double the size of the original house and would result in the loss of a mature garden and increase the risk of flooding;
- (ii) Out of character and will spoil the street scene;
- (iii) The garage would increase the risk of flooding and there is no guarantee that it would not be used as a dwelling;
- (iv) It would result in the loss of afternoon and evening sunlight to the properties lying to the east; and
- (v) Loss of privacy to neighbouring properties.

Officer comments: The application site does not lie within a flood plain. The remaining points are addressed in the report

Ward Councillor: "I would like to raise my concerns about 76 Exmouth Road. The plans look massive considering the size of the average properties in the road. I am worried about the lack of space between the houses which will affect the street scene and although the upper storey is set back the appropriate distance it still looks cramped. I am worried about the bulk of the building and I am not sure but if the patio window or the kitchen looks onto 78's patio there may be a case of privacy although this might be frosted glass."

Officer Comments: These points are addressed in the report. The plans have also been revised since the comments of the Ward Councillor were received.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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.  |
| AM14 | New development and car parking standards.  |
| HDAS | Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): |

3.0 Rear Extensions and Conservatories: Single Storey

4.0 Side Extensions: Single Storey

LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the impact of the proposal on the character and appearance of the original house, on the street scene and surrounding area, and on residential amenity.

The proposed single storey side and rear extension by reason of its overall size, scale, design, appearance and length of projection in relation to the original house, would harmonise with the character and proportions of the original house. It would appear subordinate as it would be set sufficiently below the cill of the first floor side and rear windows.

The street scene is characterised by single storey side and rear extensions notably at 70, 72, 74 and 100 Exmouth Road. It is therefore considered that the proposal would not detract from the character and appearance of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0 and 4.0 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions.

The attached house, 74 Exmouth Road, would not be adversely affected by the proposed single storey side extension as it lies on the opposite side of the application property. The proposed single storey side element would project beyond the front wall of 78 Exmouth Road, however that property does not have a ground floor habitable room adjacent to the side boundary with the application property. Furthermore, the two storey rear extension at 78 Exmouth Road would screen the impact of the proposed development from that house. The proposal would therefore not harm the residential amenities of the occupiers of 78 Exmouth Road through overdominance, visual intrusion or overshadowing.

The proposed single storey rear extension would not be more than 3.6m deep, and would not be more than 3.4m high, in accordance with paragraphs 3.3 and 3.7, of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. The proposed rear extension would not project beyond the rear wall of the extension at 74 Exmouth Road and as such, would not harm the residential amenities of the occupiers of that house through overdominance, visual intrusion or overshadowing.

No windows are proposed facing the adjoining properties and therefore no overlooking will result. The proposal would thus comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Over 60sq.m of private amenity space would be retained in accordance with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The existing garage has internal dimensions of approximately 2.1m wide x 5.6m long, which is substandard. Therefore, the proposal would not affect the existing off-street parking situation. Furthermore, the proposal would not generate the need for additional

parking. The proposal would comply with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to third party comments, the points raised related to the originally submitted scheme which involved the erection of a two storey side, part single and part two storey rear extensions and a detached double garage at the bottom of the rear garden. This development has been replaced with a single storey side and rear extension which would now be considered to be in keeping with the character and appearance of the application property and the street scene and surrounding area.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

#### **2 HH-M2 External surfaces to match existing building**

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

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 HH-MRD4 Single Dwellings Occupation**

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

#### **REASON**

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 HH-OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 74 and 78 Exmouth Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6** HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  

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.
AM14	New development and car parking standards.

HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 4.0 Side Extensions: Single Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 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 & 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 & Community Services Reception Desk, Level 3, 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:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**76 Exmouth Road,  
Ruislip**

Planning Application Ref:  
**66257/APP/2009?1785**

Planning Committee  
**North** Page 82

Scale  
**1:1,250**

Date  
**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Director of Planning & Community Services Group

**Address** 3 NEWYEARS GREEN LANE HAREFIELD

**Development:** Erection of a two storey side and part single storey rear extensions.

**LBH Ref Nos:** 64656/APP/2008/1921

**Drawing Nos:** Location plan at Scale 1:1250  
Photographs  
GRU/08 Rev. A

**Date Plans Received:** 23/06/2008      **Date(s) of Amendment(s):** 23/06/2008  
**Date Application Valid:** 22/07/2008      24/09/2008

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north east side of Newyears Green Lane and comprises a two storey semi-detached house with a front porch. The attached house, 4 Newyears Green Lane, lies to the south west and has a single storey side/rear extension. To the north east lies 2 Newyears Green Lane, a two storey semi-detached house which has not been extended. The street scene and surrounding area is rural in character and appearance comprising open green fields and the application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

#### 1.2 Proposed Scheme

The proposed two storey side extension would be set flush with the front wall at ground floor level and set back 1m at first floor level. It would measure 4m wide, 7.6m deep at ground floor level, 6.6m deep at first floor level, and finished with a hipped roof set 0.5m below the roof ridge. The single storey side element would be finished with a mono-pitched roof 2.7m high at eaves level and 3.4m high at its highest point.

The proposed part single storey rear extension would be set flush with the flank wall of the proposed two storey side extension. It would measure 7.1m wide, 1.9m deep and finished with a crown roof 2.9m high at eaves level and 3.8m high at its highest point. Steps are proposed leading down to the garden level.

#### 1.3 Relevant Planning History Comment on Planning History

None

### 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**

EXTERNAL:

5 adjoining occupiers and the Ickenham Residents' Association have been consulted. A petition with 25 signatories in support of the proposed development has been submitted making the following comments:

"We, the undersigned, wish it to be known that we believe the design of the extension is attractive and not excessive. Furthermore, we do not consider that proposed extension will cause any harm to the openness of the Green Belt. Therefore, we fully support the proposal and consider that planning permission should be granted without any further delay or deliberation."

Harefield Tenants & Residents Association: No objection

Harefield Village Conservation Panel:

"The Panel object to the application for the following reasons;

1. The existing house is a non-conforming use in the Green Belt so the same applies to the extension proposed.
2. The extensions proposed is excessive as it will almost double the size of the existing house
3. If this is approved it will set a precedent for this type of addition in the area and will lead to applications for similar extensions to the other three houses adjacent 1,2 and 4 Newyears Green Lane. It is understood that all four houses are in the same ownership"

Officers Comments: All the issues raised above are covered in the main report.

INTERNAL:

Policy & Environmental Planning:

The scheme needs to be assessed by case officer in terms of extension of buildings within the Green Belt (Policy OL4).

### 4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- |      |  |
|------|--|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development |
| OL4  | Green Belt - replacement or extension of buildings                         |
| BE13 | New development must harmonise with the existing street scene.             |
| BE15 | Alterations and extensions to existing buildings                           |
| BE19 | New development must improve or complement the character of the area.      |
| BE20 | Daylight and sunlight considerations.                                      |
| BE21 | Siting, bulk and proximity of new buildings/extensions.                    |

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 5.0 Side and First Floor Side Extension: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the appropriateness of the development and its impact on the appearance and openness of the Green Belt, on the character and appearance of the original house and on the impact on the amenity of adjoining occupiers.

Planning Policy Guidance Note 2: Green Belts (PPG2), states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted.

With regards to extensions to dwelling houses in the green belt, paragraph 3.4 of PPG2 states 'The construction of new buildings inside a Green Belt is inappropriate unless it is for limited extension, alteration or replacement of existing dwellings (subject to paragraph 3.6). Paragraph 3.6 states 'Provided that it (the proposed extension) does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.' As a general rule, proposed extensions, including all previous extensions, which equate to more than 50% of the original size of the dwelling, would constitute a disproportionate addition which would represent an inappropriate development in the Green Belt.

Measured from the submitted plans, the original dwelling house has a total floor area of approximately 87sq.m (measured internally). The proposed extension would have an internal floor area of approximately 60sqm. This would represent a floorspace increase of approximately 70% over and above the size of the original dwelling. The proposed extension is considered to result in a disproportionate change in the bulk and character of the existing building which would represent an inappropriate development in the Green Belt, contrary to policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and PPG2: Green Belts.

The proposed two storey side extension, by reason of its overall size, siting, design and width in relation to the application property would not be more than 2/3rds of the width of

the application property and would thus comply with the guidance set out in the SPD HDAS: Residential Extensions. The SPD, though does state that the size of the extension is also dependent on the character of the area. Thus, given the location of the site within the Green Belt, the fact that it is in a very rural position and that the property is part of a group of four almost identical properties, of which only one has a modest single storey extension, the size, scale and bulk of the extension is considered to impact on the visual amenities of the street scene and the area in general contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that two storey side extensions should retain a 1m set-in from the side boundary. The proposed two storey side extension would retain a 4.5m gap to the side boundary with 2 Newyears Green Lane.

The proposed part single storey rear extension by reason of its siting, design and appearance is considered to harmonise with the appearance of the main house. It would appear subordinate as it would be set sufficiently below the cill of the rear first floor window and as such, would not detract from the visual amenities of the existing property in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The attached house, 4 Newyears Green Lane would not be adversely affected by the proposed two storey side extension as it lies on the opposite side of the application property. The proposed two storey side and part single storey rear extension would be some 11.5m from the flank wall of 2 Newyears Green Lane and the proposed part single storey rear extension would be set some 3.5m from the side boundary with 4 Newyears Green Lane. These distances are sufficient to ensure that the proposal would not harm the residential amenities of the adjoining houses through overdominance, visual intrusion and overshadowing. No windows are proposed facing the adjoining properties and therefore no overlooking will result. As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3.

Over 200sq.m of private amenity space would be retained and off-street parking will not be affected by the proposed development, in accord with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

For the reasons outlined above and that the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed extensions, by reason of their overall size, bulk and scale would represent a disproportionate change in the bulk and character of the existing building and would be

detrimental to the character and appearance of the street scene and the area in general. The proposal would therefore constitute inappropriate development in the Green Belt and would be visually intrusive within the street scene and the area, contrary to policies OL1, OL4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Government guidance set out in Planning Policy Guidance Note 2: Green Belts.

## INFORMATIVES

### Standard Informatives

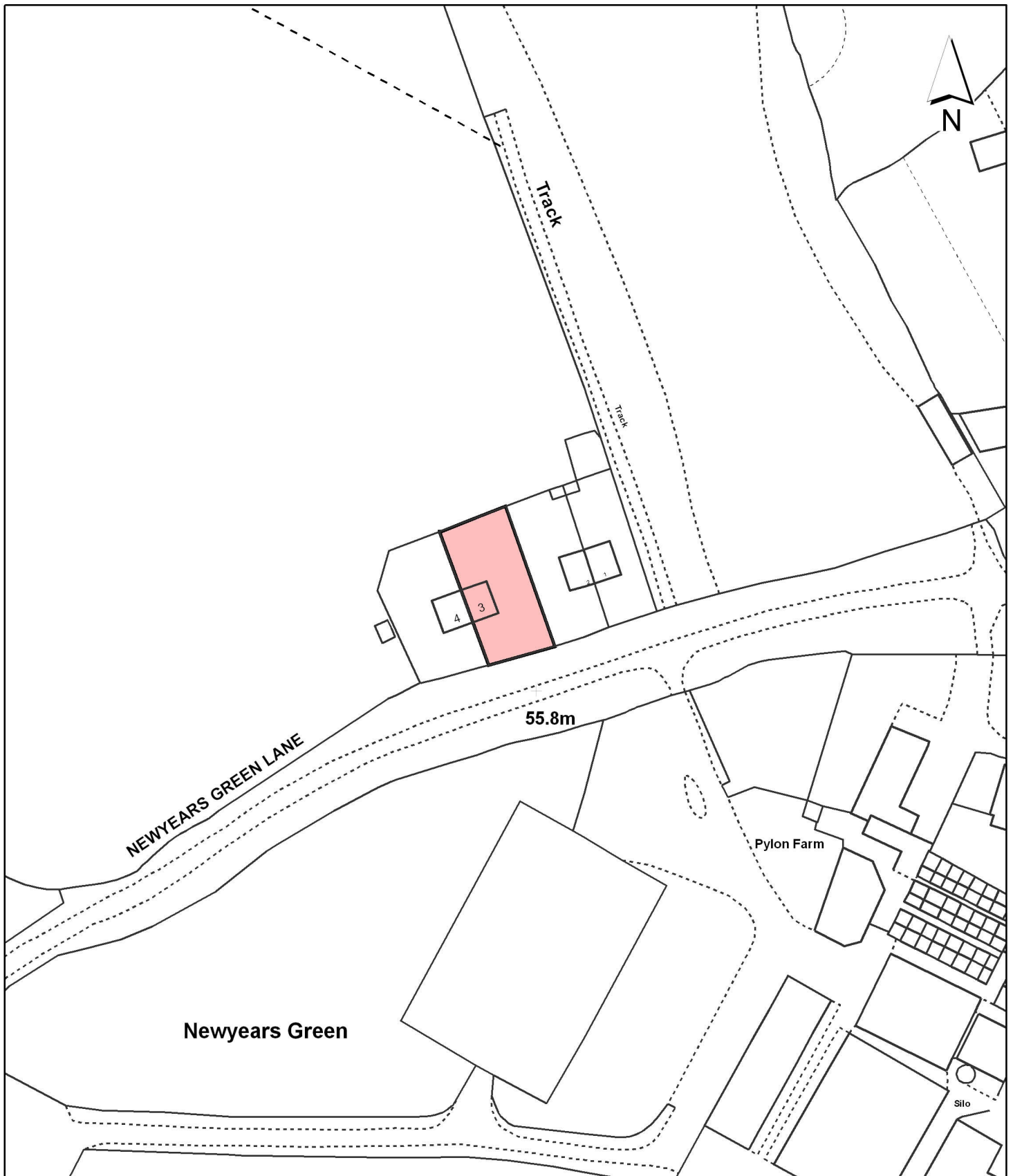
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights,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



<b>Policy No.</b>	
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 5.0 Side and First Floor Side Extension: Two Storey
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230





<p><b>Notes</b></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. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p><b>3 Newyears Green lane, Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>64656/APP/2008/1921</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 89</p>	<p>Date</p> <p><b>January 2010</b></p>	

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## Report of the Corporate Director of Planning & Community Services

**Address** OAKHURST, 1 NORTHGATE NORTHWOOD

**Development:** Erection of 2 x two-storey, six-bedroom detached dwellings with habitable roof space and associated parking, including a detached double garage and new access road located between 'Oakhurst' and 'Walderton' and erection of a part single storey, part two storey side/front extension to Oakhurst (involving the demolition of the existing detached garage)

**LBH Ref Nos:** 30779/APP/2009/2036

**Drawing Nos:** BP.01  
Woodland management proposals  
Design and Access Statement (Excluding attached drawings)  
Arboricultural Implications Assessment, dated 04/12/2009 Including Tree Protection Plan  
D 02 04  
E-mail dated 29/12/09  
P.02 Rev F  
P.03 Rev C  
P.04 Rev C  
P.05 Rev C  
P.06 Rev C  
P.07 Rev C  
P.08 Rev C  
P.09 Rev C  
P.10 Rev C  
P.11 Rev C  
P.12 Rev C  
P.13 Rev B  
P.14  
P.01 Rev E

<b>Date Plans Received:</b>	21/09/2009	<b>Date(s) of Amendment(s):</b>	08/01/0009
<b>Date Application Valid:</b>	02/10/2009		21/09/2009
			02/10/2009
			07/12/2009
			10/12/2009
			29/12/2009

### 1. SUMMARY

This application follows the grant of permission on the 5th August 2008 for a similar scheme of redevelopment on the site to provide two detached houses to the rear of Oakhurst, together with the alteration and extension of the existing property. The current application, as originally submitted, did not include Oakhurst or its garden area to the south and west. Following the raising of officer concerns, revised plans have been received which now include Oakhurst and all of its garden area within the application site, together with the formerly approved alteration and extension works to this property. Alterations to the proposed two houses have also been made as a result of officer concerns.

The principle of allowing backland development on this site for two houses has already been agreed, as have the alteration and extension works to Oakhurst. The revisions made to the layout and design of the houses follows the advice of the Council's Urban Design/Conservation Officer and the scheme is now considered acceptable. Although the proposal identifies additional tree loss as compared to the earlier approved scheme, given the wooded nature of the site, the additional loss would not be significant in terms of the overall wooded character and appearance of the plot and surrounding area. The amenities of adjoining residential occupiers would not be adversely affected and highway and pedestrian safety considerations would not be prejudiced. Furthermore, although permitted development rights were not removed previously and there was no requirement to ensure that Oakhurst was refurbished within the time frame of the overall redevelopment of the site as part of the previous approval, it is considered that given the greater appreciation of the importance and un-altered condition of Oakhurst, particularly its interior and the latest emergence of central government thinking, which places greater emphasis of the importance of the local historic environment generally, and not just buildings and sites on statutory lists, these conditions are now both considered justified and reasonable.

## **2. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

#### **2 M1 Details/Samples to be Submitted**

No development shall take place until details and samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 OM2 Levels**

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

be carried out other than in accordance with the approved details.

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

**REASON**

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

**6 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the new houses are occupied. Development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 M7 Means of boundary enclosure - Existing Screen**

The existing screen planting and/or hedging, or other means of enclosure agreed by the Local Planning Authority on the boundary with High Trees and Walderton, Northgate shall be maintained to a minimum height of 2 metres. Any gaps that occur shall be filled with replacement planting of a similar size and species, or other boundary screening as agreed by the Local Planning Authority.

**REASON**

To safeguard the privacy and amenity of neighbouring occupiers in accordance with

Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the house on Plot 2 hereby approved facing High Trees, Northgate.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The first floor bathroom window and roof lights facing High Trees, Northgate shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 RPD5 Restrictions on Erection of Extensions and Outbuildings**

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

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**11 RPD9 Enlargement to Houses - Roof Additions/Alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse hereby approved, including Oakhurst, shall be constructed.

**REASON**

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**12 NONSC Non Standard Condition**

Prior to the commencement of works on site, a suitably licensed ecologist shall carry out a detailed assessment of the site for protected species such as bats and badgers. Should the site reveal signs of the presence or use by protected species, then a seasonally appropriate survey for these species, and an ecological impact assessment,

must be conducted, submitted and approved in writing by the Local Planning Authority, together with details of appropriate mitigation works, which must be carried out before any works begin. The works must be carried out in accordance with the approved details.

#### REASON

In order to ensure that protected species or their habitat will not be adversely affected by the development, in accordance with Policy EC5 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **13 H3 Vehicular access - construction**

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

#### REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

#### **14 H7 Parking Arrangements (Residential)**

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

#### REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

#### **15 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

#### REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **16 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be

planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **17 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **18 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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



The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **19 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

#### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **20 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

#### REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

**21** TL10 **Tree Works - Crown Reduction**

The tree(s) to be pruned shall be crown reduced by a maximum of 30%. This work shall comprise a reduction in both height and spread over the whole crown by shortening or removing peripheral branches in a uniform and systematic manner. Where branches are shortened, they should be cut back to a suitably positioned secondary branch.

Crown reduction shall not be construed as 'lopping' or 'topping' and shall result in a tree of typical form for the species and of balanced appearance. The amount of crown reduction shall be expressed as a percentage of the overall crown of the tree. The works shall be carried out in accordance with the recommendations contained in BS3998: 1989 - "British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of the work.

**REASON**

In order to protect health of the tree and the visual amenity of the area, in accordance with Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**22** TL14 **Tree Works - Pollarding**

Pollarding/coppicing is the removal of re-growth from the point at which a tree has been previously pollarded/coppiced. All pruning cuts shall be made in such a manner so as not to injure the pollard/coppice head(s). The works shall be carried out in accordance with the recommendations contained in BS3998: 1989 - "British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of this work.

**REASON**

In order to protect health of the tree and the visual amenity of the area.

**23** TL21 **Tree Protection, Building & Demolition Method Statement**

Prior to development commencing on site, a detailed tree protection and method statement, outlining the sequence of development on the site including demolition, building works and tree protection, including details of supervision and monitoring of the works/tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

**REASON**

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**24** NONSC **Non Standard Condition**

A detailed woodland management plan, to include long term objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The woodland management plan shall be carried out as approved.

**REASON**

To ensure the continued protection and management of the woodland, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

**25** NONSC **Non Standard Condition**

No part of plots 1 and 2 (marked on the annexed plan) shall be occupied until the approved works to Oakhurst set out in the drawings have been substantially completed.

**REASON**

To ensure that 'Oakhurst' is brought into habitable use within an appropriate time-scale in order to ensure that the building does not detract from the visual amenities of the area, in accordance with Policies BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

**26 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards**

The new residential units hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

**27 NONSC Non Standard Condition**

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

**REASON**

In the interest of highway safety, in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**28 SUS4 Code for Sustainable Homes details (only where proposed as**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve Level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

**REASON**

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

**29 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

### **30 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the primary and nursery school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

#### **REASON**

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Councils Supplementary Planning Guidance on Educational Facilities.

#### **INFORMATIVES**

##### **1 I52 Compulsory Informative (1)**

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

##### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP	London Plan (February 2008)
HDAS	Residential Layouts

CACPS	Accessible Hillingdon Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPG	Supplementary Planning Document Planning Obligations, July 2008
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats

**3            11            Building to Approved Drawing**

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

**4            12            Encroachment**

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

**5            13            Building Regulations - Demolition and Building Works**

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

**6            16            Property Rights/Rights of Light**

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.

**7            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 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.

#### **8            I45            Discharge of Conditions**

Your attention is drawn to conditions 2, 4, 5, 6, 12, 15, 17, 18, 20, 23, 28, 29 and 30 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

#### **9            I46            Renewable Resources**

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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

#### **10**

In respect of Condition 31, you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional educational facilities locally proportionate to the needs arising from the development.

#### **11**

The applicant is advised that the houses should be fitted with a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

### **3.    CONSIDERATIONS**

#### **3.1    Site and Locality**

The application site lies on the south side of Northgate and comprises Oakhurst, a timber framed Tudor vernacular style, detached 4-bedroom house which appears to have been constructed in 1928 and is remarkably intact. It has a very substantial plot with more than half of the site covered with mature woodland. To the side of the house, abutting the side boundary with the adjoining property, Walderton is a detached garage. There is also a bus stop outside the site on this boundary. The site has a 46m wide frontage onto Northgate which has recently been boarded up with 1.8m high hoarding. A 1.8m high fence has also been erected within the site. Northgate and its surroundings form part of the Copsewood Estate which is characterised by large detached houses on substantial plots.

Oakhurst would have been one of the first houses on the Copsewood Estate prior to which the land was used as coppiced woodland producing timber for fuel. The house has extensive grounds consisting of a mature garden laid mainly to lawn but with mature oak and evergreen trees leading to a more densely wooded area to the rear of mostly

hornbeams and silver birch with dense under-storey and a separate arm to the west which has the appearance of a remnant of a traditional woodland of oak standards with coppiced hornbeam again with a dense under-storey. The site is relatively flat.

The site is covered by Tree Protection Order (TPO) 173 and lies within the Copsewood Estate Area of Special Local Character as identified in the Hillingdon UDP Saved Policies (September 2007).

### **3.2 Proposed Scheme**

Planning permission is sought for the erection of 2 x two-storey, six-bedroom detached dwellinghouses with habitable roof space accommodation and a detached garage, served by a new access road located between Oakhurst and Walderton (an adjoining house to the east of the site), and the erection of a single-storey and part two-storey side/front extension with integral garage to the existing house, Oakhurst. The proposal involves the demolition of a detached garage at the side of Oakhurst.

The proposed extension to the east of the house would be timber framed and measure 6.6m wide, 6.3m deep and would have a ridge height of 7.7m, matching that of the existing house. It would project forward of the front wall of the existing house by 2m and beyond its east flank wall by 2.3m.

The two proposed houses would be sited within the south east and south west limbs of the site, known as Plot 1 and Plot 2 respectively and be of a similar scale and design, incorporating mock timber framing detail and cat slide roofs. The houses would have a main footprint of 18.05m x 10.5m (Plot 1) and 21.8m x 10.5m (Plot 2) and each would incorporate a projecting rear wing with a cat slide roof and first floor dormer, giving a total depth of 14.45m. The properties would have an eaves height of 5.2m and overall ridge height of 9.7m and incorporate a front dormer, three rear dormers and side and rear rooflights. The detached double garage would serve the house on Plot 1 and be sited in front of the house. It would have a footprint of 5.3m wide x 5.4m deep, with a 2.5m eaves and 4.7m maximum height to the apex of its pyramidal roof.

A Design and Access Statement has been submitted. This describes the site and its surroundings and the site's planning history. It goes on to provide the policy context for the proposal and describes the proposal itself and gives an assessment of the works.

The Arboricultural Implications Assessment describes the site and the impact of the development upon the trees. The report classifies the 264 trees that have been included in the survey and the constraints that these have for the development of the site. The report then identifies 49 trees that would have to be removed to implement the previously approved scheme and an additional 25 trees that would need to be removed to accommodate this scheme. In particular, T99 is now identified for removal as the crown spread is biased towards the east and the rear elevation of the house on Plot 2. In addition, a further 10 trees are identified as requiring tree surgery and 11 trees are identified for removal as they are in poor condition. The report then goes on to describe the positioning of the service runs on site and the access arrangements, protective fencing, material storage, contractor parking, mortar mixing and site hut placement. A Tree Protection Plan and Arboricultural Method Statement are attached to the assessment.

The Woodland Management Proposals describe the history of the woodland and identifies the problems of this woodland, which has been neglected for many years, notably the unchecked growth of laurel which has restricted new tree and shrub growth. The

principles for management are identified, namely that the needs of the woodland and occupiers of the properties must both be reflected and the woodland should be encouraged to continue to thrive, regenerate and provide a suitable environment for a diverse range of species. Woodland operations recommended are the regular safety inspection of the trees, clearance of the laurel and possible longer term operations such as re-coppicing with hornbeam trees, thinning of hornbeam clusters, new tree and shrub planting.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

A planning application (ref: 30779/APP/2006/1833) for 4 new houses was withdrawn in November 2006 following concerns raised by the Council's Conservation and Urban Design Officer.

A planning application (ref: 30779/APP/2007/1295) for 3 new houses was also withdrawn in November 2007 following concerns raised by the Council's Trees and Landscaping Officer about the number of houses being proposed.

Subsequently, an application (ref. 30779/APP/2007/3799) for the erection of two, 2-storey six-bedroom detached houses with integral garages and roof space accommodation, served by a new access road and erection of a single storey and part two-storey side/front extension to the existing house (involving the demolition of a detached garage and shed) was approved on 5th August 2008.

Oakhurst has also been investigated by English Heritage for possible statutory listing. The house was fully inspected on 7th February 2008 and a report dated 28th October 2008 (hence the explanatory report was received after application 30799/APP/2007/3799 was determined) has been produced. This states that Oakhurst is a timber framed building in a Tudor vernacular style but its architect is unknown. Its timber framing rests on a brick plinth and consists of vertical panels with a middle rail, the panels being cement rendered. The roof is tiled and all the gables have barge boards, with a carved vine decoration. All windows have wooden mullions and small rectangular leaded panes. Inside, the plan form of the house is intact, with a scullery, larder and coal hole at the service end of the house. The room designed to create the greatest impression is the living room, with ceiling height panelling and parquet floor, a stone and tile fireplace with a stone hearth has a Tudor arch. The hall is also panelled. Stone and tile fireplaces also survive in three of the four bedrooms. All the doors are dark wood with eight panels and original door furniture. The original iron lantern style light fittings survive as do the brass light switches and bell pushes. The bathroom still has what appears to be a cast cement bath. Apart from the surprising intactness of details of the original design, the most notable feature is the decorative plasterwork that appears on ceilings, mainly, but also on walls, depicting single floral motifs (mainly above the doors) or more elaborate floral panels: there are also more heraldic motifs, including a stag and a lion.

The report goes on to explain that due to the greater number of late C19 and early C20 properties built and surviving, greater selection is necessary when considering candidates of this date for listing and the criteria used for selection are more demanding. The guidelines include imagination and ingenuity of design, good quality craftsmanship and the striking use of materials; the reputation of the architect and the extent to which the design survives un-altered are also factors to be taken into consideration.

Oakhurst is an early C20 house whose design uses elements of the Tudor vernacular to embellish a comfortable middle class suburban dwelling while providing all those services



necessary for a modern house of the period within a standard and compact plan form. The remarkably intact plan illustrates precisely the social standing of the owners in inter-war England, with limited space in the kitchen area for a non-resident maid. Both the internal and external decorative details point to an imagined higher status.

While the craftsmanship is of good quality, all the elements of the design are standard: the fireplaces and panelling are plain and the plasterwork, while it lifts the interest of the interior, uses standard motifs.

The report gives an assessment of Oakhurst as a well surviving early C20 suburban house in a vernacular style, built on the wooded margins of an expanding Northwood and as such is of local interest. However, although its unaltered design and detail are factors to be taken into consideration, they are not sufficient in themselves to warrant listing. Elements of the Tudor vernacular in the design of the house are not used in an imaginatively interpretive way but are routine and imitative. Materials are used functionally and in a standard form, while the cement render is out of place both practically and aesthetically. The interior shows attention to detail, but this is also not used creatively and is a standard imitation of historical form and style. The report concludes by stating that Oakhurst does not merit inclusion on the statutory list.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting

	and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP	London Plan (February 2008)
HDAS	Residential Layouts Accessible Hillingdon
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPG	Supplementary Planning Document Planning Obligations, July 2008
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th November 2009**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

#### ORIGINAL PLANS

35 neighbouring properties consulted and a site notice displayed. 3 individual responses received objecting to the proposal, together with a petition with 26 signatories.

The petitioners object on the following grounds:

- (i) The land which it is proposed to develop constitutes, in practice, a small nature reserve of great benefit to the whole neighbourhood and should be retained.
- (ii) The application envisages the removal of far too many trees, thereby injuring the environment in the locality.
- (iii) The addition of extra housing units will add to the sense of overbuilding which is already having an impact on the area.
- (iv) The present application involves the construction of separate garages, as against integrated garages in the previous application. This change will add to the footprint of the development, which should be avoided.
- (v) The use of the roof space for dwelling purposes will be intrusive to neighbours.
- (vi) These are large houses with numerous intrusive window spaces which will cause a sense of being overlooked, especially in winter, when the trees have shed their leaves.
- (vii) The height of the new properties is considered detrimental to the neighbourhood and will add to the sense of overdevelopment.
- (viii) There will be additional road access to Northgate, which is already a very busy conduit for the whole of the Copse Wood estate.

The individual responses objecting to the proposal make the following comments:

- (i) The application is not in keeping with the locality and the character of the existing attractive property, built circa 1908 and its natural wooded habitat.
- (ii) There is wildlife on site, including a badger sett.
- (iii) Frontage has become an eyesore with hoardings replacing a natural hedge.
- (iv) Development is not needed, Oakhurst just needs refurbishing.
- (v) Scheme just for profit.
- (vi) Planned use of the flat roof section of the grounds floor is unacceptable due to loss of privacy as would overlook the neighbouring garden at Walderton.
- (vii) The increase of 25 trees being removed, in excess of the felling of 49 trees already agreed on the original application is detrimental to the character of the area. Tree report is biased and TPOs should be enforced. In particular, removal of T99 just because would cause anxiety to properties shows disregard for area. House should be relocated or scaled down to avoid need to remove this tree.
- (viii) A 1.8m high fence on the boundary with Walderton would be out of character with area and feel like a prison. Original permission was more appropriate which required a 2.0m high wire mesh fence to be maintained with any gaps in existing shrubbery to be filled.
- (ix) Access drive will generate additional noise, vibration, light and pollutants, contrary to policy OE1. At very least, this should be screened from adjoining residents.
- (x) Access adjacent to a bus stop would prejudice road safety.
- (xi) Ownership of the portion of land between Walderton and neighbouring property on Copsewood Way, forming part of this application, is in legal dispute pending an application on grounds of adverse possession.
- (xii) Although there is an argument that woodlands need to be 'managed', the developers should make provision to reduce carbon emissions. If so much vegetation is to be cut, this needs to be balanced against other mitigating measures.

1 response of no objection has been received, advising that:

- (i) No objection to the proposal, provided that the ecologist's survey is extended to cover the woodland as believe a badger sett is located within it which would need to be protected.

English Heritage (in a letter addressed to the agent):

There is local concern that this interesting timber framed building of 1928 may be subject to plans for demolition and site redevelopment. This building is not statutorily listed, nor is it covered by a designated conservation area, nor indeed subject to any other formal legislative protection. It is important to stress the value and importance of the historic built environment and the contribution that historic buildings can make to local distinctiveness, to the character and history of an area, to how people understand their neighbourhoods and to sustainability. Furthermore, the benefit of refurbishing rather than demolishing an historic building has been proven to aid resale, as historic buildings can add gravitas and substance to developments and are popular with purchasers.

Save Britain's Heritage:

Oakhurst is an interesting and attractive 1920s Tudor vernacular style house. The building is in the process of changing hands and we are very concerned for its future. This house has been empty for a number of years and regrettably, its condition has been allowed to deteriorate markedly during this time. Consequently, it is extremely vulnerable.

Although English Heritage did not list Oakhurst, it is nonetheless, a building of high quality (both in terms of design and construction). It also has charm and character. It retains good original features including leaded windows and parquet floors and full height panelling. There is good decorative

plasterwork throughout.

Oakhurst is clearly easily capable of repair and rehabilitation and we urge the Council to negotiate with the owner to secure its preservation as part of any future application. As well as a good building in its own right, Oakhurst makes a very positive contribution to the character of the area. It is worthy of being included within a local list of architecturally and historically significant buildings.

Northwood Residents' Association: No response received.

Nick Hurd MP:

I am writing on behalf of a number of constituents in Northgate. The concerns of residents are a) the application is not in keeping with the locality and the character of the property, b) the application will result in the destruction of a significant number of trees and c) the application is the thin end of a wedge with the end objective being the development of some houses on the site as per a previous application. There is also concern about the way in which the developer has cordoned off a natural habitat.

Thames Water:

No objection to proposal on grounds of sewerage infrastructure. The applicant should make sure storm flows are attenuated through on and off site storage.

#### REVISED PLANS

35 neighbouring properties consulted. 2 responses have been received, 1 response making the same points as on the original consultation, namely points (vii), (viii), (ix), (x) and (xi), the other concerned about overlooking from the dormer windows on Plot 1.

Northwood Residents' Association: No response received.

#### **Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER:

#### COMMENTS ON ORIGINAL SCHEME

#### BACKGROUND:

This application is a reworking of part of a previous application for the repair and extension of Oakhurst with the erection of two houses in the grounds.

Oakhurst has now been removed from the application site, and this in itself is of major concern, as the site should be treated as a whole. The repair and extension of Oakhurst was a major part of the original permission and, as it stands now, Oakhurst would be left with no access or garage of its own and an uncertain future. Oakhurst is a late 1920's house, a well loved local landmark, which is being included on the Local List, as part of the first review since 1973. English Heritage and Save Britain's Heritage have both emphasised its distinctive timber-framed character as being worthy of retention.

The rear garden of Oakhurst is a unique site of extraordinary quality and yet this scheme represents a decline in every sense over the approved scheme. Although the slight resiting of the houses and the detaching of their garages had been accepted by officers in principle at the pre-application stage, the designs have been altered yet again.

The design of the front elevations is now overbearing, with barn like wagon doors in conflict with the mock Tudor design and small front door. The approved drawings offered an asymmetrical, Arts and Crafts approach, which constituted a significantly better design, less dominant and more sympathetic to this very special site.

The design of the rear elevations, which was not available at the pre-application stage, is bland, and the intensely unattractive, large, flat-roofed, box-like rear extensions are contrary to the sympathetically, organic roofs of the approved design.

Whilst the detached garages have been accepted in principle at officer level, the land take for hardstandings and accesses would be considerable. They will need to be reduced and the areas carefully surfaced so they are neither impermeable nor harsh in texture or appearance.

This is such a sensitive site, that fences, outbuildings or extensions would damage the character and appearance of the site. Permitted development rights should, therefore, be removed from any permission given in the future.

**RECOMMENDATIONS:** Unacceptable on design grounds and on its separation from Oakhurst.

**COMMENTS ON REVISED SCHEME:**

**PROPOSAL:** Two two-storey, six bedroom detached dwellings with habitable roofspace and associated parking and access road.

**BACKGROUND:**

This application is a revision to a previous planning permission for the repair and extension of Oakhurst with the erection of two houses in the grounds.

Once again, it is proposed to include Oakhurst within the application site boundary. This is considered essential for the proper planning of the site. The previous permission made provision for an extension to the house which would allow the service areas, which are of lesser importance and in poor condition, to be upgraded, so providing a good sized family house with integral garage.

Although English Heritage did not consider that the house was sufficiently special in its architectural character to be listed (a building of late 1920/30s date would need to be innovative in its use of technology, or designed by a well-known architect to be eligible for listing) they nevertheless support this Council's view that this building is clearly of local architectural and historic importance.

As Oakhurst and its setting are of such importance to the character and identity of the Copse Wood Estate Area of Special Local Character, the completion of this part of the proposal must be assured, by attaching a condition tying the works to Oakhurst with the occupancy of the two new houses.

With regard to the proposed designs of the two new houses, these have been successfully revised to address the issues of the former box-like rear extension, and part glazed, part timber entrance way. It is now considered that these designs would be more organic in appearance and harmonise better with their woodland setting.

The previously excessive areas of hardstanding outside Plot 2 have been reduced by the substitution of the freestanding double garage with one adjacent to the house, incorporated under a catslide roof. The driveway and hardstandings should be made of suitable, permeable materials and of a construction appropriate to the underlying tree roots.

As this site is of such quality and importance, and its wooded character so essential to preserve, it

is considered imperative that permitted development rights are removed. This would protect the site from inappropriate garden buildings, swimming pools, enlarged areas of hardstanding and garden fences, and the houses from inappropriate extensions and alterations, any of which could substantially detract from the character and appearance of the site.

RECOMMENDATIONS: Acceptable, subject to conditions relating to the completion of Oakhurst, removal of Permitted Development rights, and the construction of the driveways and hardstandings

TREES/LANDSCAPE OFFICER:

This scheme is similar to the one approved in 2008 (planning permission ref: 30779/APP/2007/3799), so the observations are similar.

The groups of middle-aged and mature trees at the front/middle of this site and the area of woodland beyond comprise large-scale and prominent features in the local landscape of the Copsewood Estate Area of Special Local Character. The trees and woodland are contiguous with the woodland on adjoining properties. Collectively and individually, the trees (individual and woodland) on the site have high/very high amenity values and make a highly significant contribution to the wooded and semi-natural character of the Area of Special Local Character. Tree Preservation Order number 173 (TPO 173) protects most of the trees and the area of woodland. In terms of policy BE38, the Oak trees and mixed woodland are features of merit that should be retained for the future. The valuable trees constrain the development of the site.

The three mature Oak trees (T28, T29 and T31 on TPO 173) behind the existing house ('Oakhurst') are very large and impressive, and T29 and T31 are categorised as B1 & 2. However, T28 is now showing signs of decline and dieback, and may have to be removed in the near future if the decline is terminal. The existing house has extensive grounds and gardens, parts of which are shaded by the trees and woodland, and a lawn to the west. The scheme retains the three Oaks at the rear of Oakhurst, which has dual aspect living rooms. The rear garden of the plot is dominated and shaded by Oak trees T28 and T29, with T31 further to the south, but this is mitigated by the fact that there is also a side garden (lawn), such that the proposed scheme maintains the existing situation and secures the long-term retention of the three key trees in accordance with saved policies BE23 and BE38 of the adopted HUDP. In that context, there is no objection to the loss of some of the conifers at the side of the house/drive/garage, as this will not be harmful to the visual amenity or wooded character of the locality; it will in fact enhance the views of the house and the Oak trees, beyond the conifers retained alongside the access driveway.

The loss of some of the conifers (in poor condition, windblown) at the rear of Oakhurst (T42, T44, T45 and T46 on TPO 173) and some of the woodland (oak, hornbeam and sycamore) trees (within area A1 on TPO 173), mostly Category C or R, surrounding the houses on plots 1 and 2 in the enclosed/wooded part of the site will not have a noticeable effect on the wider visual amenity or the wooded character of the area, because much of the woodland and so many of the Oak and Hornbeam trees and conifers in the middle and at the front of the site are retained as part of the scheme. The removal of eleven Category R trees is necessary in any event in the interests of good practice and safety, because of their condition. Furthermore, there is scope for tree planting on the site.

The revised application includes a tree report (dated 4th December 2009), woodland management proposals (dated 18th September 2009) and some information about tree protection, services (outlined) and levels, for plots 1 and 2, but it does not include details of tree protection/services for Oakhurst (to be extended). The application also includes an arboricultural method statement (AMS), which refers to the tree protection plan. Whilst this information is sufficient to make an appraisal of the scheme at this stage of the planning process, the AMS should, however, be amended prior to works commencing to take account of the protection of trees at Oakhurst and

detailed services information and to also include details/layout of on-site storage and working/parking areas, and of the supervision and monitoring of the works and tree protection. This information could be required by the imposition of appropriate conditions, as could the implementation of the 'woodland management proposals' for the site.

The application (tree report) also includes a schedule of remedial surgery, mostly coppicing/pollarding, to ten (retained) trees. This work is justified, and can also be controlled by the imposition of appropriate conditions.

Overall, the proposed development retains all five of the individually protected Oaks, one of which may have to be removed regardless of any development and makes provision for the protection and long-term retention of many Oak and Hornbeam trees and conifers and much of the woodland protected by Tree Preservation Order number 173. There is also scope for tree planting, and the management of the woodland is as part of the scheme. As such, subject to conditions TL1 (services and levels, TL2, TL3, TL5, TL6, TL7, TL10 [30%], TL14 (pollarding/coppicing) and special conditions requiring the submission to and approval by the LPA of a more detailed 'tree protection and construction' method statement, including details of supervision and monitoring of the works/tree protection (TL21 modified), and requiring the implementation of the approved woodland management proposals (based on model condition 31 in the Circular), the proposed development would not, on balance, be detrimental to the visual amenity and wooded character of the Copsewood Estate Area of Special Local Character, and is acceptable in terms of Saved Policies BE23 and BE38 of the adopted HUDP.

HIGHWAY OFFICER:

No objections, subject to conditions.

EDUCATION SERVICES:

The S106 contribution required for this proposal is £1,249 for nursery space and £3,192 for primary space, giving a total of £4,441.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The proposal is within an established residential area which has been identified as being of special local character within the saved UDP. As such, there is no objection in principle to the re-development of the site, subject to compliance with other policies in the saved UDP. In particular, it will be important to ensure that any development respects the area's special local character.

### **7.02 Density of the proposed development**

The London Plan states that residential densities should harmonise with the surrounding area, and new housing is generally expected to be within the range of 150-200 hr/ha and 30-55 units/hectare. Where the density exceeds 150 hr/ha, it is expected that applicants demonstrate that the design and layout of a scheme provides good environmental conditions.

The proposed new houses, including the existing house, represents a density of approximately 52.5 hr/ha and 2.97 units/hectare, which is well below these thresholds. However, given the local importance of Oakhurst and the character of the site, together with the significant constraints imposed by existing trees, it is considered that a more comprehensive re-development would not be appropriate. The proposal would provide a satisfactory layout and would not detract from its surroundings nor result in any adverse

impact and as such is considered to accord with the London Plan (February 2008).

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

Oakhurst is an early C20th detached timber framed Tudor vernacular style house with original clay tiles and carved detailing visible on the timber bargeboards. It is an attractive property that has been recommended for inclusion on the local list. The original windows are still intact as is the wooden front door. It sits within its large mature garden with many trees to the rear and to the boundary, protected by a Tree Preservation Order. The house is of interest appearing to be made up of re-used materials.

The proposed extensions to Oakhurst are fairly extensive to the front elevation with the introduction of an integral garage, projecting forward of the building line. This said, the proposed extension was approved as part of the previous application on 5th August 2008 (30779/APP/2007/3799). The extension's design is of a high quality and is sympathetic to the character of the building. The main alteration to the original building is to the east elevation with the introduction of a cat slide roof to increase the ground floor space. The Council's Conservation Area Officer has advised that on balance, the proposed extensions to the existing property are acceptable. It is therefore considered that the proposal would complement the architectural composition of the existing building and would not have a negative impact on the visual amenities of the street scene nor would it detract from the character of the Copsewood Estate Area of Special Local Character. As such, the proposed extension accords with Policy BE15 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Extensions.

There are examples of this type of backland development within the Copsewood Estate and there has been no change in policy or site circumstance to suggest that the houses are no longer appropriate since the previous approval. The new houses would have a similar siting, scale and bulk as the previously approved houses. As such, they would be well screened within the site. As regards siting, it is the house on Plot 2 that would have the more extensive revision, with a re-orientation of the property so that it would be turned through approximately 20° to face more towards the east as opposed to the north east. Furthermore, their design would be similar, including similar design elements such as the extensive use of mock timber framing and the incorporation of cat slide roofs. Both the houses previously approved also involved the habitable use of the roof space with the inclusion of three rear dormers and a front half dormer. Following the advice of the Council's Urban Design/Conservation Officer, the scheme has been amended so that the elevations of the houses, particularly their openings would be more in keeping and sympathetic to their distinctive surroundings. Also, in order to reduce the extent of hardstanding, one of the detached garages has been omitted, the off-street car parking provision for this house to be provided within an integral double garage, similar to the previously approved arrangement. As such, it is considered that the revised scheme is acceptable, in accordance with policies BE5, BE13 and BE19 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Extensions.

Furthermore, this is a new application and the Local Planning Authority is entitled to consider it afresh. It is considered that given the sensitivity of the site and the detrimental impact that inappropriately sited and poorly designed extensions/alterations/outbuildings could have on Oakhurst and the carefully designed new houses, permitted development rights should be removed. This would also assist with the protection of important trees on site. Also, there was no previous requirement for the refurbishment works to Oakhurst to be carried out as part of the overall re-development of the site. Given the greater appreciation of the local importance of this property and the latest emergence of



government thinking on this issue, with a consultation paper dated July 2009 on a new PPS15, where greater importance is placed on historic assets in general and not just those buildings and areas with statutory protection, it is considered that a condition should be attached which would ensure that the extension/alteration works to the property should be carried out within an appropriate time frame to assist with its refurbishment.

#### **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**

This is dealt with in Section 7.14 below.

#### **7.07 Impact on the character & appearance of the area**

This has been dealt with in Section 7.03 above.

#### **7.08 Impact on neighbours**

The nearest part of the proposed house on Plot 1 would be set at least 52m away from the rear of Oakhurst, with the nearest part of its garage being 42m away, while the nearest part of the house on Plot 2 would be 58m away. There would be a 32m distance between the two new buildings. While the closest neighbouring residential unit (Walderton) to the house on Plot 1 would be at least 54m away, the closest neighbouring property (High Trees) to the house on Plot 2 would be 6m away. However, the proposed house would be located on the left hand side (east flank) of High Trees and although it would project approximately 6m beyond its rear elevation, it would not encroach upon a 45° line-of-sight taken from its habitable room windows, there being no habitable room windows in its flank elevation. As such, it is considered that the proposal will not be overdominant upon adjoining properties. In addition, there is a first floor bathroom window in the side elevation of the house on Plot 2 facing High Trees, but this can be obscured glazed, controlled by condition. The rear elevations of the two new houses would mainly overlook their own rear gardens and apart from the houses at the side of the house on Plot 2, the proposed houses would be located at a considerable distance (over the minimum required 21m overlooking distance) from both the existing house and the adjoining properties. These adjoining properties would be further screened from the new houses by existing mature trees and vegetation. It is therefore considered that the proposal would not result in any significant loss of privacy to neighbouring properties.

It is proposed to adjust the existing access by widening it slightly to form a new shared access for the extended Oakhurst and the new houses. The new driveway would allow a number of trees to be retained on the boundary of the adjoining property, Walderton at the front and side of the house and maintain a sufficient distance to ensure that its use would not result in disturbance to this property. As such, it is considered that the proposed development would be in compliance with Policies BE19, BE20, BE21, BE24, OE1 and H12 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Layouts.

#### **7.09 Living conditions for future occupiers**

The proposed houses would have adequate outlook to their habitable rooms. Furthermore, with the tree removal identified, the new houses would have adequate natural lighting.

Policy BE23 of the saved UDP requires the provision of amenity space, which is usable in terms of its shape and siting. The Council's SPD HDAS: Residential Layouts specifies a minimum amount of 100m<sup>2</sup> of private amenity space for a 4-bedroom house. The overall amount of amenity space for the proposed and existing houses would be well in excess of

1,000m<sup>2</sup> and comparable with that of surrounding properties. Furthermore, although much of this space would form woodland, the houses would all have an area of at least 100m<sup>2</sup> adjoining their rear elevations (now mainly to the side of the existing house in the case of Oakhurst, since the receipt of amended plans), which would be relatively clear of trees to provide adequate amenity space without the need for tree removal. As such, the proposal accords with Policies BE19, BE23 and BE38 of the Hillingdon UDP Saved Policies (September 2007) and the Council's SPD HDAS: Residential Layouts.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal would involve the widening of the existing crossover, from approximately 2.6m to 4.2m to serve the existing and the proposed two houses. The Council's Car Parking Standards seek a maximum of 2 off-street parking spaces per dwelling unit. The proposal would provide 2 off-street parking spaces for the proposed and existing dwellings. On this basis, the Highway Engineer does not raise any objection to the scheme, subject to conditions which are attached as part of the recommendation. The proposal complies with Policies AM7(ii) and AM14 of the Hillingdon UDP Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

This has been dealt with in Section 7.03 above.

#### **7.12 Disabled access**

The layout of the houses is such that they would be capable of satisfying Lifetime Homes standards, with little modification and/or clarification. A condition has been attached to ensure compliance with these standards.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The existing house has very extensive grounds and gardens, much of which is shaded by the trees and woodland, with a lawn to the west of the house. The proposal retains the three Oaks at the rear of Oakhurst, which has dual aspect living rooms, although one of the Oaks (T28) is showing signs of decline and dieback. This may have to be removed in the near future irrespective of any development on the site if this decline is terminal. The rear garden of the house is dominated and shaded by Oak trees T28 and T29, with T31 to the south, but this is mitigated by the fact that since the receipt of revised plans which include the whole of the garden area, including the lawn area to the side of the house, the proposed scheme maintains the existing situation and secures the long-term retention of the three key trees in accordance with saved policies BE23 and BE38 of the Hillingdon UDP Saved Policies (September 2007). The Trees and Landscape Officer raises no objection to the loss of some of the conifers at the side of the house/drive/garage, stating that it will not be harmful to the visual amenity or wooded character of the locality and will in fact enhance the views of the house and the Oak trees, beyond the conifers retained alongside the access driveway which will meander through the trees at the side of the site in order to ensure adequate separation from the retained trees. Also, it is advised that the loss of some of the conifers (in poor condition, windblown) at the rear of Oakhurst (T42, T44, T45 and T46 on TPO 173) and some of the woodland trees (within area A1 on TPO 173) surrounding the houses on Plots 1 and 2 in the enclosed/wooded part of the site will not have a noticeable effect on the wider visual amenity or the wooded character of the area, because much of the woodland and so many of the Oak and Hornbeam trees and conifers in the middle and at the front of the site would be retained as part of the scheme. Furthermore, no objections are raised to the removal of 11 trees assessed as having limited life expectancy on the grounds of good practice and safety. There is also scope for further tree planting on the site.

Although the Tree Officer does identify deficiencies in the tree information submitted, the information that has been submitted is considered adequate to assess the proposals. The information that is missing would need to be provided, but this could be controlled by condition.

It is also recommended that an ecological survey is carried out prior to the commencement of works on site to ensure that no protected species would be affected by the development.

Overall, the proposed development retains all five of the individually protected Oaks, one of which may have to be removed regardless of any development and makes provision for the protection and long-term retention of many Oak and Hornbeam trees and conifers and much of the area of woodland trees protected by Tree Preservation Order number 173. There is also scope for tree planting, and the long-term management of the currently neglected woodland could also be secured as part of the scheme to improve the woodland's biodiversity. The presence or otherwise of protected species would be identified by means of an ecological survey, together with appropriate mitigation measures if such species are found.

The proposed development is therefore not considered to be detrimental to the visual amenity and wooded character of the Copsewood Estate Area of Special Local Character, or to its ecological interest and subject to appropriate conditions, complies with Policies EC2, EC5 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.15 Sustainable waste management**

An informative has been attached, advising of the need to fit waste grinders to the kitchen sink units.

#### **7.16 Renewable energy / Sustainability**

A condition has been attached to ensure that the new housing satisfies Level 3 of the Code for Sustainable Homes.

#### **7.17 Flooding or Drainage Issues**

A condition has been attached to ensure that the development complies with the principles of sustainable urban drainage.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

As regards the points raised by the petitioners, points (i), (ii), (iii), (iv), (v), (vi) and (vii) have been considered in the main report. As regards point (viii), the likely generation of additional traffic resulting from two additional dwellings would not significantly add to the traffic volumes on Northgate.

As regards the responses received from individuals, points (i), (ii), (iii), (vii), (ix), (x) and (xii) have been considered in the main report. Points (iv) and (v) are noted but are not material to the planning consideration. In terms of point (vi), the flat roofed balcony areas on the proposed houses have now been omitted from the proposals. As regards point (viii), details of boundary fencing has been conditioned. As regards point (xi), the applicant advises that the owners of Walderton have written to them informally claiming that they have maintained a small part of this land but the agents advise they have title absolute so there can be no adverse possession. They go on to say that no formal application has been made to attempt to claim adverse possession and therefore the owners of

Walderton have no legal interest in Oakhurst and the correct certificates have been served. Having regard to the information available to the Local Planning Authority, it would appear that the appropriate certificates have been served. The point raised by the consultee with no objection to the proposal has also been covered in the main report. The points raised in connection with the further consultation on the revised plans are covered in the main report.

#### **7.20 Planning Obligations**

The Council's Education Services advise that there is now a requirement for a S106 contribution for nursery space and primary space in the Northwood area. In total, a contribution of £4,441 is required (£1,249 for nursery and £3,192 for primary space). The developers have agreed to such a contribution. As such, the scheme accords with Policy R17 of the saved UDP and the Council's SPD Planning Obligations.

#### **7.21 Expediency of enforcement action**

Although a hoarding has been erected on the front boundary and a fence along the side of the house, these works benefit from permitted development rights and therefore enforcement action is not appropriate.

#### **7.22 Other Issues**

No other relevant planning issues are raised by this application.

### **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

### **9. Observations of the Director of Finance**

This is not applicable to this application.

## **10. CONCLUSION**

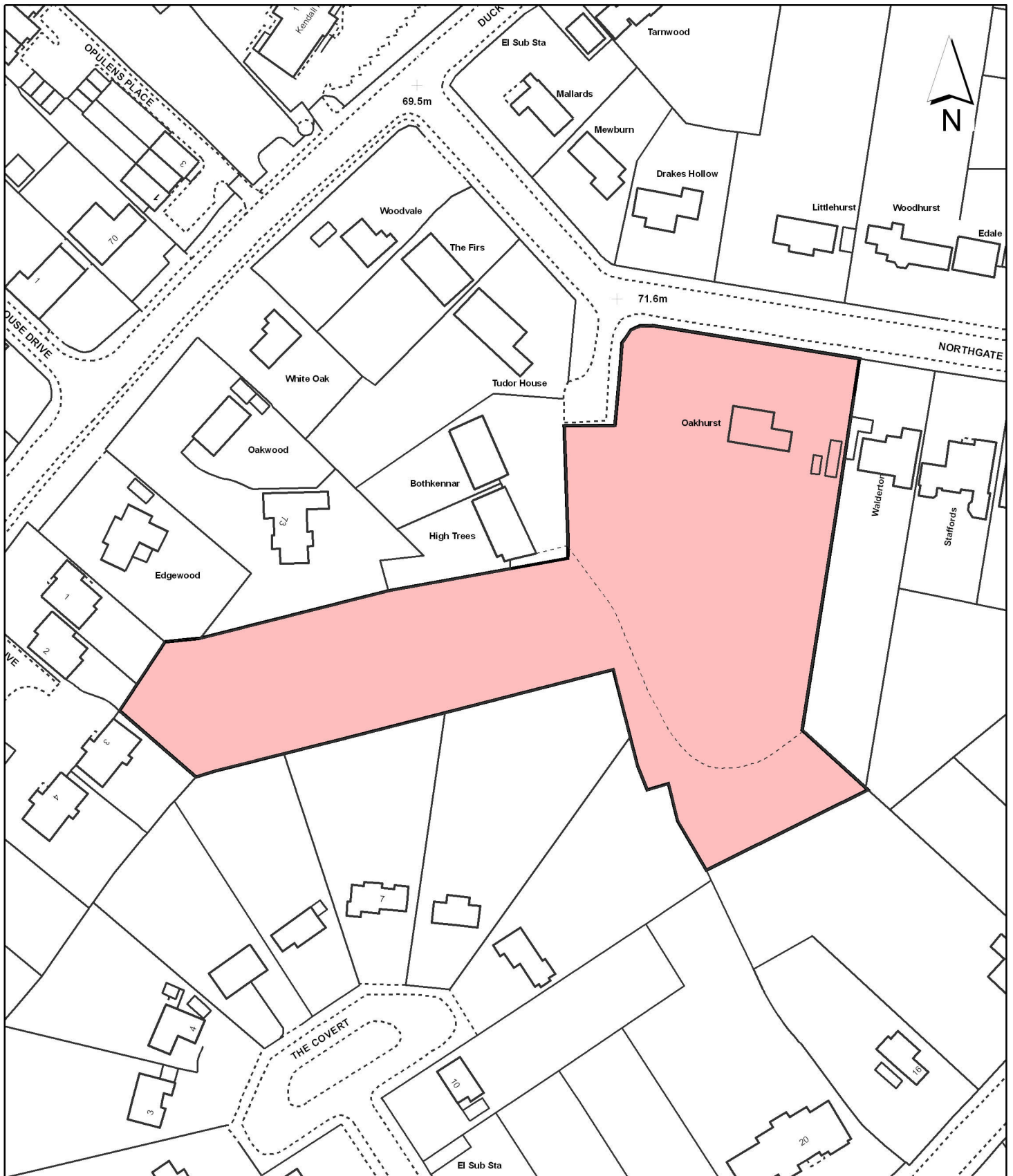
This proposal is similar to a previously approved scheme for the redevelopment of this site. Although the proposal would result in additional tree loss, this is not significant in terms of the context of the site. The proposal would not have any detrimental impact upon adjoining occupiers and since the application has been amended to now include Oakhurst and adequate measures are in place to assist with its retention and refurbishment, the visual amenities of the Copsewood Area of Special Local Character would not be harmed. The proposal would also not be harmful to highway safety. Approval is therefore recommended.



## **11. Reference Documents**

Planning Policy Statement 3 (Housing)  
Planning Policy Guidance Note 15 (Planning and the Historic Environment)  
Consultation paper on new Planning Policy Statement 15: Planning for the Historic Environment, dated July 2009  
The London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007).  
Hillingdon Design and Accessibility Statement - Residential Layouts  
Supplementary Planning Document - Educational Facilities  
Consultation responses  
Planning history

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



<p><b>Notes</b></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. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p style="text-align: center;"><b>Oakhurst, Northgate, Northwood</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p style="text-align: center;"><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>30779/APP/2009/2036</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 118</p>	<p>Date</p> <p style="text-align: center;"><b>January 2010</b></p>		

## Report of the Director of Planning & Community Services Group

**Address** 10 MEADOW CLOSE RUISLIP

**Development:** Single storey rear extension and conversion of loft space to habitable use with 2 side and 1 rear dormers and 1 side rooflight

**LBH Ref Nos:** 19443/APP/2009/2377

**Drawing Nos:** 2715/SK/01  
Location Plan at scale 1:1250  
2715/01 Rev. A  
2715/02 Rev. A

**Date Plans Received:** 04/11/2009      **Date(s) of Amendment(s):** 04/11/2009  
**Date Application Valid:** 18/11/2009      11/12/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north-west of Meadow Close and comprises a detached bungalow. The application site is located within the 'developed area' as identified in the UDP saved policies September 2007.

#### 1.2 Proposed Scheme

The application, as amended, seeks permission for the erection of a single storey rear extension and for the conversion of the loft space to habitable use with two side and one rear dormer and 1 side rooflight. The proposed rear extension would project 3m from the rear wall of the existing building, would be 8.1m wide and is designed so that the hip of the existing roof is continued over the rear extension at measuring 3.1m high to eaves and 6.5m to ridge. The rear dormer would measure 1.8m(W) x 2m(D) x 1.5m (H), whilst the two side dormers would measure 2.3m(W) x 1.9m(D) x 1.5m (H) width.

#### 1.3 Relevant Planning History

19443/APP/2008/2000      10 Meadow Close Ruislip

Raising of eaves and ridge height of bungalow, single storey rear extension and conversion of roofspace to habitable use involving the installation of rear and side dormer windows and front and side rooflights

**Decision Date:** 22-09-2008      Refused      **Appeal:**

19443/APP/2009/2378      10 Meadow Close Ruislip

Single storey rear extension and alterations to roof to provide additional habitable roofspace with 2 side dormers and conversion of roof from hip to gable end with a new gable end window. (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:**      **Appeal:**

19443/APP/2009/553      10 Meadow Close Ruislip

Raising of eaves height, raising of dormer window to front, creation of new dormer window to

rear, insertion of 3 roof lights, part single storey side extension to form chimney, new canopy to front. (Resubmission of 19443/APP/2008/2000)

**Decision Date:** 08-06-2009      **Approved**      **Appeal:**

### **Comment on Planning History**

There is currently an application for a Lawful Development Certificate for a Proposed Development awaiting determination under ref: 19443/APP/2009/2378. The application relates to a single storey rear extension and alterations to the main roof.

This Planning application ref: 19443/APP/2008/2000 was refused for the following reasons:

1. The proposed single storey rear extension and roof alterations, by reason of the excessive depth of the rear extension and its twin ridge roof design, and the raised eaves and ridge height of the bungalow and excessive fenestration in the roof, represent incongruous additions to the property that fail to appear subordinate and give rise to a cluttered appearance in the roof. The proposal is detrimental to the architectural composition of the original bungalow, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to Sections 3.0 and 7.0 of the Council's Supplementary Planning Documents HDAS 'Residential Extensions'.

2. The proposal, by reason of the increased eaves height of the main bungalow in proximity to the side boundary adjoining No. 11 Meadow Close, would result in an overdominant/visually obtrusive form of development in relation to the neighbouring property and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policies BE19, BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 7.0 of the Council's HDAS: 'Residential Extensions', as well as design principle A3 from the Council's Design Guide "Residential Extensions".

3. The proposed development by reason of the siting of the proposed side dormer window facing No.11 Meadow Close and side rooflights facing No. 9 Meadow Close would result in the actual and perceived direct overlooking of the adjoining properties causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to Policies BE19 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 7.0 of the Council's Supplementary Planning Documents HDAS 'Residential Extensions'.

## **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**

4 local neighbours and Ruislip Residents Association consulted. One letter received objecting to the proposal on the following grounds:

- i) Overlooking from the side dormer windows;
- ii) Loss of sunlight due to height and depth of the proposed extension;



iii) Bulk and density of the development does not comply with Policy BE21.

Ward Councillor

Has requested that the application be reported to committee and objects to the proposal on the following grounds:

- i) The latest application has similar dimensions to the original refused application, but with the addition of two large side facing dormers and the re-siting of a large external chimney.
- ii) When committee approved the last application, they were not given any details of the potential for overshadowing and so did not consider the need to remove any PD rights.
- iii) The current proposal would be detrimental to the residential amenity currently enjoyed by the occupier of No.11.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): Sections 3.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE20	Daylight and sunlight considerations.

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration with this application are the design of the proposed development and its impact on residential amenity.

Design

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Councils adopted Supplementary Planning Document (SPD) HDAS: Residential

Extensions offers the following guidance that must be accorded with if extensions are to be considered satisfactory:

Sections 3 and 7 of the SPD sets out the criteria against which to assess single-storey rear extensions and roof alterations and includes the following which set the threshold for appropriate scale and design.

- Rear extensions should not exceed 4m in depth on a detached property;
- Roof extension should relate well to the proportions of the existing house;
- Dormers should be set in by 1m on detached houses.

The rear extension projects 3m in depth, which is within the threshold set out within the SPD. Furthermore, the roof alterations would not be higher than the height of the existing building and the proposed hipped roof is similar in appearance to the existing hipped roof. It should also be noted that the dormers (including the rear dormer which has been amended and reduced in size) are all well set in from the edges of the roofslope, and much more than the required distances set out within the SPD. Additionally, the windows of the proposed dormers have been altered to ensure that they are similar in appearance to windows on the existing dwelling. As such, the proposal, in terms of its size, design and appearance is considered to accord with policies BE13 and BE15 of the UDP Saved Policies September 2007 and all the criteria within the SPD HDAS: Residential Extensions.

#### Amenity

With regards impact on the amenity of adjoining occupiers, Policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 3 and 7 of the SPD offers further criteria against which single-storey rear extensions and roof alterations can be assessed against to consider the impact on neighbouring properties. These include:

- Retain foundations and guttering within the application site;
- Not to include windows and doors that overlook neighbouring properties.
- Use of materials to complement existing house
- Provision of sufficient garden space

The plans illustrate that the eaves and guttering would not encroach upon any neighbouring property as the extensions and roof alterations are set in from both side boundaries.

The proposal includes the provision of two side dormer windows, both of which serve non-habitable room windows and are therefore conditioned to be obscurely glazed and non opening below a height of 1.8m. The rear dormer looks directly down the garden and would therefore cause no loss of privacy. A further planning condition would ensure that no additional windows could be installed without the consent of the Local Planning Authority. Therefore, this proposal accords with Policy BE24 of the UDP (Saved Policies September 2007) and with HDAS Supplementary Planning Document: Residential Extensions.

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

There is a side conservatory and two obscurely glazed windows at No.11 (facing No.10). However these are located some 6m from the proposed extension, which is also oriented away from No.11 Meadow Close. In terms of the impact on No.9, whilst this property is set forward of No.10, it is located to the south and also some 5m from the boundary with this property. Thus the impact of any extension is limited. A shadow diagram has also been carried out which shows that the proposed extension would not impact on No.9 at all and would have a limited impact in the late afternoon for a short period of time on No.11. The increase in overshadowing to No.11 is very slight (late afternoon) and would not constitute a loss of light to such an extent as to justify refusing the application. Given the combination of distance and orientation it is considered that the proposal would not unacceptably impact on the amenities of the adjoining occupiers and would accord with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

There would be no impact upon the levels of car parking at this dwelling with the existing parking to be retained. The proposal would therefore comply with policy AM14 of the UDP (Saved Policies September 2007)

In terms of the garden area, at least 100 square metres would be retained. Therefore a cramped appearance would not arise and adequate amenity space would remain in compliance with the Supplementary Planning Document HDAS: Residential Extensions and policy BE23 of the UDP (Saved Policies September 2007).

In summary, the design of the extension is considered to be acceptable in terms of its impact on the appearance of the original dwelling and the wider street scene. There will be no significant harm to the amenities of adjoining occupiers and no material conflict with any of the Council's adopted policies.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

#### **2 HH-OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Notwithstanding the submitted plans, the dormer windows facing 9 and 11 Meadow Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4** HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes facing 9 and 11 Meadow Close of the development hereby approved.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** HH-M2 External surfaces to match existing building

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

**REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **INFORMATIVES**

### **Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  
  
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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): Sections 3.0 and 7.0
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE20	Daylight and sunlight considerations.

- 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 & 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 & Community Services Reception Desk, Level 3, 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.

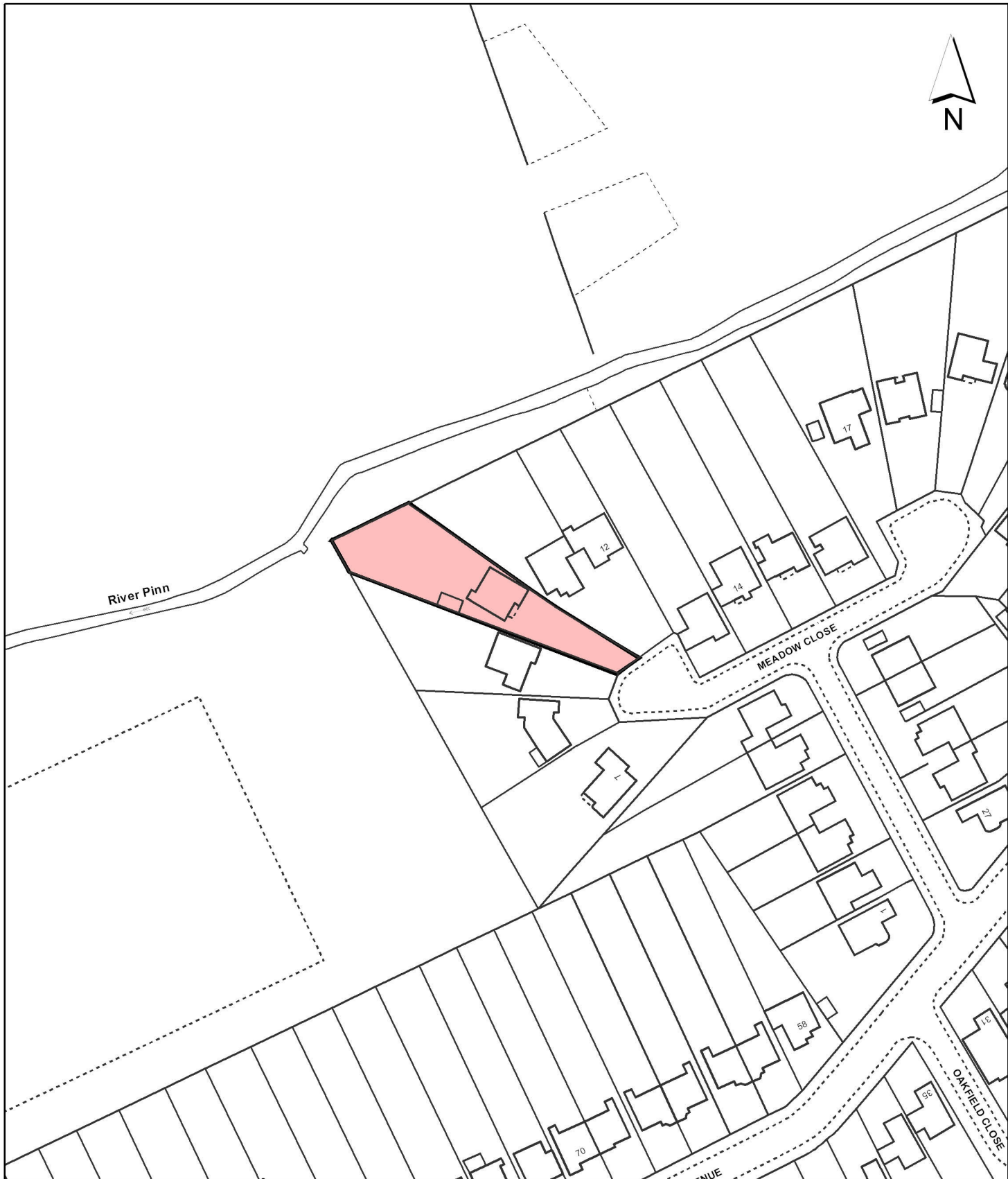
D) No bonfires that create dark smoke or nuisance to local residents.

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 Stone

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>10 Meadow Close, Ruislip</b>	
Planning Application Ref:	Scale
<b>19443/APP/2009/2377</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 128	<b>January 2010</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning & Community Services**

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



**HILLINGDON**  
LONDON



## Report of the Corporate Director of Planning & Community Services

**Address** JOEL STREET FARM JOEL STREET NORTHWOOD

**Development:** Infill extension to create additional Class B1 office space with mezzanine level and 3 rooflights (renewal of Planning permission ref: 8856/APP/2006/3097).

**LBH Ref Nos:** 8856/APP/2009/2349

**Drawing Nos:** Location Plan at scale 1:1250  
Design and Access Statement  
06/2393/3  
06/2393/02  
06/2393/01

**Date Plans Received:** 27/10/2009                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 16/11/2009

### 1. SUMMARY

Planning permission is sought for the renewal of a previous planning permission granted in January 2007 for the erection of an infill extension to form an operating area and ancillary offices for the veterinary clinic. It is considered that the proposed development would be in keeping with the character and appearance of this locally listed building and would not harm the openness of the Green Belt in this location.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 T8 Time Limit - full planning application 3 years

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

#### REASON

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

#### 2 M1 Details/Samples to be Submitted

No development shall take place until details and samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 NONSC Non Standard Condition**

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for two bicycles for users of the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

#### REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

#### **5 NONSC Non Standard Condition**

Development shall not commence until details of parking provision for wheelchair disabled people and blue badge holders, have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

#### REASON

As offered by the applicant and to ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### INFORMATIVES

#### **1 I52 Compulsory Informative (1)**

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

#### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE19	New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area

### **3            I1            Building to Approved Drawing**

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

### **4            I3            Building Regulations - Demolition and Building Works**

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

### **5            I6            Property Rights/Rights of Light**

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.

### **6            I15            Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval

under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

## **7 146 Renewable Resources**

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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises several old farm buildings which have been converted into a veterinary clinic with ancillary offices, outbuildings, yard and car parking area (planning permission ref. no. 8856/S/98/0746). The site is bound to the north and east by open green belt fields, to the south by the original farmhouse and residential properties and to the west by Joel Street, the opposite side of which comprises residential properties. The building is locally listed and falls within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

Planning permission is sought for the renewal of a previous planning permission ref: 8856/APP/2006/3097. This current scheme is identical to the previously approved scheme and comprises the infilling of the existing large open fronted barn located to the rear of the existing workshop on the northern side of the building, which adjoins the main veterinary clinic building. The proposal would form an operating area for the clinic at ground floor with ancillary offices on a mezzanine level, totalling 62sq.m of new floorspace. This would supplement existing offices and facilities at the site and would be within the footprint of the existing barn. There would be no increase in employees or visitors to the site as a result of the proposal.

The proposed infill section would be constructed from brick, with three evenly spaced windows at ground floor level. Three rooflights would be inserted into the roof to provide natural light to the mezzanine floor level. The roof would be re-clad with concrete interlocking tiles to match those currently in place.

#### **3.3 Relevant Planning History**

8856/APP/2006/3097 Joel Street Farm Joel Street Northwood  
ERECTION OF PART-SINGLE PART TWO-STOREY EXTENSION TO EXISTING OFFICE SPACE BY INFILLING EXISTING BARN STRUCTURE AND INSERTING THREE ROOFLIGHTS ON THE NORTH ELEVATION

**Decision:** 08-02-2007 Approved

#### **Comment on Relevant Planning History**

As above.

### **4. Planning Policies and Standards**

Since the grant of planning permission for the development in 2007, there has been a material change in policy. The 2004 Planning and Compulsory Purchase Act introduced a new development plan regime including Local Development Frameworks. A three year phase-in period was allowed during which time old style local plan policies would remain in force unless they were replaced by new measures.

However in 2006, following the Lichfield and Staffordshire planning inquiries and changing requirements, it became evident to Government that the target for the replacement of existing plans was not going to be met nationally. As a result in August 2006 the Secretary of State issued a direction to save policies. Each of Hillingdon's Unitary Development Plan policies was subjected to six tests identified in Planning Policy Statement 12: Local Development Frameworks (2004). Following Member approval in March 2007 a request to save the remaining policies was submitted to the Government Office for London for further scrutiny.

A direction was issued on 24 September 2007 by the Government Office for London confirming Hillingdon's request to 'Save' key local policies and to delete obsolete or rarely used policies. This was effective from the 27 September 2007.

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE19	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area

### **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 adjoining owner/occupiers and the Northwood Hills and Ickenham Residents' Associations, no comments received.

#### **Internal Consultees**

CONSERVATION

No objection in principle given the planning history of the site, however, we suggest that conditions requiring samples of the roofing materials and external finishes are imposed should planning permission be granted in this case (these were not included on the original approval).

## HIGHWAYS

The site is located on the north-eastern side of the Joel Street, which is a Classified Road and is designated as a Local Distributor Road in the Council's UDP.

There are no amendments proposed to the vehicle access to the site which is provided off Joel Street. Parking is provided within the front and rear hardstanding areas. The proposals are for an additional Class B1 office space of approximately 61sq.m, which is not considered to result in a significant change in the existing traffic and parking associated with the site.

The applicant has offered to provide marked disabled parking, which is welcomed. As per the Council's standards 10% of all parking spaces shall be provided to the mobility standard. This issue should be covered through a suitable planning condition.

In addition, the Council's minimum standards for cycle parking for the proposed use are 1 space per 50sq.m. Consequently, provision of 2 cycle storage spaces should be covered through a suitable planning condition.

No objection is raised on the highways aspect of the proposals, subject to conditions relating to cycle storage and disabled parking provision.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of extending the existing locally listed building is acceptable provided the character and appearance of the locally listed building and the openness of the Green Belt is maintained. It is noted that the proposals are to extend a veterinary surgery, in particular to provide an operating room with ancillary offices above, however it is considered that the need for further operating space at the surgery would not outweigh either of the above material considerations.

### **7.02 Density of the proposed development**

This is not applicable to this application.

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

No issues relating to archaeology, conservation area or statutory listed buildings are raised by this application. The building is locally listed and the acceptability of the proposed changes to this are considered in more detail under section 07.07.

### **7.04 Airport safeguarding**

This is not applicable to this application.

### **7.05 Impact on the green belt**

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly

outweighed by other considerations and that it is for the applicant to show why permission should be granted.

Paragraph 3.6 of PPG2 states: 'Provided that it (the development) does not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.'

As the application site is an established veterinary clinic in the Green Belt, which previously formed the courtyard to Joel Street Farm, very special circumstances do not need to be demonstrated, subject to compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The barn, the subject of this application, is located towards the centre of the Joel Street Farm site and there would be no views of the proposal from outside the site. The proposed extension would be attached to the existing building and therefore would not result in a significant increase in the built up appearance of the site or harm the visual amenities of the Green Belt.

The existing footprint of the original building equates to 476sq.m and the proposal would add a further 62sq.m of floorspace. This equates to a 21% increase in floorspace. As such, the proposal would not constitute a disproportionate addition over and above the size of the original building.

Given the above, it is considered that the proposal would be consistent with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), as it would not result in any disproportionate change in the bulk and character of the existing building or significantly increase the built up appearance of the site.

#### **7.06 Environmental Impact**

This is not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

The proposed extension would not be visible from the street and therefore would not have an adverse impact on the appearance of the street scene. The proposed development would be constructed in materials which would match the existing building and, as such, would harmonise with the character and appearance of the existing locally listed building, in accordance with policies BE8, BE10, BE13 and BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.08 Impact on neighbours**

The proposed extension would be screened from the residential properties in Joel Street and Middleton Grove. It would be some 35m to the east of the nearest residential property in Joel Street and this distance is sufficient to ensure that the proposal would not harm the residential amenities of nearby residential properties through overdominance, visual intrusion, overshadowing, overlooking and noise and disturbance. The proposal would comply with policies OE1, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

This is not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Parking at the site lies at the front and rear of the building. It is currently informal but provides sufficient off-street parking to cater for the additional floorspace.

The applicant has offered to provide marked disabled parking, which is considered to be acceptable. This and the provision of cycle parking have been secured by way of a planning conditions.

Therefore, the proposal would comply with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.11 Urban design, access and security**

This is addressed at section 07.07.

**7.12 Disabled access**

A condition is recommended requiring the provision of parking for the disabled, which is formally marked out and retained for this purpose. This would be an improvement on the existing situation and is considered to be acceptable.

**7.13 Provision of affordable & special needs housing**

This is not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

This is not applicable to this application.

**7.15 Sustainable waste management**

This is not applicable to this application.

**7.16 Renewable energy / Sustainability**

This is not applicable to this application.

**7.17 Flooding or Drainage Issues**

This is not applicable to this application.

**7.18 Noise or Air Quality Issues**

This is not applicable to this application.

**7.19 Comments on Public Consultations**

There are no third party comments.

**7.20 Planning Obligations**

This is not applicable to this application.

**7.21 Expediency of enforcement action**

This is not applicable to this application.

**7.22 Other Issues**

There are no other relevant issues.

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).



Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

**9. Observations of the Director of Finance**

This is not applicable to this application.

**10. CONCLUSION**

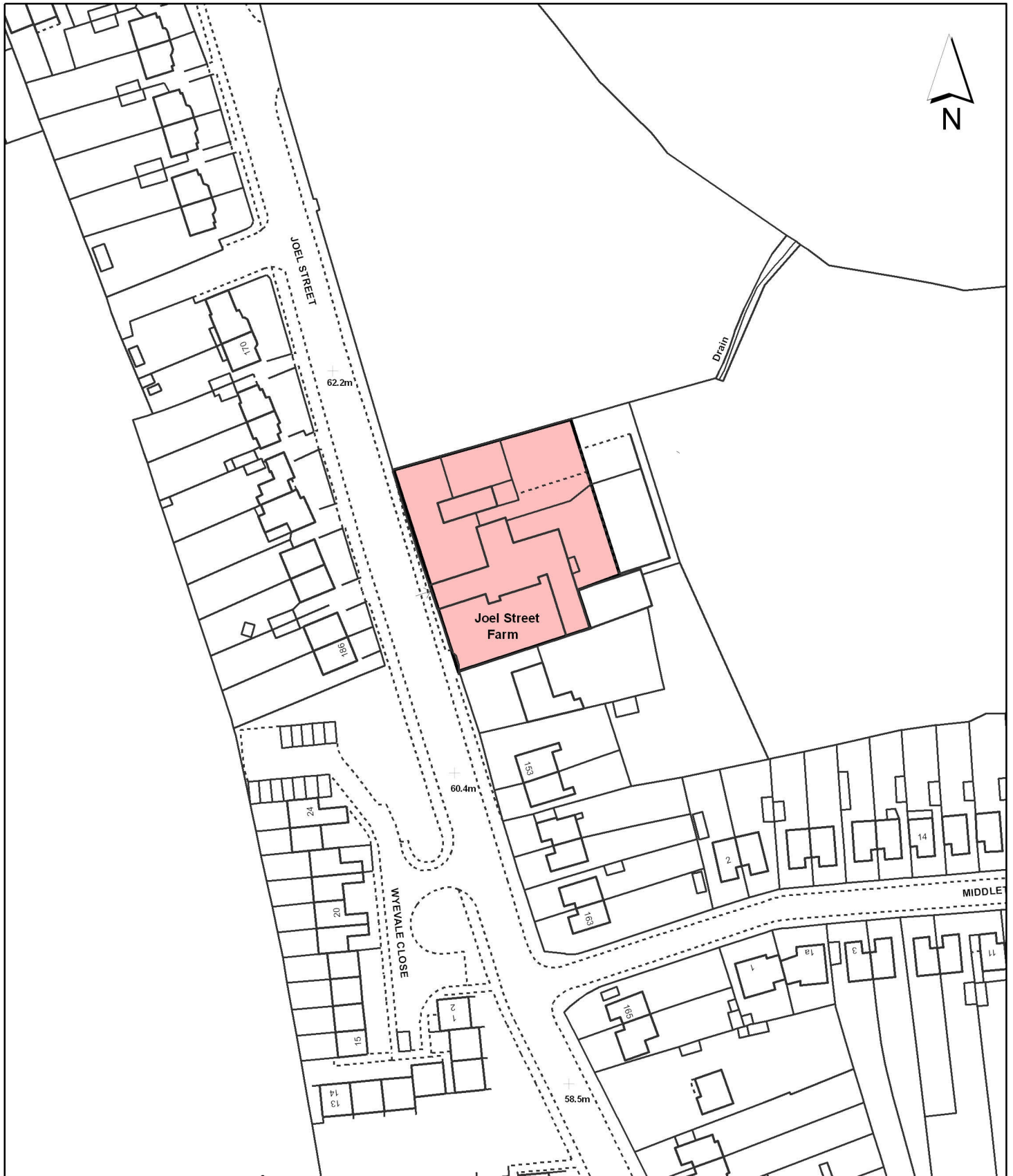
For the reasons outlined above, the proposal would comply with the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007, and accordingly, this application is recommended for approval.

**11. Reference Documents**

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Joel Street Farm,  
Joel Street, Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**8856/APP/2009/2349**

Scale  
**1:1,250**

Planning Committee  
**North** Page 138

Date  
**January 2010**



**HILLINGDON**  
LONDON

## Report of the Corporate Director of Planning & Community Services

**Address** MOSSLEIGH HIGHFIELD CLOSE NORTHWOOD

**Development:** Two storey five-bedroom dwelling with associated parking, involving demolition of existing dwelling.

**LBH Ref Nos:** 61633/APP/2009/2387

**Drawing Nos:** 502-5/SI 100 Rev. A  
502-5/EL 200  
Design & Access Statment  
Landscape Strategy  
502/LO/001  
502-5/GA 50  
502-5/EL 201 Rev. C  
502-5/GA 100 Rev. C  
502-5/GA 200 Rev. A

**Date Plans Received:** 04/11/2009      **Date(s) of Amendment(s):** 04/11/2009  
**Date Application Valid:** 16/11/2009      16/11/2009  
20/12/2009  
30/12/2009

### 1. SUMMARY

Policy BE13 of the Adopted Hillingdon UDP (Saved Polices, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The application site forms part of a larger development site, comprising 0.24 hectares, which has recently received permission (61633/APP/2008/2982) for the erection of 4 three-bedroom properties. This proposal relates to a detached dwelling, which would replace the original property on the site (shown to be retained in the above approval). This new dwelling would be sited in a similar position and would be of a similar footprint size to the original property. It is considered due to its size and design, the proposal would not result in a dominant or discordant feature in the street scene and no undue harm would result to residents of adjoining properties.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 T8 Time Limit - full planning application 3 years

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

#### REASON

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

#### 2 M1 Details/Samples to be Submitted

No development shall take place until details and samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in

writing by the Local Planning Authority.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 OM2 Levels**

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

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 OM5 Provision of Bin Stores**

No development shall take place until details of facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

**REASON**

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads

(including wheel washing facilities).

(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

#### REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

### **7 RPD1 No Additional Windows or Doors**

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

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **8 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The window(s) facing No.16 Highfield shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **9 RPD4 Prevention of Balconies/Roof Gardens**

The flat roof areas of the dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **10 RPD5 Restrictions on Erection of Extensions and Outbuildings**

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

#### REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

**11 M5 Means of Enclosure - details**

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

**REASON**

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**12 H7 Parking Arrangements (Residential)**

The use of the vehicle parking area shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**13 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**14 NONSC crossovers**

The installation/ or alterations of any crossovers must be undertaken at the expense of the applicant.

**REASON**

To ensure that adequate facilities are provided in accordance with Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**15 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including

their manner of construction.

(v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

#### REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **16 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **17 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.

4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **18 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- position and specification of low-tech/wooden retaining `walls'/structures in proximity to retained trees
- Hard surfacing materials proposed,
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **19 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

#### REASON



To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**20 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

**REASON**

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

**21 NONSC Sound insulation**

Development shall not begin until a sound insulation scheme for protecting the proposed development from rail traffic noise, has been submitted, to, and approved by the Local Planning Authority. The sound insulation scheme shall meet an acceptable internal noise design criteria. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for so long as the development is available for use and that any and all constituents parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

**REASON**

To safeguard the amenity of future occupiers in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**22 SUS4 Code for Sustainable Homes details (only where proposed as**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the proposed dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. The dwelling shall not be occupied until it has been issued with a final Code certificate of compliance.

**REASON**

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the

policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) 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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy

### **3 11 Building to Approved Drawing**

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

### **4 12 Encroachment**

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

### **5 13 Building Regulations - Demolition and Building Works**

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

### **6 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

## **7            16            Property Rights/Rights of Light**

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.

## **8            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 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.

## **9**

It is recommended that the development has a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

## **10**

The London Underground should be provided with foundation arrangements for the

proposed development before work is undertaken.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site forms a 0.24 ha rectangular area of land at the northeastern end of Highfield Close, which is a private road. Mossleigh comprises a two storey, 3-bedroom house sited at the southeastern end of the plot with various outbuildings and canopy structures at the rear. Apart from the area immediately surrounding the house the majority of the plot has been fenced off and is largely un-used and overgrown, with a number of mature trees on the boundaries of the site. To the north east, the site is adjoined by the Metropolitan Underground line, to the south east and south west by residential properties and their gardens which front Highfield Close and Highfield Road, and to the north west by properties fronting Northbrook Drive.

The land generally falls towards the northwest where there is a drain run so that this end of the site is approximately 5m lower than the ground level around the house. The site also rises towards the northeast where it abuts the raised embankment of the Metropolitan line.

The site forms part of the Old Northwood Area of Special Local Character as identified in the Unitary Development Plan Saved Policies September 2007. The surrounding area displays a wide variety of building types, which in turn creates a varied streetscape.

#### 3.2 Proposed Scheme

The application seeks planning permission to demolish the existing dwelling and erect a detached 5-bedroom two-storey dwelling, with additional habitable accommodation provided in the roof space. The dwelling would be a maximum of 12.6m wide and 10.8m deep, although the two storey development would only be 7.8m deep. The design would incorporate a two storey cube feature area at a 45 degree angle to the rest of the proposal. The main roof area of the dwelling would be pitched roofs, 6m high at the eaves and 8.5m high at the ridge, with the remaining areas finished with flat roofs. Two parking spaces would be provided at the front of the dwelling.

#### 3.3 Relevant Planning History

61633/APP/2006/2984 Mossleigh Highfield Close Northwood

ERECTION OF 3 DETACHED TWO STOREY DWELLINGHOUSES WITH ROOFSPACE ACCOMMODATION, TOGETHER WITH 6 FRONTAGE PARKING SPACES (OUTLINE APPLICATION) .

**Decision:** 13-06-2007 Refused

**Appeal:** 22-02-2008 Allowed

61633/APP/2006/637 Mossleigh Highfield Close Northwood

ERECTION OF 6 SEMI-DETACHED HOUSES AND 1 DETACHED HOUSE (INVOLVING THE DEMOLITION OF EXISTING HOUSE) (OUTLINE APPLICATION).

**Decision:** 18-01-2007 Not Determined

**Appeal:** 18-01-2007 Dismissed

61633/APP/2007/1633 Land Forming Part Of Mossleigh Highfield Close Northwood  
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE WITH INTEGRAL GARAGE AND PARKING SPACE.

**Decision:** 30-07-2007 Refused **Appeal:** 24-11-2008 Dismissed

61633/APP/2007/2047 Mossleigh Highfield Close Northwood  
ERECTION OF 5 TWO STOREY FOUR- BEDROOM DETACHED DWELLINGHOUSES INCLUDING ROOMS IN THE ROOFSPACE INCORPORATING A REAR DORMER WITH PARKING AND AMENITY SPACE.

**Decision:** 30-05-2008 Not Determined **Appeal:** 30-05-2008 Dismissed

61633/APP/2007/2801 Mossleigh Highfield Close Northwood  
ERECTION OF A FOUR-BEDROOM DETACHED DWELLINGHOUSE WITH INTEGRAL GARAGE AND PARKING SPACE.

**Decision:** 30-10-2007 Refused

61633/APP/2007/3456 Mossleigh Highfield Close Northwood  
ERECTION OF 2 TWO STOREY FOUR-BEDROOM DETACHED HOUSES WITH INTEGRAL GARAGE AND PARKING SPACE (INVOLVING DEMOLITION OF EXISTING HOUSE).

**Decision:** 24-11-2008 Not Determined **Appeal:** 24-11-2008 Dismissed

61633/APP/2007/3692 Mossleigh Highfield Close Northwood  
ERECTION OF A SINGLE STOREY PART REAR EXTENSION TOGETHER WITH AN EXTENSION TO THE EXISTING ROOF INCLUDING THE INSTALLATION OF 3 REAR DORMER WINDOWS (INVOLVING CONVERSION OF ROOFSPACE TO HABITABLE USE AND DEMOLITION OF EXISTING REAR EXTENSION)

**Decision:** 28-01-2008 Refused

61633/APP/2007/3694 Mossleigh Highfield Close Northwood  
ERECTION OF FOUR 3-BEDROOM DETACHED DWELLINGHOUSES WITH ASSOCIATED PARKING AND LANDSCAPING SERVED BY ROAD ACCESS FROM HIGHFIELD CLOSE, AND INSTALLATION OF REPLACEMENT DOORS/WINDOWS TO 'MOSSLEIGH'

**Decision:** 24-11-2008 Not Determined **Appeal:** 24-11-2008 Dismissed

61633/APP/2007/890 Mossleigh Highfield Close Northwood  
ERECTION OF 5, TWO-STOREY THREE - BEDROOM DETACHED DWELLINGHOUSES WITH PARKING SPACES

**Decision:** 30-05-2008 Not Determined **Appeal:** 30-05-2008 Dismissed

61633/APP/2008/1649 Mossleigh Highfield Close Northwood

RETENTION OF EXISTING HOUSE AND ERECTION OF TWO, PART TWO, PART THREE STOREY AND ONE TWO STOREY 3-BEDROOM LINKED DETACHED DWELLINGS WITH PROVISION OF ROOFLIGHTS, AND ASSOCIATED PARKING.

**Decision:** 07-04-2009 Not Determined **Appeal:** 07-04-2009 Allowed

61633/APP/2008/1755 Mossleigh Highfield Close Northwood

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION ALTERATIONS TO EXTERNAL ELEVATIONS AND LOFT CONVERSION INVOLVING AN EXTENSION TO THE EXISTING ROOF AND THE INSTALLATION OF THREE DORMER WINDOWS (INVOLVING THE DEMOLITION OF TEMPORARY OUTBUILDINGS)

**Decision:** 04-08-2008 Refused **Appeal:** 07-04-2009 Dismissed

61633/APP/2008/1876 Mossleigh Highfield Close Northwood

ERECTION OF A DETACHED TWO STOREY THREE-BEDROOM HOUSE WITH TWO PARKING SPACES. REFURBISHMENT AND ALTERATIONS TO THE EXTERNAL ELEVATIONS OF MOSSLEIGH INCORPORATING THE RELOCATION OF EXISTING WINDOWS.

**Decision:** 07-04-2009 Not Determined **Appeal:** 07-04-2009 Allowed

61633/APP/2008/2552 Mossleigh Highfield Close Northwood

Refurbishment and rebuilding of ground floor rear extension and conversion of the roofspace to habitable use involving the installation of a mansard roof to the rear with three dormer windows. (Application for a Certificate of Lawfulness for a proposed use or development).

**Decision:** 24-10-2008 Approved

61633/APP/2008/2982 Mossleigh Highfield Close Northwood

Erection of 3 three-bedroom part two/part three storey detached properties and 1 three-bedroom two storey detached property and alterations to the external elevations of 'Mossleigh', with associated landscaping, access road and car parking (involving the demolition of existing outbuildings).

**Decision:** 23-02-2009 Approved

61633/APP/2009/1985 Mossleigh Highfield Close Northwood

Refurbishment and rebuilding of ground floor rear extension and conversion of the roofspace to habitable use involving the installation of a mansard roof to the rear with three dormer windows (Application for a Certificate of Lawfulness for a proposed use or development).

**Decision:** 05-11-2009 Refused

#### Comment on Relevant Planning History

The larger site area has a long complex planning history, however planning permission has now been granted for the erection of 4 dwellings within the garden area associated with this original dwelling (61633/APP/2008/2982). This current application seeks consent to replace the original dwelling on the site and therefore is required to be determined on its merits.

#### **4. Planning Policies and Standards**

London Plan Policy 3A.4 - Accessible Developments  
London Plan Policy 4B.3 - Residential Densities  
Supplementary Planning Guidance: Educational Facilities  
Supplementary Planning Document: Noise, April 2006.

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4A.7	London Plan Policy 4A.7 - Renewable Energy

#### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

## External Consultees

14 neighbours and interested parties were consulted and two responses have been received, which make the following comments:

1. The building should be constructed to blend in with the current properties in Highfield Close. The Area is designated as an area of Special Local Character and the original consent was for the retention of the current property to ensure it complied with the designation;
2. This has been ignored and the house has started to be demolished, creating a situation where the house now needs to be demolished;
3. I am concerned that the proposal is so close to our homes and whether the developer will comply with the terms of the planning consents;
4. Hopefully the Council will keep a close eye on everything that is done on this site to ensure no further breaches occur;
5. Please consider all the previous reasons for refusal on the numerous applications for this property. It appears it was the intention all along to demolish this property and therefore to allow this would make a mockery of the whole system.

London Underground: London Underground has no comment to make on this planning application. However we would appreciate an informative being added to any planning application granted for the site that London Underground should be provided with foundation arrangements for the proposed development before work is undertaken. This is to ensure the safety of our railway.

## Internal Consultees

Tree/Landscape Officer

Given the poor condition of two of the four trees, and the low amenity value of three of them and the space available for landscaping, including tree planting, these matters can be dealt with by conditions TL1, TL2, TL3, TL5 (modified to also include details of the position and specification of (low-tech/wooden) retaining 'walls'/structures in proximity to retained trees), TL6 and TL7.

On balance, subject to the imposition of these conditions, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Conservation Officer

This close, located within the Old Northwood Area of Special Local Character, has a mixed appearance in terms of its buildings, but the road itself has an informal character, as it is gravelled and lined with mature shrubs. Mossleigh, a late Edwardian cottage, terminates views along the road and is important locally as it has historic links with the development of the area. The site has a complex planning history, and permission exists for a residential development to the rear of the existing house. The demolition of Mossleigh would be a loss to the local area, however, its demolition would not require consent as it is not located in a Conservation Area.

Whilst it would make sense to take design cues from the most recently agreed scheme for any new building in this location, the current proposal includes a strange mix of elements which do not sit well together. For example, the small brick chimneystack looks as if has be left over from Mossleigh, the fully shingled/tilled principal elevations doesn't reflect anything of the existing architecture of the area and are an alien feature generally. The asymmetrical roof slopes with traditional dormers on a very steeply pitched roof to the rear, would look bulky and slightly pedestrian on what should be a very modern robust building in design terms.

**RECOMMENDATION:** Design revisions required- removal/redesign of chimney, revision of extent of tile cladding/shingles to elevations, simplification of roof design and fenestration.



Officer Comments - These views were forwarded to the applicant and amended drawings were received, further comments were received from the Conservation and Urban Design officer which stated:

I confirm that the alternative elevational treatment appears more balanced and that the additional windows in the side (angled) elevation at first floor would "break up" what would otherwise be a highly visible blank elevation. I would still wish to see the lower part of the elevations rendered as illustrated in the alternative drawing, as full height elevational tiling is not a feature that is normally found in this borough. It would also be particularly noticeable given the prominent location of this building. The chimney stack positioned to the left hand side of the roof /elevation sits comfortably given the additional bulk to the right hand side of the building.

Highway Engineer

Highfield Close is a private street. The proposed dwelling would be provided with 2 off-street car parking spaces, which accords with the Council's maximum car parking standards. The parking layout is satisfactory. The proposals are not considered to result in a noticeable increase (if any) in traffic when compared with the existing/previous residential property that occupies the site. Consequently, there are no objections on the highways aspect of the proposals, subject to the following condition being applied:

"The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter."

EPU

I would recommend the condition suggested on the previous application (2009/2982) is imposed relating to 'noise from rail traffic'.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located within a predominantly residential area. The proposed residential use in this location is therefore considered appropriate and the proposal would increase the Borough's housing stock, in line with the housing policies of the UDP Saved Policies September 2007 and National Government guidance. The principle of the development and use is therefore considered acceptable, subject to compliance with other policies of the Unitary Development Plan Saved Policies September 2007.

### **7.02 Density of the proposed development**

The scheme would have a residential density of 335 habitable rooms per hectare (HRPH) which is in excess of the requirements of the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 2 (which suggests a level of 150-200 hrpha, 30-65 units per hectare). Whilst, the proposal would exceed these density requirements, consideration also needs to be given to the future internal and external living environments and whether a cramped situation would result. It is considered that whilst the proposal would exceed the recommended density requirements, adequate amenities would still be provided for future occupiers of that property and as such the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan.

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

The site is situated within Old Northwood Area of Special Local Character and when viewed from Highfield Close, the development would appear as a detached house in

keeping with the surrounding properties. The revised plans which now show the removal of cladding at ground floor level is considered to be sufficient to ensure that the design, materials and finishing would no longer result in an incongruous form of development in relation to surrounding properties in this part of the Old Northwood Area of Special Local Character. As such the proposal is considered to accord with with policy BE5 of the Hillingdon UDP (Saved Policies September 2007).

**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**

With regard to design, the new dwelling would retain sufficient gaps to the boundaries as required by Policy BE22 which states that development of two or more stories should be set away a minimum of 1m from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties and the proposal is considered to comply with this advice showing distances of 2.5m and 3m respectively to the side boundaries. Section 4.27 of the SPD Residential Layouts states, careful consideration should be given to building lines and these should relate well to the existing street pattern, although in some instances varied building lines can achieve diversity and interest. The proposed dwelling would use a similar siting and footprint size to that of the original dwelling and would not project forward from the newly approved (but not yet constructed) property to the north.

Policy BE13 of the Adopted Hillingdon UDP (Saved Polices, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

The overall height and scale of the proposed development on this stand-alone plot is not considered to result in an incongruous form of development to the detriment of the visual amenities of the surrounding area, furthermore the new dwelling is similar in size and bulk to that of the original property to be replaced.

The area is characterised by individually designed, large detached and semi-detached houses with ample front garden areas and deep rear gardens which support mature trees and vegetation. It is considered adequate space has been left around the proposed dwelling and as such a cramped appearance would not arise. The size and bulk of the proposal would be similar to the original property on the site and the design, whilst using modern features would result in a further individual designed property in the street scene.

The appearance of the proposed development is not therefore considered to be out of character with the existing street scene and the general pattern of development in the area, and would comply with policies BE13 and BE19 of the Hillingdon UDP Saved

Policies September 2007.

#### **7.08 Impact on neighbours**

With regard to the impact on the amenities of the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as there are no properties directly to the rear of the dwelling (the site abuts the railway lines). Furthermore, the proposed dwelling would use a similar building line as the approved (but not yet constructed) property to the side and would use a similar footprint to the dwelling which it is replacing and as such, it is not considered a material loss of residential amenity would arise by reason of loss of light or dominance. Therefore this proposal is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

With regard to loss of privacy, the windows shown in the rear elevation would look towards the railway lines. There are no windows in the north side elevation and the windows shown in the south side elevation, facing towards the rear garden area of No.16 Highfield Road would serve either en-suite accommodation or would be a secondary window and therefore are conditioned to be obscure glazed and non-opening below top vent to avoid any future overlooking concerns. With regard to the front facing windows, it is not considered any further loss of privacy would arise having had regard to the existing window openings in the original property. The proposal shows a number of flat roofed areas would be provided and therefore it is recommended a condition is attached restricting the use of these areas to prevent their use as balconies/amenity areas. Therefore subject to suitable safeguarding conditions the proposal is not considered to result in a material loss of privacy and as such would comply with policy BE24 of the Adopted Hillingdon UDP (Saved Policies, September 2007), and the SPD: Residential Layouts: Section 4.12.

#### **7.09 Living conditions for future occupiers**

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. It is considered that the proposal would comply with this advice, as the dwelling would be positioned using a similar footprint as the existing property, and would be a similar height and roof pitch, as the recently approved adjacent development, and therefore would result in a well integrated development.

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be over 150m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 5-bedroom 3 storey dwelling would be 108m<sup>2</sup> and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a four + bedroom property should have a garden space of at least 100m<sup>2</sup>. The proposal would not comply with this advice showing an area of approximately 98m<sup>2</sup> provided for the new property. However, the shortfall of 2m<sup>2</sup> is not considered to justify a refusal purely on this ground. Therefore the proposal is considered to comply with the intentions of Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposed plans indicate that two spaces would be provided for the proposed dwelling and the highway engineer has not raised an objection to the scheme, subject to suitable condition. As such, the proposal would comply with the Council's adopted parking standards and therefore with policies AM7 and AM14 of the UDP Saved Policies September 2007.

#### **7.11 Urban design, access and security**

As above

#### **7.12 Disabled access**

WC facilities are provided at ground floor level and all door openings would be at a minimum of 800mm which would satisfy Lifetimes Homes standards. Therefore this proposal would comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application

#### **7.14 Trees, Landscaping and Ecology**

There are a number of trees on the site, however, the Tree and Landscape officer considers that two trees are in poor condition and three trees are of low amenity value. There is space available for new tree planting which can be addressed through conditions. The scheme is therefore considered to be acceptable in terms of Policy BE38 of the UDP Saved Policies September 2007.

#### **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been submitted in respect of this, however, it is recommended that should a permission be issued a condition is attached requiring the details and implementation of this before the development was occupied. As such the proposal is considered to comply with this advice.

#### **7.16 Renewable energy / Sustainability**

It has been considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9 states and Policy 4A.3 of the London Plan (2008). The proposed dwelling would incorporate solar panels in both sides of the roof slope, which is encouraged and a condition requiring the dwelling to meet level 3 of the code for sustainable homes is also recommended.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application

#### **7.19 Comments on Public Consultations**

Every planning application has to be judged on its own merits, and any reports of planning breaches on this site would be investigated by the planning enforcement team. The remaining points are addressed in the full report.

#### **7.20 Planning Obligations**

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. The proposal is to replace an existing property. The existing property had 6 habitable rooms and the proposed dwelling would have 10 rooms and therefore there would be a net gain of 4 rooms as such a contribution towards education provision would not be sought.

#### **7.21 Expediency of enforcement action**

Not applicable to this application

## **7.22 Other Issues**

None

## **8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

## **9. Observations of the Director of Finance**

Not applicable to this application

## **10. CONCLUSION**

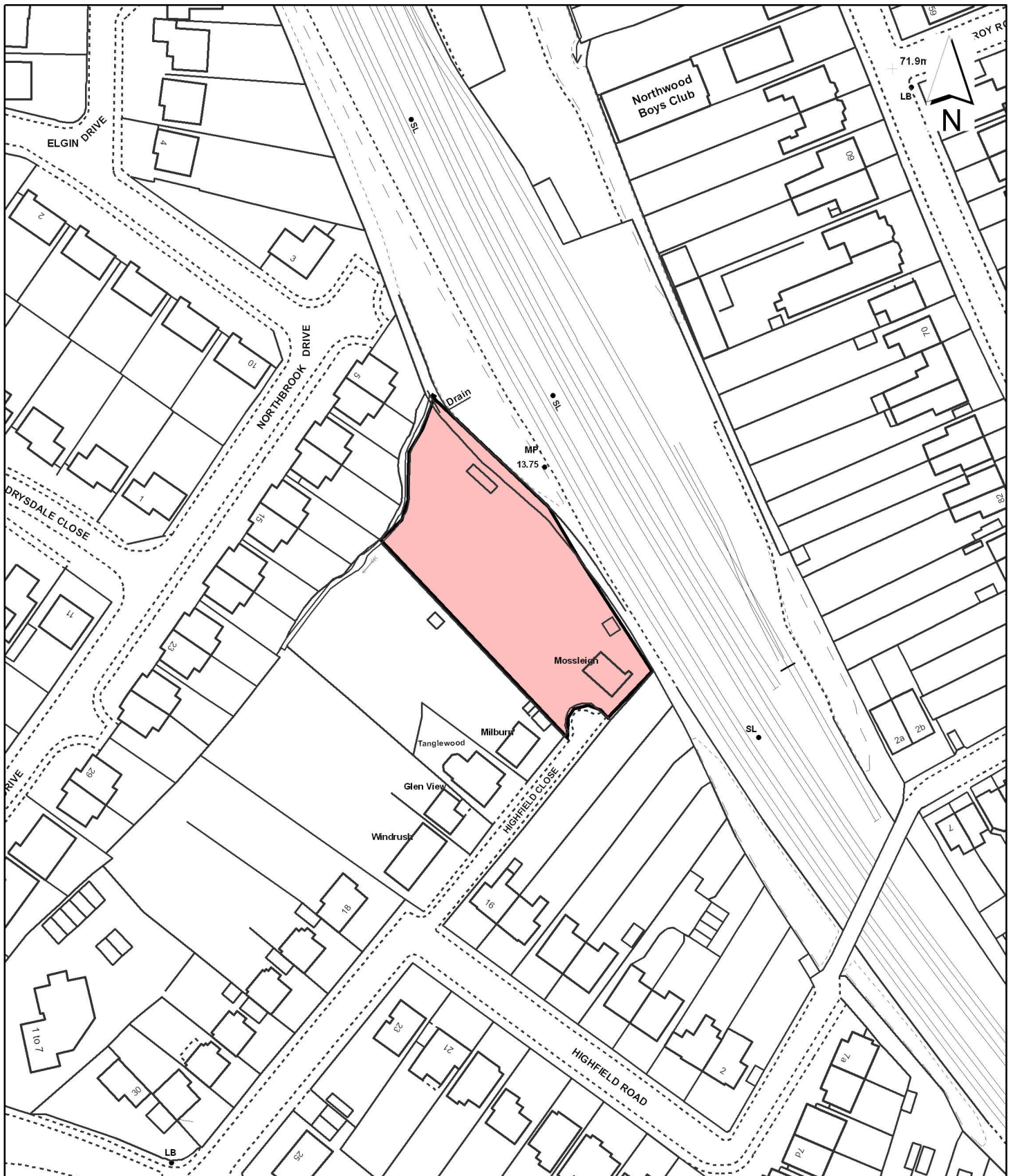
The proposal is not considered to detract from the visual amenities of the street scene or the amenities of adjoining residents. It provides a satisfactory form of accommodation for future residents and would not prejudice highway and pedestrian safety. The proposal is considered to satisfy the relevant policies of the UDP (Saved Policies September 2007) and approval is therefore recommended.

## **11. Reference Documents**


Hillingdon Unitary Development Plan Saved Policies September 2007  
HDAS: Residential Layouts: July 2006  
The London Plan (2008)  
Supplementary Planning Guidance: Educational Facilities  
Supplementary Planning Document: Noise, April 2006.

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Mossleigh, Highfield Close, Northwood</b>	
Planning Application Ref:	Scale
<b>61633/APP/2009/2387</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 159	<b>January 2010</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning & Community Services**

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



**HILLINGDON**  
LONDON

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## Report of the Director of Planning & Community Services Group

**Address** 22 WINCHESTER ROAD NORTHWOOD

**Development:** ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS (INVOLVING THE DEMOLITION OF EXISTING SIDE GARAGE) (AMENDED PLANS RECEIVED)

**LBH Ref Nos:** 65938/APP/2009/1751

**Drawing Nos:** Location Plan at Scale 1:1250  
2009/LAPL/WA/01  
2009/LAPL/WA/02  
Un-numbered Proposed Elevations and Roof Plan  
Un-numbered Proposed Ground Floor Plan  
Un-numbered Proposed Block Plan at Scale 1:200

**Date Plans Received:** 10/08/2009      **Date(s) of Amendment(s):** 06/11/2009  
**Date Application Valid:** 10/08/2009      09/11/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north east side of Winchester Road and comprises a two storey semi-detached house with an attached garage along the side boundary with 20 Winchester Road and a rear canopy. The attached house, 24 Winchester Road, lies to the north west and has a single storey rear extension and a detached garage to the rear along the side boundary with 26 Winchester Road. To the south east lies 20 Winchester Road, also a two storey semi-detached house with an attached garage along the side boundary with the application property and a rear conservatory. The gradient of the land is such that the application site is on higher ground to 20 Winchester Road and on lower ground to 24 Winchester Road. The street scene is residential in character and appearance comprising two storey semi-detached houses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The originally submitted scheme proposed a two storey side and single storey rear extension incorporating a front extension/porch. The application has since been amended replacing the two storey side extension with a single storey side extension and remodelling the front extension/porch.

The proposed single storey side extension would project 0.6m beyond the front wall of the application property. It would measure 2.85m wide, extending to the side boundary, and 12.7m deep, projecting 3.6m beyond the rear wall of the application property. At this point it would wrap around the rear wall to form a single storey rear extension, measuring 9.2m wide, for the full width of the application property and side extension, and 3.6m deep. The proposed single storey side and rear extension would be finished with a flat roof 3m high.

The proposed front porch would measure 2m wide and 0.6m deep, attached to the flank wall and in line with the front wall of the proposed single storey side extension, and finished with a mono-pitched roof 3m high at eaves level and 3.6m high at its highest point. The roof of the proposed porch would extend over the front projection of the proposed single storey side extension to form a dummy pitched roof.

### **1.3 Relevant Planning History Comment on Planning History**

There are no relevant planning decisions.

## **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**

EXTERNAL:

13 adjoining owner/occupiers and the Northwood Hills Residents' Association (x2) consulted. 1 letter of objection has been received making the following comments:

(i) The proposed first floor side extension is not acceptable. Given the gradient of the land, the proposed first floor side extension would have an overdominant impact on, and reduce light to the next door property.

(ii) The proposed first floor side element would be out of character with the street scene.

(iii) The site notice has not been placed on site - this would invalidate the application.

Officer Comments: On points (i) and (ii), the two storey side extension has been replaced with a single storey side extension. On point (iii), the display of the (green) site notice is not a statutory requirement.

Ward Councillor: Requested that the application be determined by the North Committee as he had concerns regarding the two storey side element. However, as this element of the scheme has now been omitted the Ward Councillor has indicated that he no longer objects to the scheme.

INTERNAL:

Highways

The site is located on the north-eastern side of Winchester Road, which is an unclassified road. The existing garage has internal dimensions of approximately 2.1m wide x 4.2m long, which is substandard.

The front curtilage of the site is adequate to accommodate two off-street car parking spaces as proposed. The parking layout would require amendments to the vehicular access and the associated crossover; however the application form and the proposed drawings do not propose any alterations.

The applicant should be requested to submit plans clearly showing the amendments to the vehicle access, otherwise this issue should be covered through a suitable condition.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 4.0 Side Extensions: Single Storey 8.0 Front Extensions, Porches and Bay windows
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration relate to the impact of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on residential amenity.

The proposed single storey side and rear extension and front porch, by reason of their overall size, scale, design, appearance and length of projection in relation to the original house, would harmonise with the character and proportions of the original house. They would appear subordinate as they would be set sufficiently below the cill of the first floor front, side and rear windows.

The street scene is characterised by single storey side and rear extensions and 14 Winchester Road has a combined front extension/porch. It is therefore considered that the proposal would not detract from the character and appearance of the street scene and surrounding area generally, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0, 4.0 and 8.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The attached house, 24 Winchester Road, would not be adversely affected by the proposed single storey side extension and front extension/porch as they lie on the opposite side of the application property.

The proposed single storey rear extension would not be more than 3.6m deep and 3.4m high, in accordance with paragraph 3.3 and 3.7 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. This length of projection and height are

considered to be sufficient to ensure that the proposal would not harm the residential amenities of the adjoining occupiers through overdominance, visual intrusion and overshadowing. The existing garage at 20 Winchester Road would screen the impact of the proposed side extension from that house and whilst it is accepted that there is a difference in levels between No.22 and No.20 Winchester Road, the rear/side extension would not intrude into a 45 degree line of sight from the nearest habitable room window on No.20 and as such the impact on this property is considered acceptable.

No windows are proposed facing the adjoining properties and therefore no overlooking will result. As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Over 60sq.m of private amenity space would be retained in accordance with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The existing garage has internal dimensions of approximately 2.1m wide x 4.2m long, which is substandard. An additional off-street parking space is proposed in the front garden, resulting in two off-street parking spaces. This would involve widening the existing crossover and the introduction of additional hardstanding. This is considered to be acceptable subject to conditions requiring details of vehicular access and sustainable urban drainage. The proposal would comply with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

#### **2 HH-M2 External surfaces to match existing building**

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

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 HH-MRD4 Single Dwellings Occupation**

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local

Planning Authority.

**REASON**

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 HH-OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 HH-RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 20 and 24 Winchester Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 HH-RPD4 Prevention of Balconies / Roof Gardens**

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage for the additional hardstanding in the front garden have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding in compliance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**8 NONSC Non Standard Condition**

The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and

available for the parking of vehicles at all times thereafter.

**REASON**

To ensure a satisfactory provision of off-street parking in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**9 NONSC Non Standard Condition**

No development shall take place until details of the widened crossover is submitted to and approved by the local planning authority. The agreed scheme shall be implemented and so maintained for as long as the development remains in existence.

**REASON**

To ensure a satisfactory provision of off-street parking in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**10 NONSC Non Standard Condition**

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

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

- 1** The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 2** You are advised that it is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge.

**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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Policy No.**

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.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey 4.0 Side Extensions: Single Storey 8.0 Front Extensions, Porches and Bay windows
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 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 & 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 & Community Services Reception Desk, Level 3, 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.
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- 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 (CO<sub>2</sub>) 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:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**22 Winchester Road,  
Northwood**

Planning Application Ref:  
**65938/APP/2009/1751**

Planning Committee  
**North** Page 170

Scale  
**1:1,250**

Date  
**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Director of Planning & Community Services Group

**Address** 10 CHILTERN ROAD EASTCOTE

**Development:** Single storey detached garage / plant room with habitable roof space with 1 front and 1 rear dormer involving demolition of existing detached garage and car port and installation of swimming pool to rear

**LBH Ref Nos:** 13772/APP/2009/1897

**Drawing Nos:** 090807/01  
090807/02  
090807/03B  
090807/04A  
090807/06A  
090807/07

**Date Plans Received:** 01/09/2009      **Date(s) of Amendment(s):** 01/09/2009  
**Date Application Valid:** 02/09/2009      25/09/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached chalet bungalow on the south side of Chiltern Road in Eastcote. The site forms part of a large planned 1930's residential estate.

The area is characterised by a mix of spacious suburban housing on an estate of individually designed properties constructed in clay brick with tile and timber detailing, employing arts and crafts, deco and garden suburb styles.

The application site itself fronts a widened section of the street and enjoys a double plot. The house is approximately 14m wide with an 11m wide side garden to the east, separating it from the neighbouring property, No.12. A detached garage structure is located in this space, forward of the house and 300mm from the common boundary with No.12.

The area is subject to varied topography with the application site being elevated above the highway. Moreover the land rises along the street from east to west, so that the application site is elevated above its neighbour at No.12, which is a house and in a forward-set position.

#### 1.2 Proposed Scheme

The application seeks permission for the demolition of the existing detached garage and the construction of a new detached garage with accommodation in the roof space along with a swimming pool in the rear garden.

The garage structure is 7.8m wide and 10m deep, located 1.1m off the east side boundary. The structure is built into the rising topography of the garden and is 2.8m to eaves level and 6.4m to the pitch of the roof on the front elevation. The roof is hipped and

has a ridge line running north-south (90-degrees to the street). Dormer windows are proposed in the front and rear facing roof slopes (1.8m wide, 2.5m high, including a hipped roof, and 5.8m above the ground (measured from the front elevation)). Flights of steps are proposed to the western and rear (southern) side of the structure, connecting it to the apron which runs around the property itself.

The swimming pool area is positioned 12m behind the new garage structure (7m past the house, but located towards the eastern side boundary). The total area of the swimming pool (including the apron that surrounds it) is 17m in length and 10m in width, with an area 13m long and 6m wide within which a swimming pool would be situated. The exact design and shape of the pool is not yet known (that shown on the plans is indicative). The pool will be situated slightly lower than the existing garden level. As such retaining walls will be required around the structure, and access will be sought in the north western corner, up steps at 45-degrees to the rear patio area of the house.

The proposals as described are based on the latest of the two sets of amendments to the plans, which have relocated the swimming pool further down the garden and sited it at a lower level (when submitted it was directly behind the garage and elevated to the level of the apron around the house).

### **1.3 Relevant Planning History**

#### **Comment on Planning History**

13772/APP/2007/744: Erection of 2, five-bedroom detached dwellinghouses with roofspace accommodation and integral garages (involving demolition of existing dwellinghouse). Refused permission, appeal allowed.

### **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**

External:

9 letters neighbouring residents and Eastcote Residents Association consulted.

Two letters of objection have been received from local residents in Chiltern Road stating the following (only the latest letters following latest amendments are considered):

- \* Bedroom window to the side of No.12 will be affected by the garage;
- \* The swimming pool is too close to the boundary of No.12 and will generate noise;
- \* There is no room for soft landscaping between the pool and the boundary;
- \* Damage will occur to surrounding trees and shrubs; and
- \* No reference to trees.

One letter of objection has been received from the Eastcote Residents Association stating the following:

- \* Garage has a footprint four times that of the original garage and car port;
- \* The footprint is twice the size of the property at No.12;
- \* It is a one and a half storey building;
- \* Will be prominent and out of keeping with the street scene;

- \* The side of the garage will take all the natural light from the side bedroom window of No.12;
- \* The garage is a detached building and could be converted into a habitable dwelling;
- \* Plant will be noisy;
- \* Swimming pool will affect ground water flow;
- \* Sustainable Urban Drainage System should be installed;
- \* Not enough consideration of the difference on ground level between No.10 and 12; and
- \* Swimming pool will cause a loss of amenity.

The applicant has submitted a supporting statement following the submission of the above objections which raise the following points:

- \* The property has planning permission to be redeveloped to accommodate 2 houses;
- \* The property is on a very large double plot and has a significant garden area between it and No.12;
- \* The proposed garage is designed along the lines of the approved new house that the applicant does not wish to implement; and
- \* The development is not out of character with Chiltern Road.

Ward Councillor: Requests that the application is reported to committee.

Internal:

Environmental Protection: An old brick works and clay pit has been identified at this site based on Ordnance Survey map. There is no information in our records with regard to any actual contamination at the site. Informative is suggested.

Environmental Protection Unit: Conditions concerning noise associated with the plant and a construction site informative should be attached if the application is approved.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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.        |
| BE23     | Requires the provision of adequate amenity space.                            |
| BE24     | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14     | New development and car parking standards.                                   |
| HDAS     | Residential Extensions   |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction.               |
| BE20     | Daylight and sunlight considerations.  |
| BE21     | Siting, bulk and proximity of new buildings/extensions.                      |

## 5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development, landscaping, impact on residential amenity, and highway safety and parking.

### Design and scale

UDP Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance.

The Councils adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers under Section 9, guidance on how to assess detached outbuildings. The SPD offers the following criteria for assessment of such structures:

\* Paragraph 9.2: Building should be positioned away from neighbouring properties and set in from the boundary by at least 500mm;

\* Paragraph 9.3: The ridge should not be higher than 4m;

\* Paragraph 9.4: The outbuilding must be used for normal residential activities ancillary to the main house.

The plot has an 11m wide side garden that can adequately accommodate the proposed garage. Whilst the structure is over half the width of the main house, forward-set of the main house and has a pitched roof at 6.4m in height (when viewed from the street), the structure can be accommodated on the plot, with ample distance to the common boundary with No.12 Chiltern Road, the proposals height, mass and position therefore to accord with policy BE13 and BE15 and the criteria within the House Extension SPD.

The proposed building has a smaller, yet substantial, footprint when viewed against the main house but is larger than that of No.12. However, permission has been granted, on appeal, for a substantially larger structure (a detached two storey dwelling) in this location, which was not considered to impact on the character of the existing properties or the street scene.

With regards the swimming pool, the application has been the subject of various amendments, relocating it further back from the property and at a lower level, so that it will not be visible from the street or neighbouring gardens.

### Amenity

With regards impact on amenity, Policy BE21 of the UDP is relevant. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity. Furthermore the House Extension SPD notes under Section 5.4 that no direct overlooking will be permitted. Adequate distance should be maintained to any area from which overlooking may occur.

The neighbouring resident at No.12 has raised concerns over the use of the proposed garage. The structure is intended to be used for garaging, storage, play room and gym purposes. Should the application be considered acceptable it would be conditioned so as to restrict its use to activities that would be in connection with the main dwellinghouse.

The neighbouring resident at No.12 has also raised concerns over the potential noise

generated by plant for the swimming pool. The amended plans no longer make reference to plant in the rear part of the garage building. However, again, should the application be considered acceptable, then the location and acoustic insulation provided in association with the plant, can be conditioned.

The neighbouring property at No.12 has a west facing principal bedroom window, which will be affected by the proposal. The garage is at the same distance and no further forwards than an earlier approved property on the site (13772/APP/2007/744), with a similar height and roof design. As such it is not felt that the impact on this window is any greater than that approval.

The proposal accords with the criteria for single-storey rear extensions and is therefore not considered to unreasonably impact on the amenity currently enjoyed by neighbouring properties.

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2004).

#### Highways

Policy AM14 of the UDP refers to the Councils car parking standards contained under Annex 1. The standards indicate that 2 car parking spaces are required in order to comply with the policy. Adequate car parking can be provided in the proposed garage and new driveway.

## 6. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 T8 Time Limit - full planning application 3 years**

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

#### **REASON**

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

#### **2 M2 External surfaces to match existing building**

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

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the

Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 RCU3 Loss of Garage(s) to Living Accommodation (Not Garage Courts**

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) hereby approved shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

**REASON**

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 NONSC Non Standard Condition**

The use of the building hereby approved shall be for the purpose(s) stated on the application form and approved drawings. The building shall not be used for purposes such as a living room, bedroom, kitchen or as a separate unit of accommodation.

**REASON**

To safeguard the amenities of adjoining occupiers and to ensure that any separate use is in accordance with the policies of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 N12 Air extraction system - noise and odour**

No plant associated with the swimming pool shall be used on the premises until a scheme for the control of noise emanating from the site or to other parts of the building has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**INFORMATIVES**

**Standard Informatives**

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



- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Policy No.**

BE13	New development must harmonise with the existing street scene.
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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.

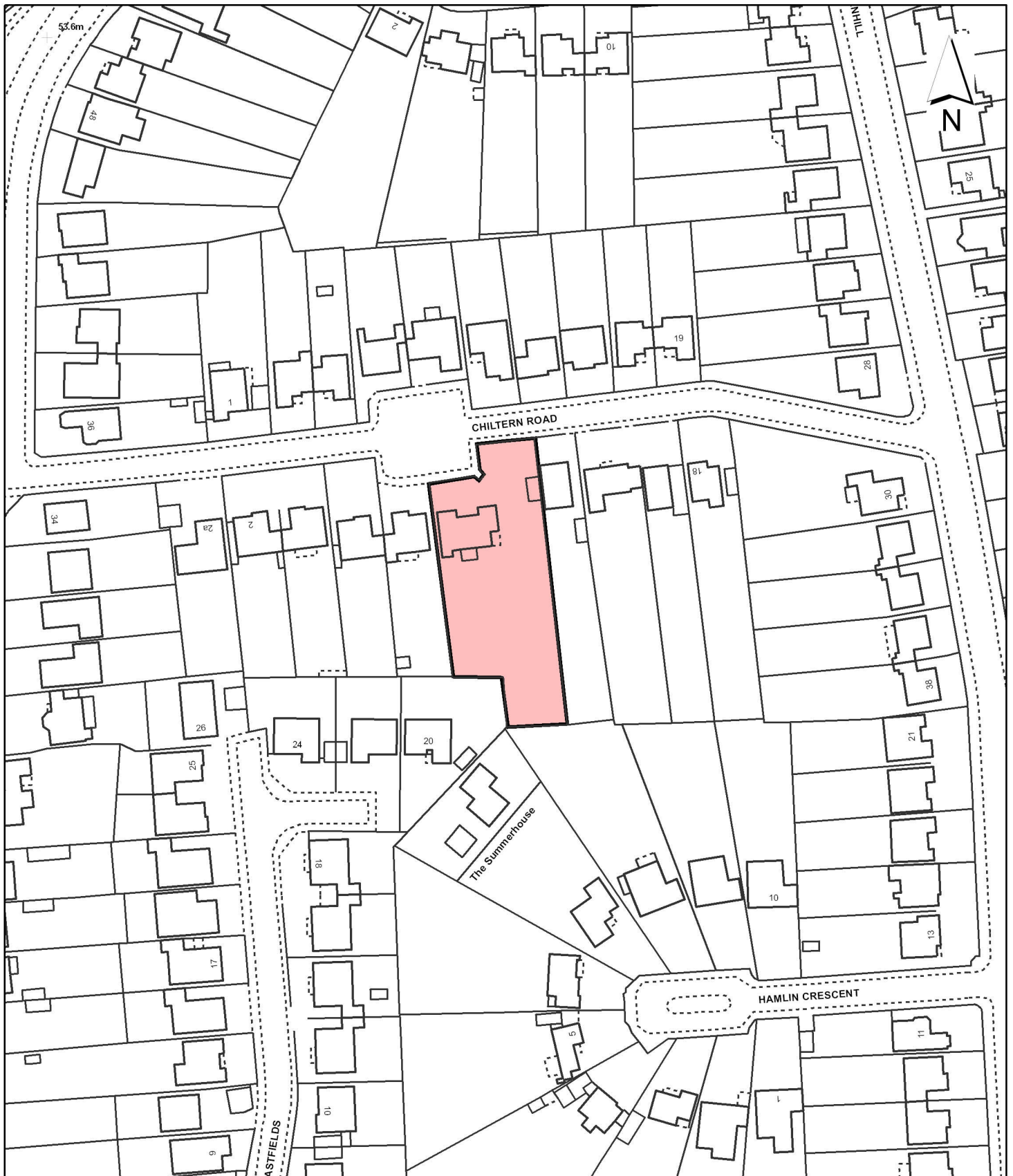
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**Contact Officer:** Andy Fuller

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**10 Chiltern Road,  
Eastcote**

Planning Application Ref:

**13772/APP/2009/1897**

Planning Committee

**North** Page 180

Scale

**1:1,250**

Date

**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

**Item No.**

**Report of the Corporate Director of Planning and Community Services**

CONTACT OFFICER: Jim Lynn  
EXTENSION: 0788

**PART 1 QUARTERLY PROGRESS REPORT ON  
BREACHES OF PLANNING CONTROL**

**1.0 RECOMMENDATION**

That Members note the contents of this report.

**2.0 INFORMATION**

- The attached schedule provides information on progress with breaches of planning control where enforcement action has been authorised by Committee in the preceding ten years. It updates Members on progress since the last schedule was presented to them, and it includes new investigations where a breach of planning control has been identified and reported to the Committee, and sets out those cases where it is recommended to the committee (in Schedule 3) that no further action be taken and the case closed.
  
- This information is placed on Part 1 of the Agenda.

**3.0 CONTENTS**

**Schedule 1** - Enforcement cases reported to committee  
between 01 October 2009 and 31 December 2009

**Schedule 2** - Enforcement cases reported to committee  
prior to 01 October 2009 but still open.

**Schedule 3** - Enforcement cases proposed for closure.

**Schedule 1**

**Enforcement Cases Reported to Committee  
between 01 October 2009 and 31 December 2009**

## Schedule 2

### Enforcement Cases Reported to Committee prior to 01 October 2009 but still open

#### CAVENDISH

**Reference** ENF/260/07/  
**Site /Property** 85-87 Field End Road Eastcote Pinner

**Date Received** 08-01-2008 **Status** **Comp.Investigation**

**Breach(es)** Large lorries delivering to a retail unit, is the premises used as a warehouse?

**Resolution** Enforcement action to be taken

**Actions to date** The enforcement notice dated 15/04/2008 was withdrawn as it related to both 85 & 87 Field End Road, however, the breach only realtes to 85. Authorisation was then sought from the North Planning Committee on 13/05/2008 to take action against 85. In considering the report members granted a period of 28 days to submit details to prove that the use was immune as requested. Further info was then submitted in an attempt to substantiate their claim. The solicitors have advised that they will submit a LDC.

**Reference** ENF/260/07/  
**Site /Property** 85-87 Field End Road Eastcote Pinner

**Date Received** 08-01-2008 **Status** **Comp.Investigation**

**Breach(es)** Large lorries delivering to a retail unit, is the premises used as a warehouse?

**Resolution** Enforcement action to be taken

**Actions to date** The enforcement notice dated 15/04/2008 was withdrawn as it related to both 85 & 87 Field End Road, however, the breach only realtes to 85. Authorisation was then sought from the North Planning Committee on 13/05/2008 to take action against 85. In considering the report members granted a period of 28 days to submit details to prove that the use was immune as requested. Further info was then submitted in an attempt to substantiate their claim. The solicitors have advised that they will submit a LDC.

#### SOUTH RUISLIP

**Reference** ENF/880/06/  
**Site /Property** GLEBE FARM WEST END ROAD RUISLIP

**Date Received** 27-06-2005 **Status** **Comp.Investigation**

**Breach(es)** USE OF LAND FOR THE STORAGE AND HIRE OF SKIPS AND ERECTION OF 2M HIGH FENCING ALONG NORTHERN BOUNDARY

**Resolution** Removal of skips and fencing

**Actions to date** High Court hearing held on 17 January 2008 - Appeal by Council against decision of Planning Inspector to quash Enforcement Notice and issue a Certificate of Lawfulness. Officers hope to be in a position to report the judgement of the High Court as part of the April report.

**Reference** ENF/880/06/  
**Site /Property** GLEBE FARM WEST END ROAD RUISLIP

**Date Received** 27-06-2005 **Status** **Comp.Investigation**

**Breach(es)** USE OF LAND FOR THE STORAGE AND HIRE OF SKIPS AND ERECTION OF 2M HIGH FENCING ALONG NORTHERN BOUNDARY

**Resolution** Removal of skips and fencing

**Actions to date** High Court hearing held on 17 January 2008 - Appeal by Council against decision of Planning Inspector to quash Enforcement Notice and issue a Certificate of Lawfulness. Officers hope to be in a position to report the judgement of the High Court as part of the April report.



**Schedule 3**      **Enforcement Cases proposed for Closure**

**HAREFIELD**

<b>Reference</b>	<b>ENF/103/09/</b>		
<b>Site /Property</b>	7a High Street Harefield Middx		
<b>Date Received</b>	03-03-2009	<b>Status</b>	<b>No Further Action</b>
<b>Breach(es)</b>	unauthorised shopfront.		
<b>Resolution</b>			
<b>Actions to date</b>	03-11-2009	Off. Closure Report	

No breach of planning control, no further action recommended.

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

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# Plans for North Planning Committee

4th February 2010



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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Page 247

**Report of the Corporate Director of Planning & Community Services**

**Address** HIGHGROVE HOUSE EASTCOTE ROAD RUISLIP

**Development:** Refurbishment and conversion of listed building to 12 residential units comprising 1 studio, 6 one- bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes and erection of 4 two-bedroom mews dwellinghouses, with associated amenity space and landscaping, involving demolition of detached stable building (Time extension of planning permission ref.10622/APP/ 2006/2490 dated 11/01/2007.)

**LBH Ref Nos:** 10622/APP/2009/2504

<b>Date Plans Received:</b>	18/11/2009	<b>Date(s) of Amendment(s):</b>	18/11/2009
<b>Date Application Valid:</b>	18/11/2009		21/01/2010
			18/11/2010



**bptw partnership**

Hiltons Wharf, Norman Rd, Greenwich, London SE10 9QX

telephone 020 8293 5175 facsimile 020 8293 5146

email post@bptw.co.uk website www.bptw.co.uk

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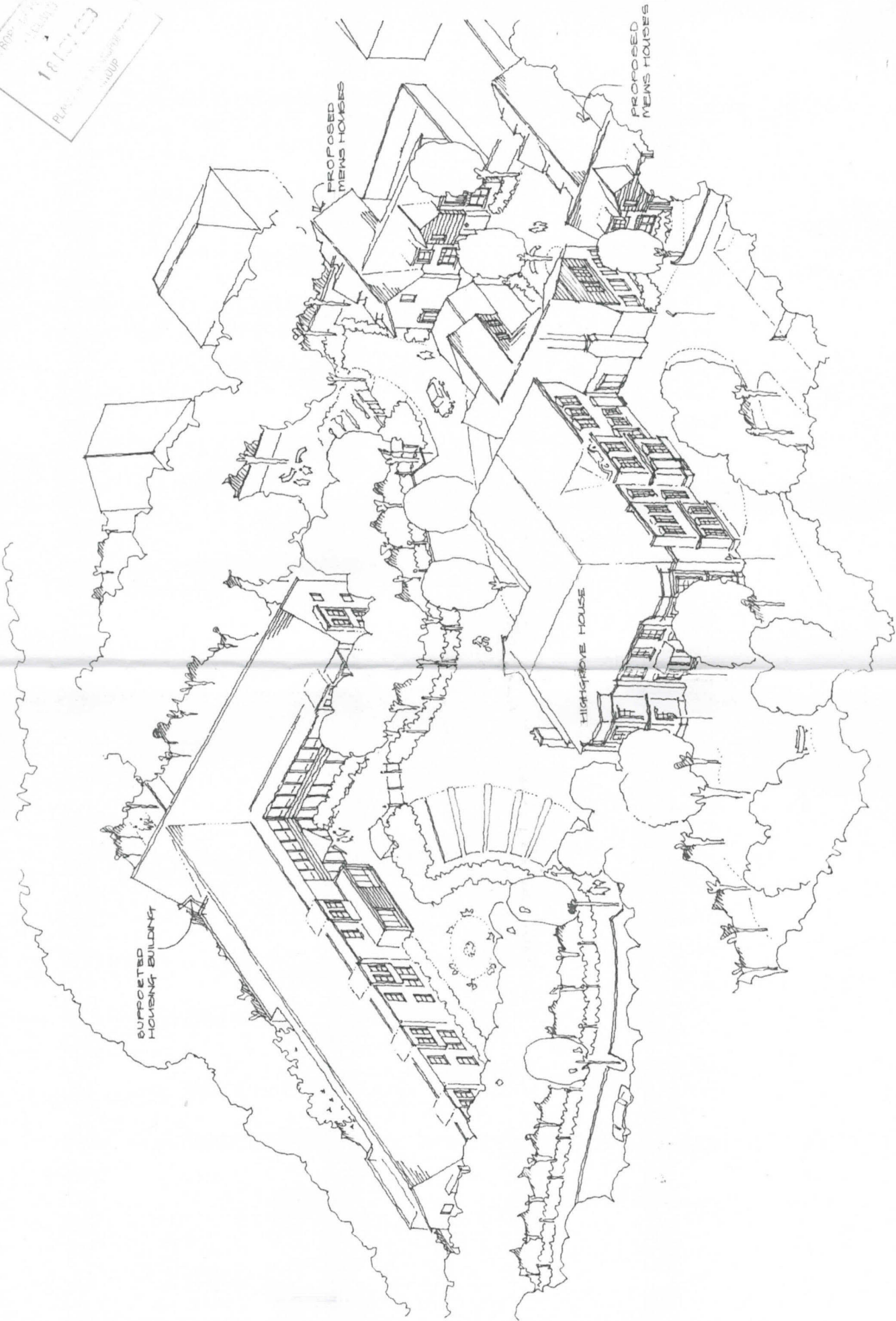
**bptw** PLANNING ISSUE

Date Aug/06	Client London Borough of Hillingdon
Drawn LD	Project Highgrove House
Check	Title Site Location (Highgrove House)
Scale 1:1250	Dwgno. J06.055 / D(00)-03
	Revision






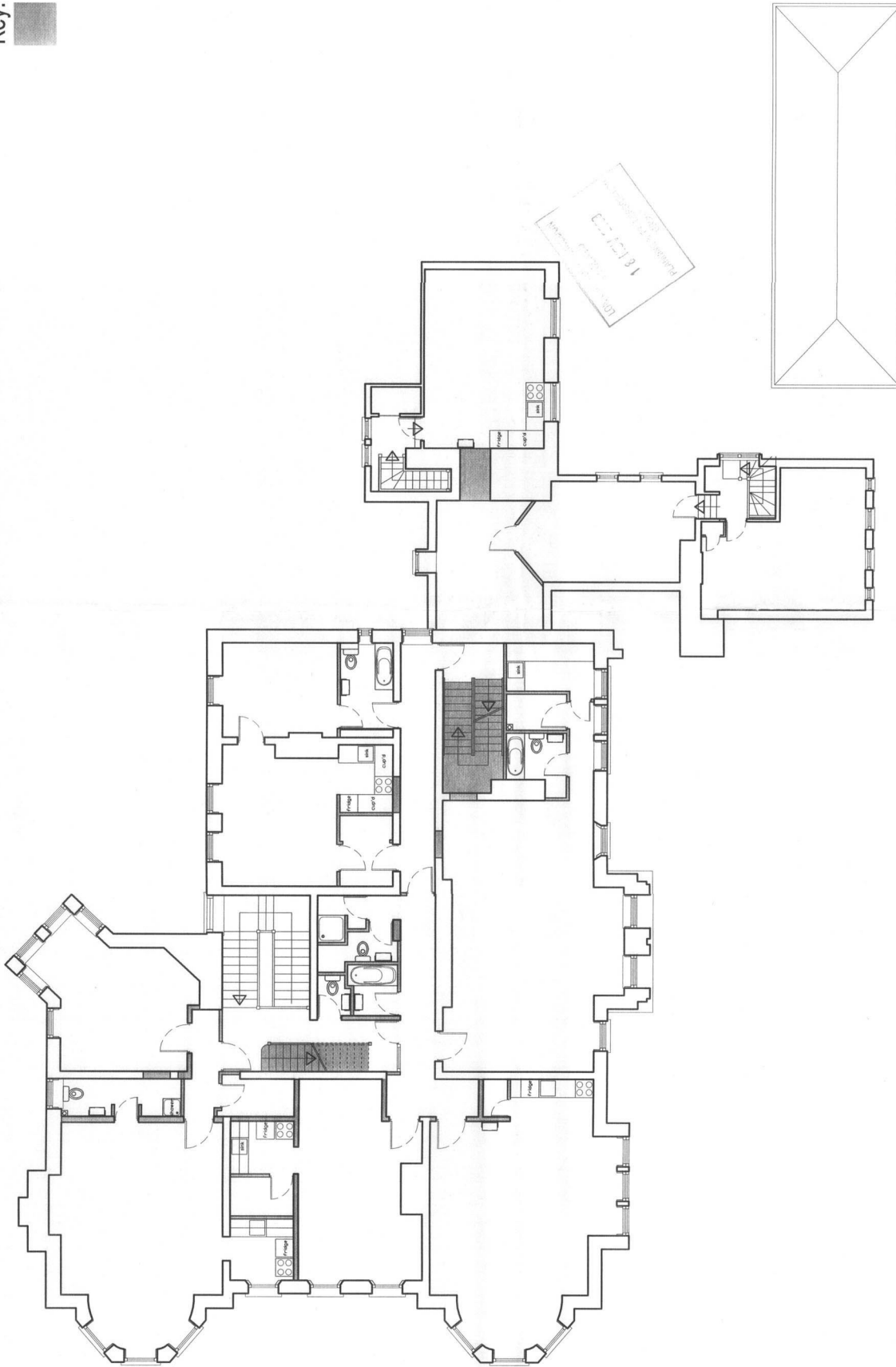
LOW RISE  
 18/12/03  
 Planning and Building  
 10/11/03



Date	AUG 06	Client	LONDON BOROUGH OF HILLINGDON
Drawn	AHI	Project	HIGHGROVE HOUSE
Check		Title	PERSPECTIVE VIEW OF PROPOSED SCHEME
Scale	NTS	Job No	J055 / D/20/84
		Revision	A

Rev	A	Date	3 January 2007	Drawn	AHI	Chkd	
Drawing amended to full comments made by planners and Construction officers at meeting on 12 December 2006							

**Key:**  
 Hatch denotes walls/ partitions and stairs to be removed



Approved for Planning  
 14/12/06  
 Approved for Building  
 14/12/06

**EXISTING FIRST FLOOR PLAN (OPTION 3b) SHOWING PROPOSED WALLS/PARTITIONS AND STAIRS TO BE REMOVED**

**PLANNING ISSUE**

**bptw** partnership

Date:	Aug'06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Type:	Existing First Floor (Highgrove House)
Scale:	1:100	Drawn:	J06.055 / DC20-62
		Revised:	

Revisions:

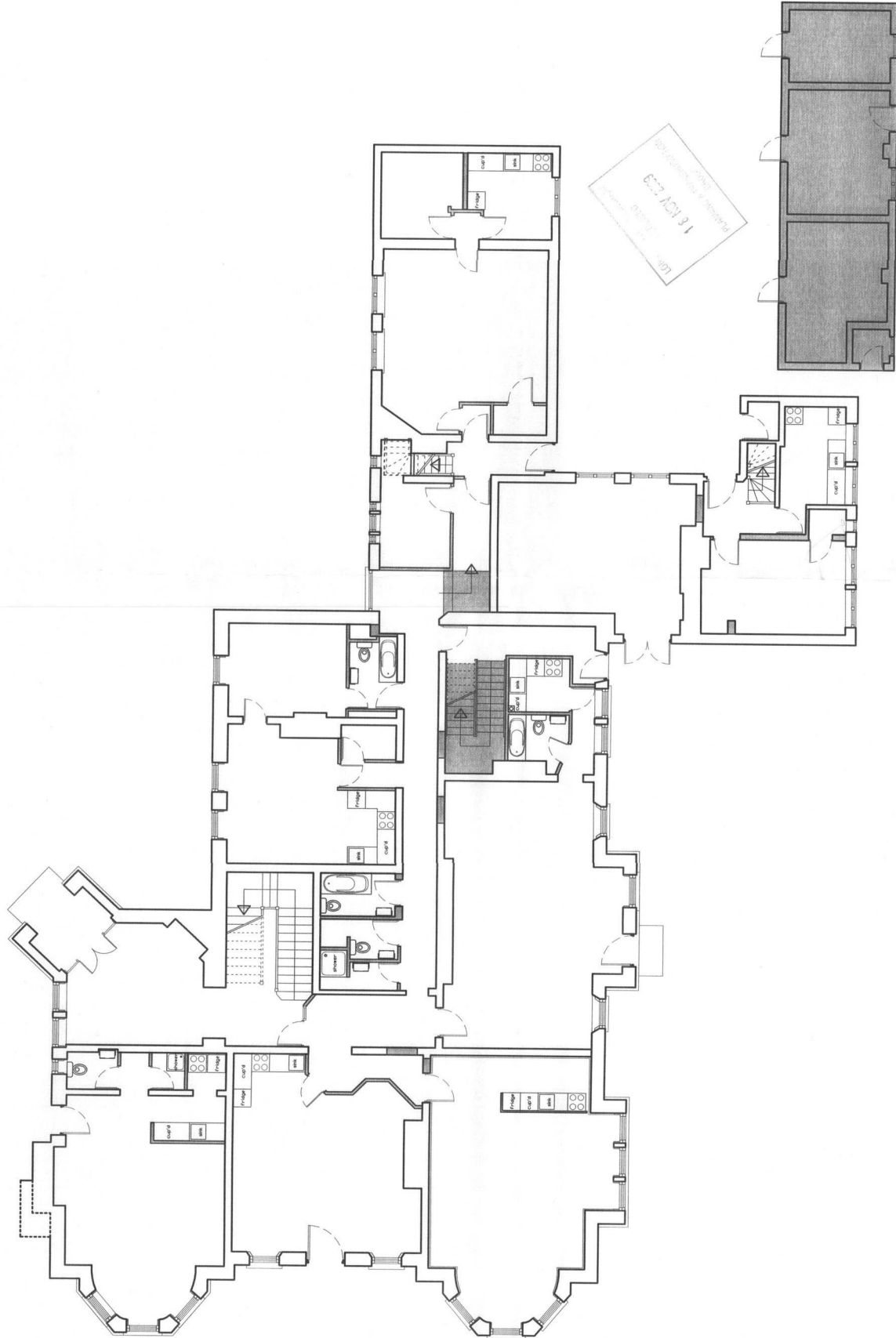
NO	DATE	BY	CHKD

Revisions:

NO	DATE	BY	CHKD

**Key:**

Hatch denotes walls/ partitions and stairs to be removed



**EXISTING GROUND FLOOR PLAN SHOWING PROPOSED WALLS/PARTITIONS AND STAIRS TO BE REMOVED**

**PLANNING ISSUE**

**bptw** partnership

Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Existing Ground Floor (Highgrove House)
Scale:	1:100	Drawn by:	J08.GS5 / D(20)61

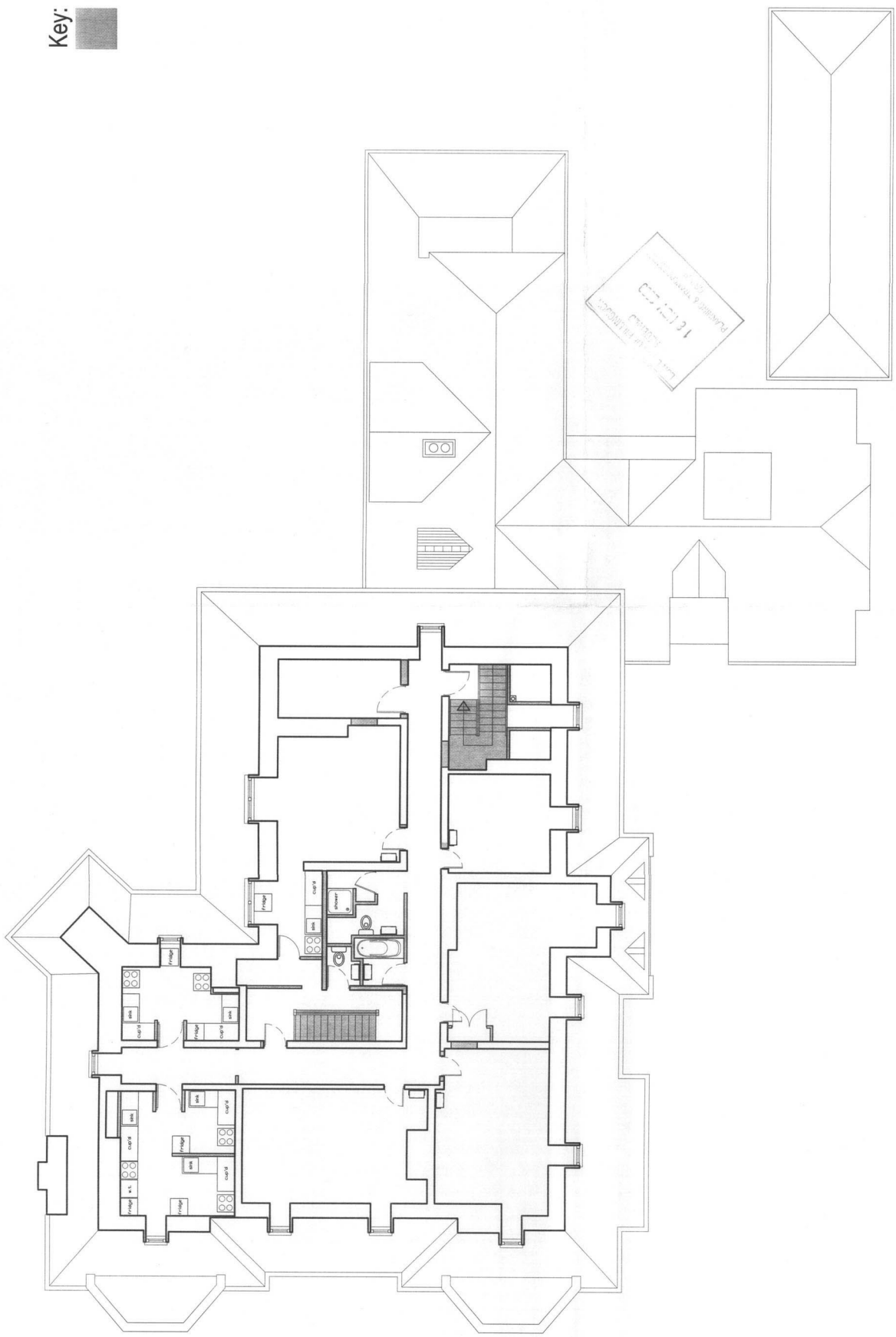
Revisions:

No.	DATE	BY	CHKD

Revisions:

No.	DATE	BY	CHKD

Key:  
Hatch denotes walls/ partitions  
and stairs to be removed



# EXISTING SECOND FLOOR PLAN SHOWING PROPOSED WALLS/PARTITIONS AND STAIRS TO BE REMOVED

bptw PLANNING ISSUE

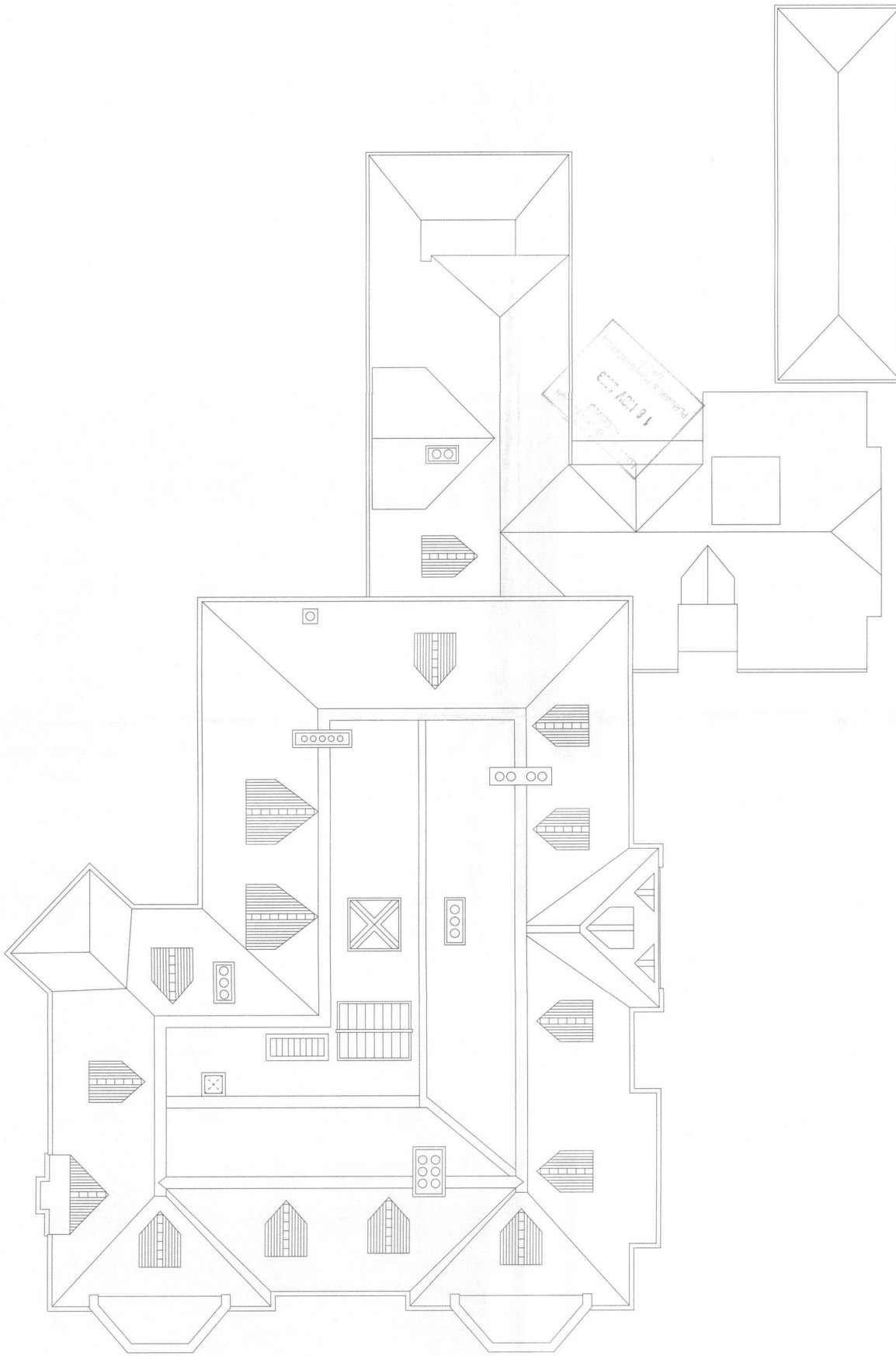
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Drawn:	LD	Project:	Highgrove House
Check:		Title:	Existing Second Floor (Highgrove House)
Scale:	1:100	Dwg No:	J06.055 / DC207-63
		Revision:	

Revisions:

Rev	Date	Drawn	Check

Revisions:

Rev	Date	Drawn	Check



Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Existing Roof Plan (Highgrove House)
Scale:	1:100	Drawn:	J06.055 / D(20)-54
		Revised:	







Revisions:

No	Date	Drawn	Check

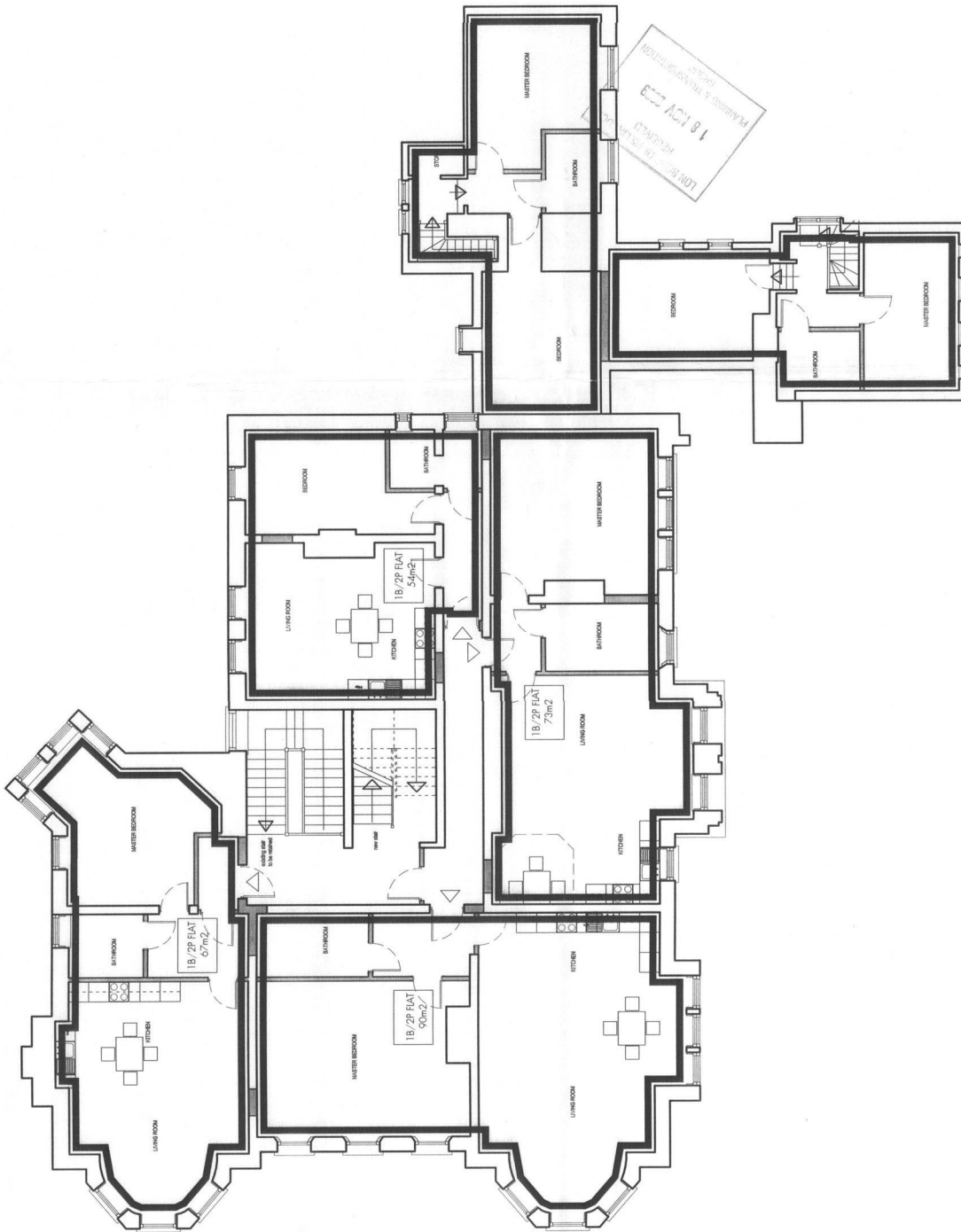
Revisions:

No	Date	Drawn	Check

**Key:**

-  New walls and partitions
-  1 studio apartment
-  1 bed apartment
-  2 bed apartment
-  3 bed apartment
-  2 bed duplex

**NOTE:** Internal gross floor areas indicated approximate only and follow coloured line profiles.



PROPOSED FIRST FLOOR PLAN (OPTION 3b) SHOWING NEW WALLS/PARTITIONS AND STAIR

Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Proposed First Floor (Highgrove House)
Scale:	1:100	Charge:	J06.0557 - D(20)-66

Revisions:

REV	DATE	DESCRIPTION

Revisions:

REV	DATE	DESCRIPTION

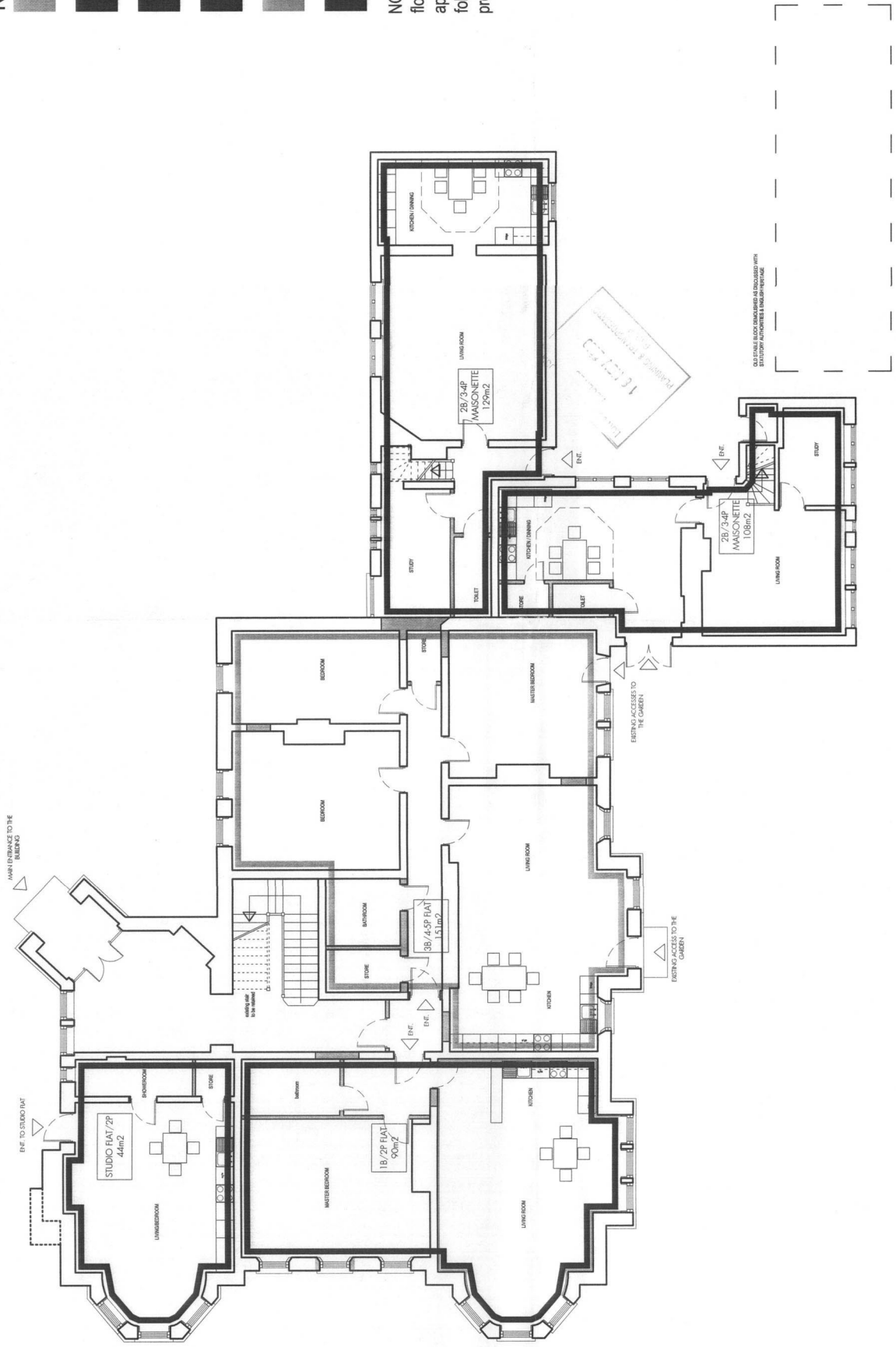


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**Key:**

- New walls and partitions
- 1 studio apartment
- 1 bed apartment
- 2 bed apartment
- 3 bed apartment
- 2 bed duplex

**NOTE:** internal gross floor areas indicated approximate only and follow coloured line profiles.



**PROPOSED GROUND FLOOR PLAN SHOWING NEW WALLS/PARTITIONS AND STAIR**

Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Proposed Ground Floor (Highgrove House)
Scale:	1:100	Dwg no.:	J06.055 / D(20)65

Revisions:







NO	DATE	BY	REASON
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Revisions:

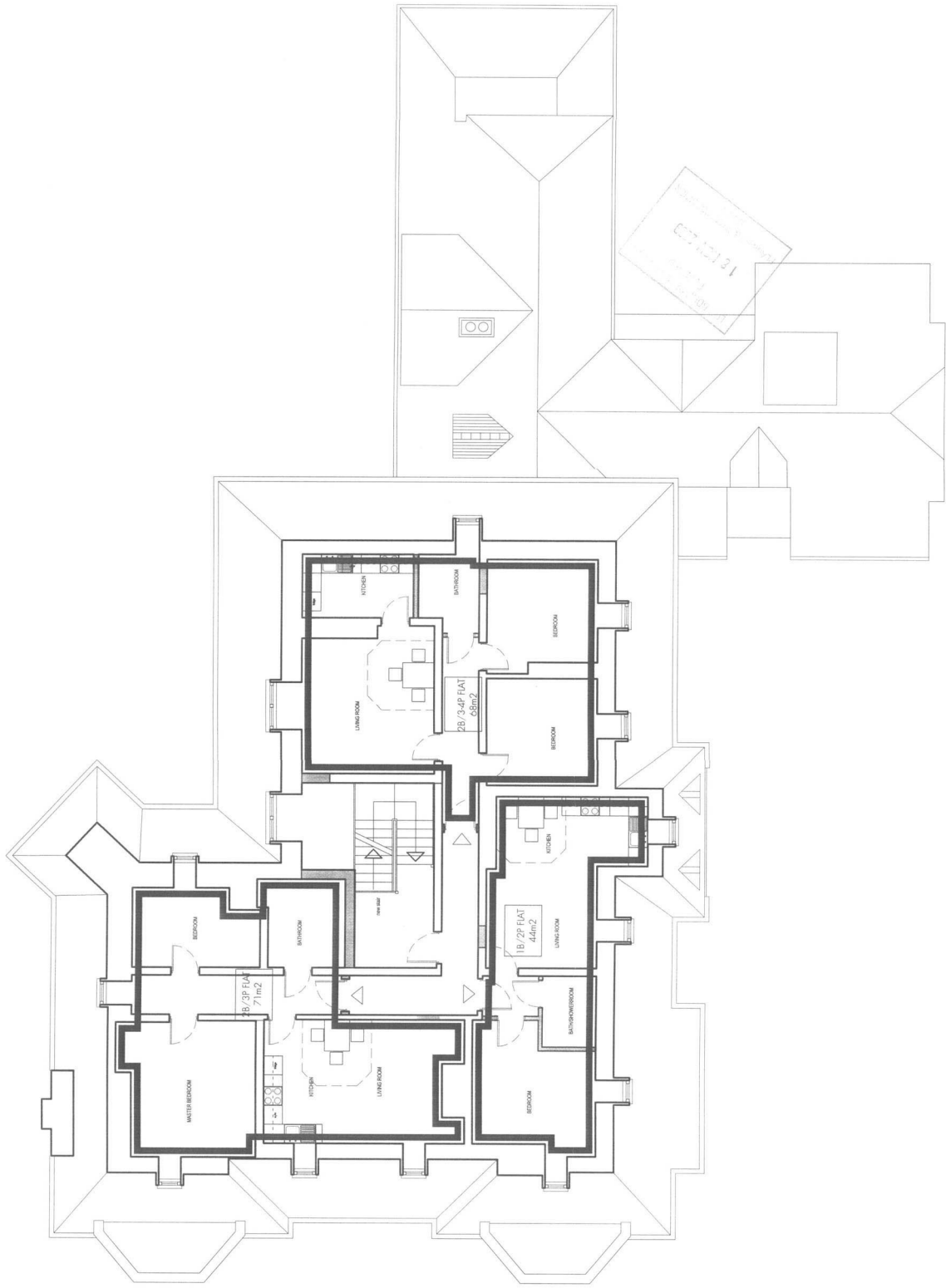
NO	DATE	BY	REASON
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**bptw partnership**  
 Hillons Wharf, Norman Rd, Greenwich, London SE10 9QX  
 telephone 020 8293 5175 facsimile 020 8293 5146  
 email post@bptw.co.uk website www.bptw.co.uk

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- Key:**
-  New walls and partitions
  -  1 studio apartment
  -  1 bed apartment
  -  2 bed apartment
  -  3 bed apartment
  -  2 bed duplex

**NOTE:** Internal gross floor areas indicated approximate only and follow coloured line profiles.



PROPOSED SECOND FLOOR PLAN SHOWING NEW WALLS/PARTITIONS AND STAIR

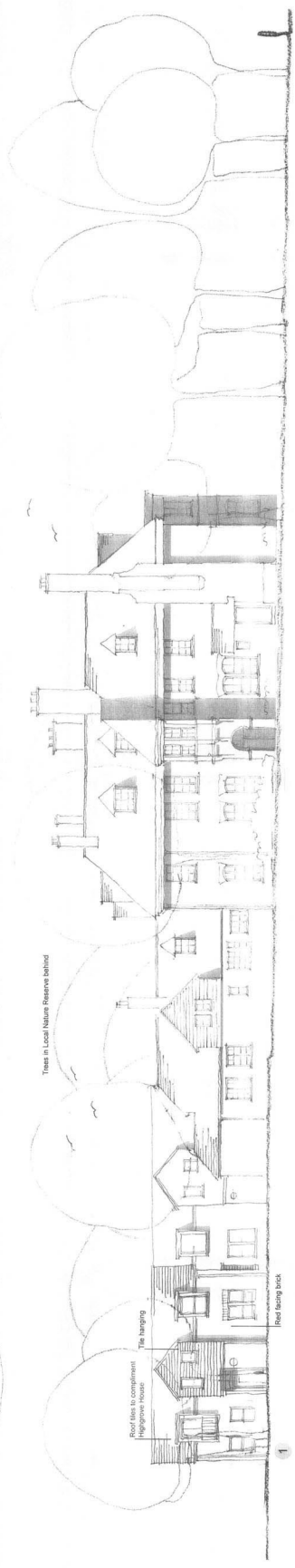
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Drawn:	LD	Project:	Highbrooke House
Check:		Title:	Proposed Second Floor (Highbrooke House)
Scale:	1:100	Dwgno:	J06.055 / D(20)-67
		Revised:	

Revisions:

Rev	DATE	DOWN	UP

Revisions:

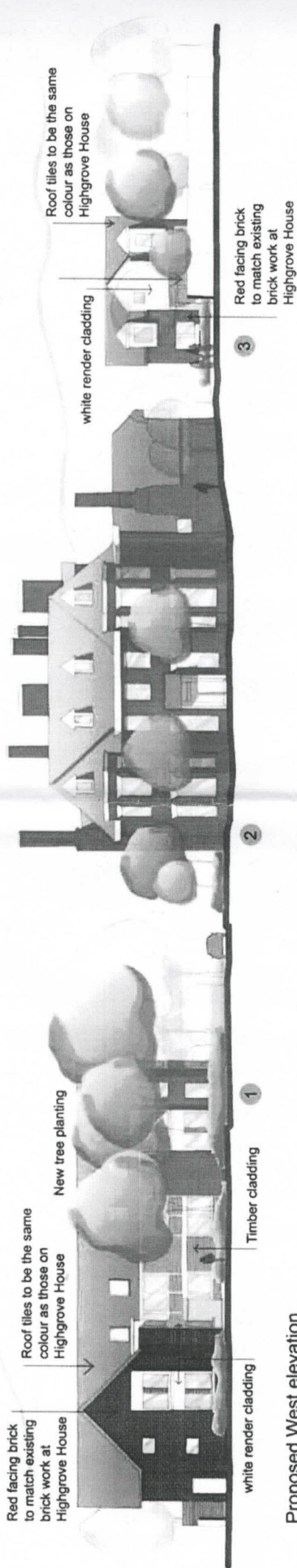
Rev	DATE	DOWN	UP



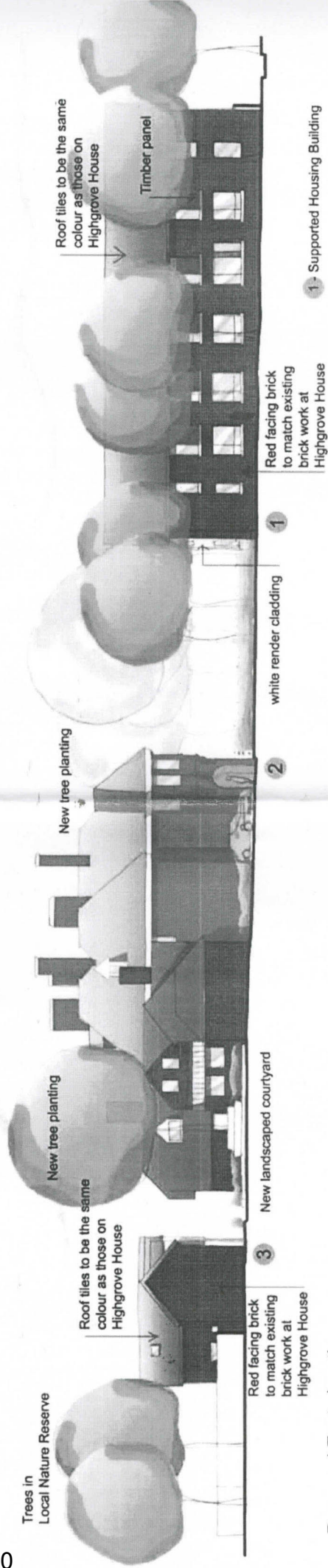
- 1 Mews Houses
- 2 Highgrove House

Proposed North Elevation (mews house)





Proposed West elevation



Proposed East elevation



Notes/Revisions:

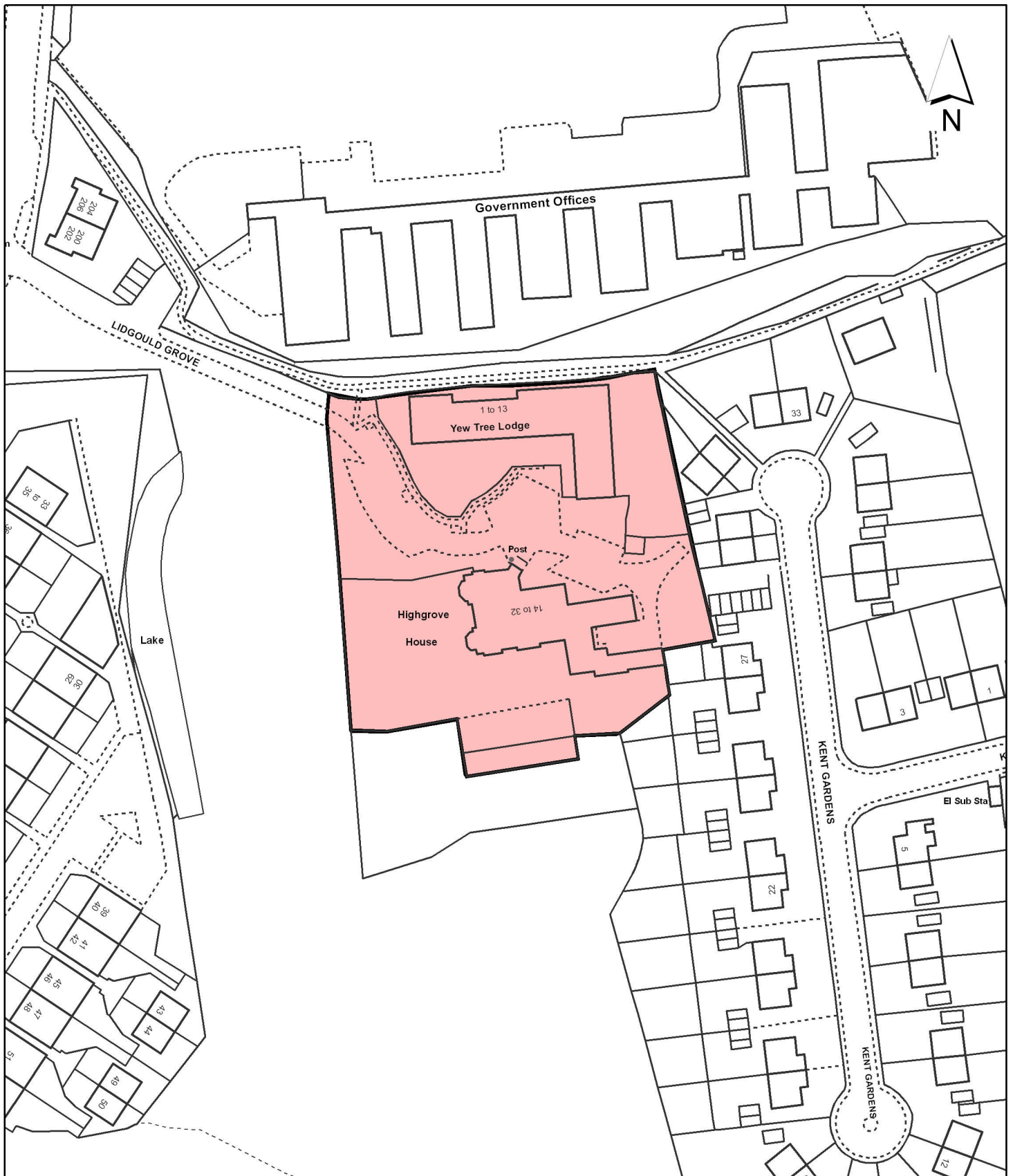
Rev

Rev	Date	Drawn	Checked

bptw  
**PLANNING ISSUE**

Date:	10-08-06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Proposed West & South elevations
Scale:	1:250	Drawn:	J06.055 D(20) 82
		Revision:	

- 1 - Supported Housing Building
- 2 - Highgrove House
- 3 - Mews Houses



**Notes**

 Site boundary

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Site Address

**Highgrove House,  
Eastcote Road, Ruislip**

Planning Application Ref:

**10622/APP/2009/2504**

Planning Committee

**North** Page 261

Scale

**1:1,250**

Date

**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Corporate Director of Planning & Community Services**

**Address** HIGHGROVE HOUSE EASTCOTE ROAD RUISLIP

**Development:** Refurbishment and conversion of listed building to 12 residential units comprising one studio, 6 one- bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes (Time extension of Listed Building Consent ref.10622/APP/2006/2491 dated 12/01/2007.)

**LBH Ref Nos:** 10622/APP/2009/2506

<b>Date Plans Received:</b>	18/11/2009	<b>Date(s) of Amendment(s):</b>	18/11/2009
<b>Date Application Valid:</b>	18/11/2009		21/01/2010
			21/10/2010

**bptw partnership**

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**bptw** PLANNING ISSUE






Date Aug/06	Client London Borough of Hillingdon	
Drawn LD	Project Highgrove House	
Check	Title Site Location (Highgrove House)	
Scale 1:1250	Dwgno. J06.055 / D(00)-03	Revision





Kent Gardens

**KEY**

-  New railing hedging
-  New tree planting
-  Existing tree retained
-  Highgrove House Local Natural Reserve
-  Remodelled parking bays



Date	Aug 06	Client	London Borough of Haltington
Drawn	LD	Project	Highgrove House
Check		File	Propose Site Plan
Scale	1:200	Design	JRG-05 / D/00-06
		Revision	REV A

Author	
Checker	
Designer	
Project Manager	

Project No.	27716
Client Ref.	LD
Project Name	Highgrove House
Project Address	

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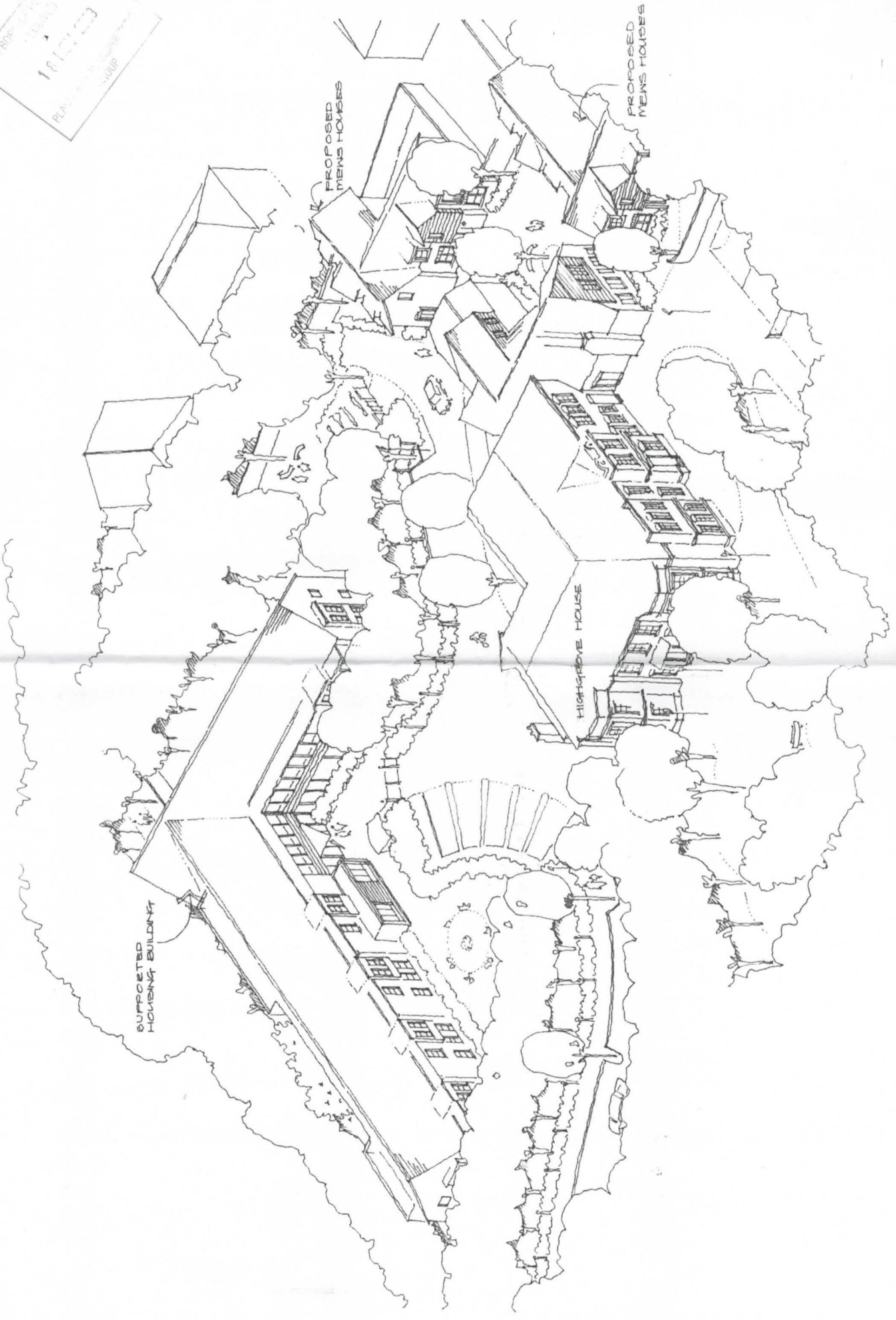
**PLANNING ISSUE**

bptw partnership  
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email post@bptw.co.uk website www.bptw.co.uk



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LOW RISE  
 18/12/03  
 Planning and Design  
 bptw

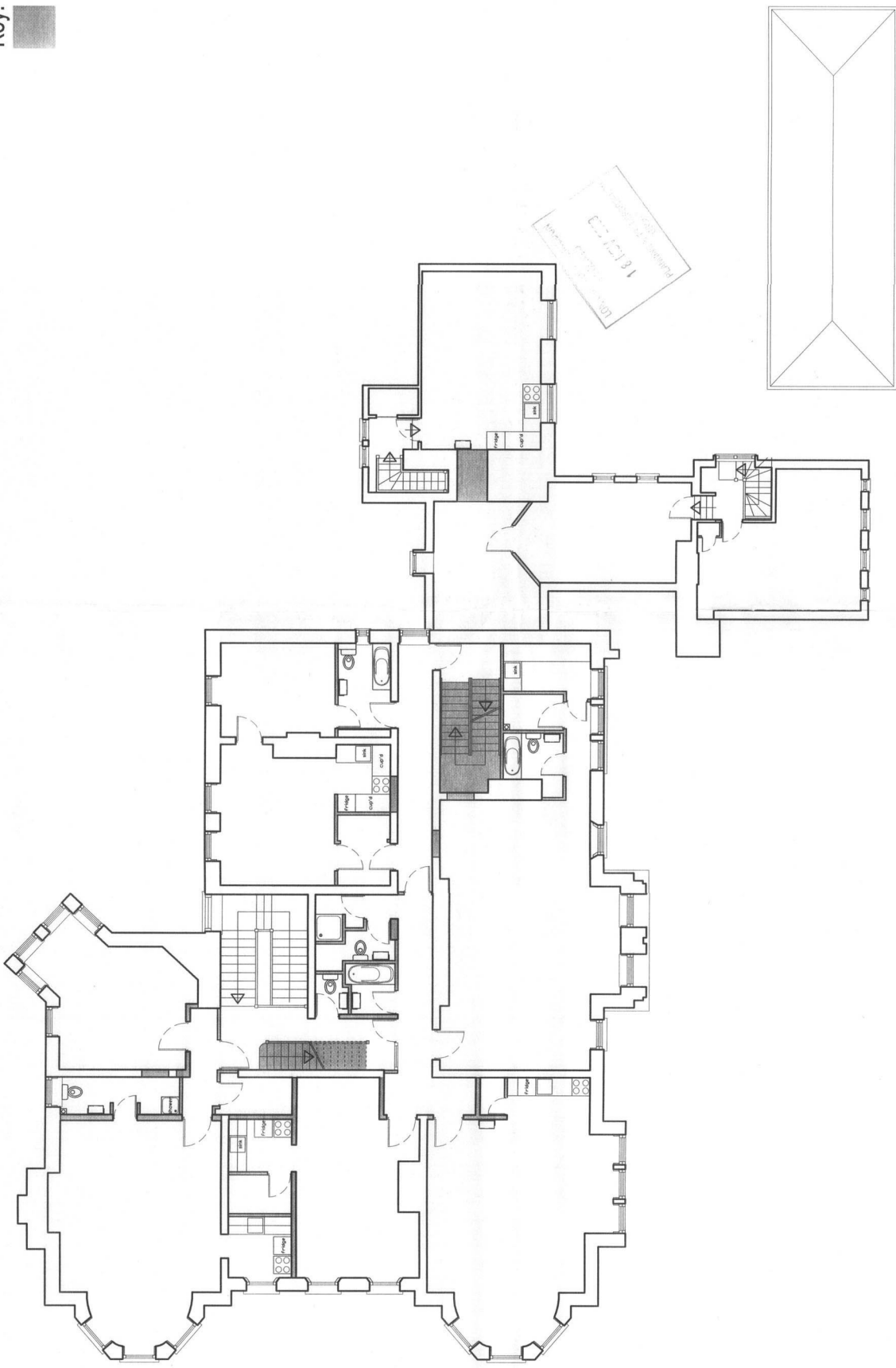


Date	AUG 06	Client	LONDON BOROUGH OF HILLINGDON
Drawn	AHI	Project	HIGHGROVE HOUSE
Check		Title	PERSPECTIVE VIEW OF PROPOSED SCHEME
Scale	NTS	Job No	J055 / D/20/84
		Revision	A

Rev	Date	Drawn	Chkd
A	3 January 2007	AHI	
Drawing amended to full comments made by planners and Construction officers at meeting on 12 December 2006			

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 telephone 020 8293 5175 facsimile 020 8293 5146  
 email [post@bptw.co.uk](mailto:post@bptw.co.uk) website [www.bptw.co.uk](http://www.bptw.co.uk)

**Key:**  
 Hatch denotes walls/ partitions and stairs to be removed



**EXISTING FIRST FLOOR PLAN (OPTION 3b) SHOWING PROPOSED WALLS/PARTITIONS AND STAIRS TO BE REMOVED**

**bptw** PLANNING ISSUE

**bptw** partnership

Date:	Aug'06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Type:	Existing First Floor (Highgrove House)
Scale:	1:100	Dwg No:	J06.055 / DC20-F52
		Revisions:	

Revisions:

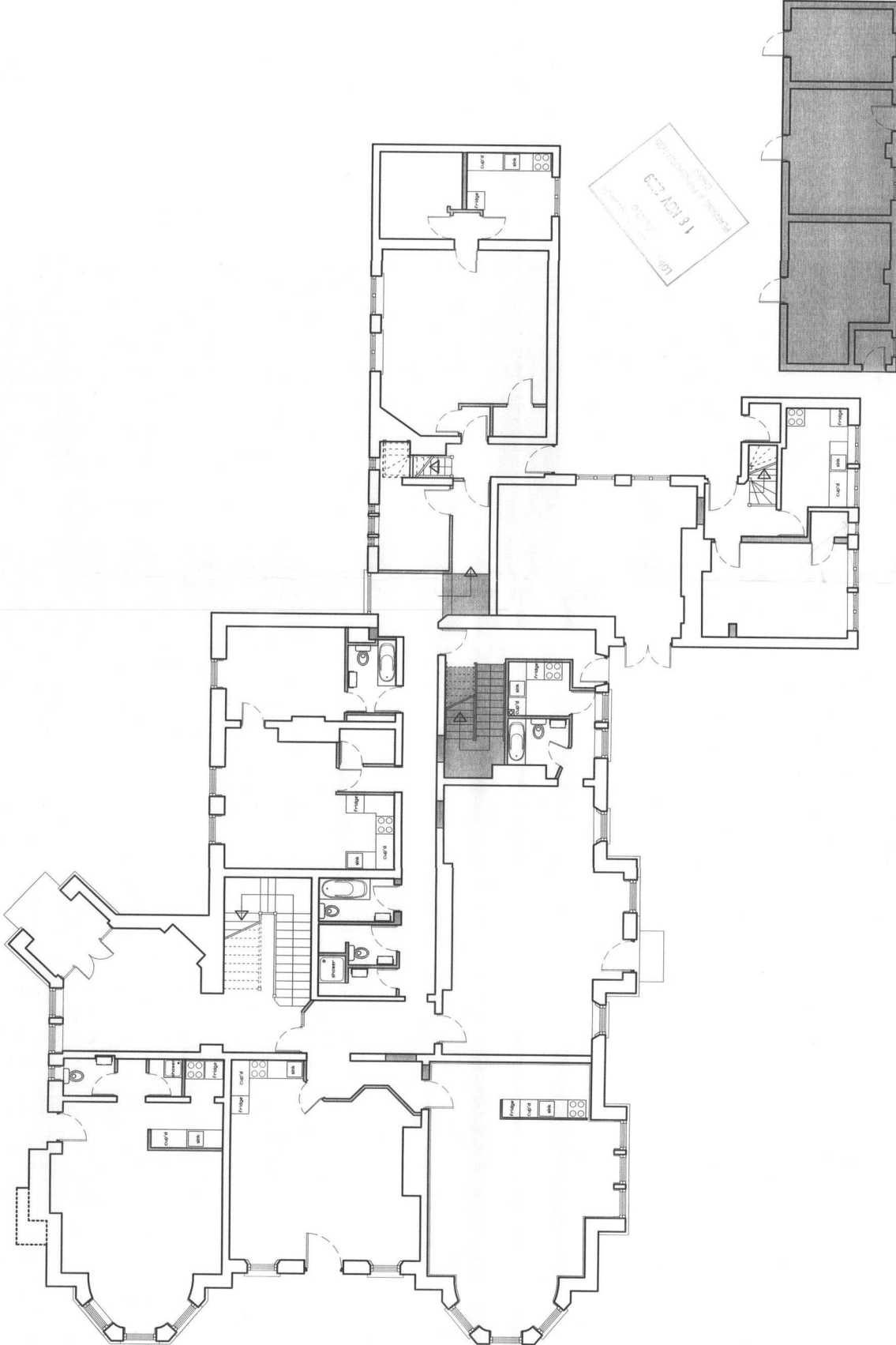
NO	DATE	BY	CHKD

Revisions:

NO	DATE	BY	CHKD

**Key:**

Hatch denotes walls/ partitions and stairs to be removed



1 HIGHGROVE HOUSE  
 LONDON SE10 9QX  
 020 8293 5175  
 www.bptw.co.uk

**EXISTING GROUND FLOOR PLAN SHOWING PROPOSED WALLS/PARTITIONS AND STAIRS TO BE REMOVED**

Revisions:

No.	Date	Drawn	Checked

Revisions:

No.	Date	Drawn	Checked

**bptw partnership**  
 Hillons Wharf, Norman Rd, Greenwich, London SE10 9QX  
 telephone 020 8293 5175 facsimile 020 8293 5146  
 email post@bptw.co.uk website www.bptw.co.uk

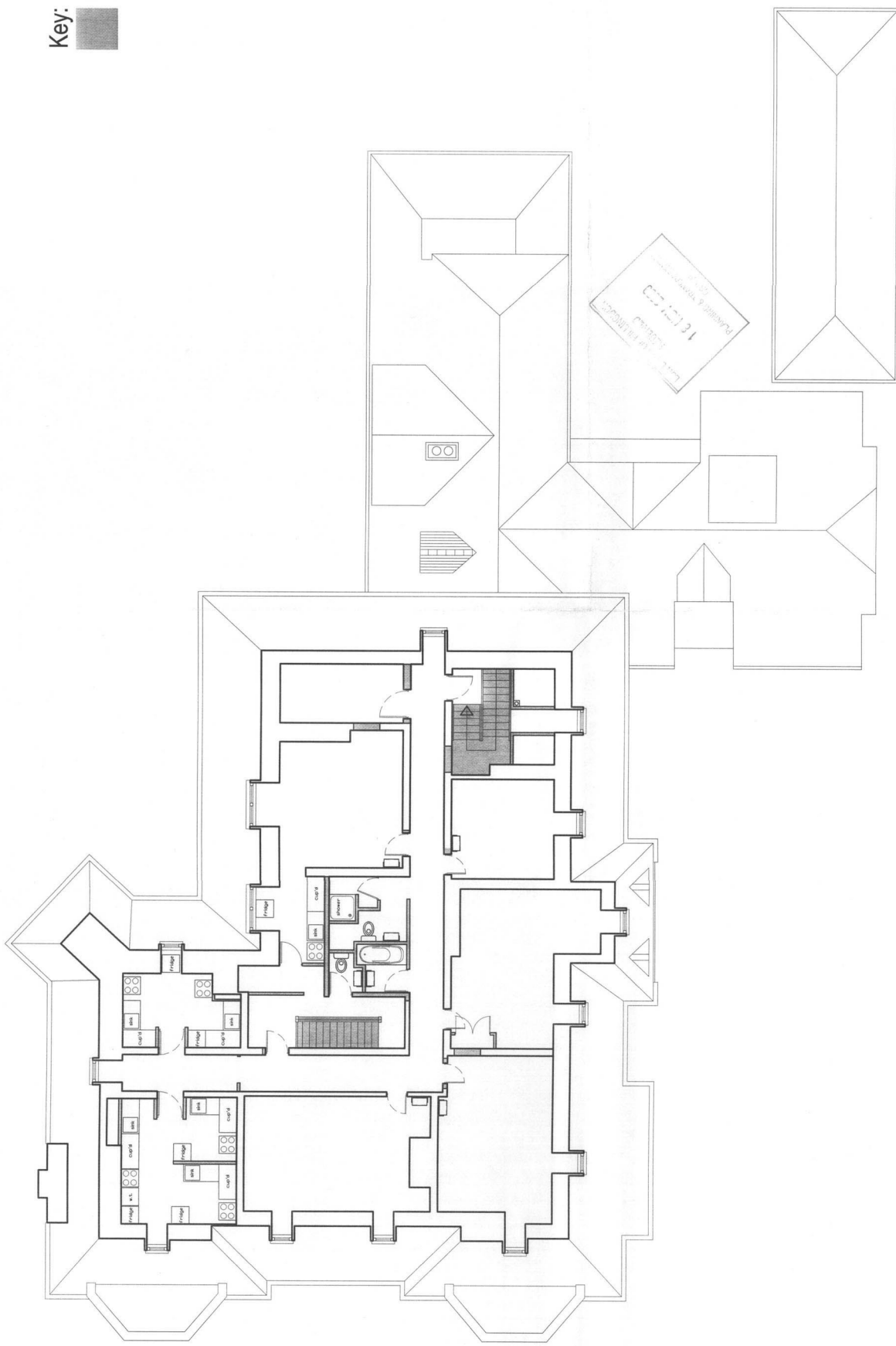
Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Existing Ground Floor (Highgrove House)
Scale:	1:100	Dwg No:	J08.055 / D(20)61

**bptw** PLANNING ISSUE

**bptw** partnership

**Key:**

Hatch denotes walls/ partitions  
and stairs to be removed



EXISTING SECOND FLOOR PLAN SHOWING PROPOSED WALLS/PARTITIONS AND STAIRS TO BE REMOVED

bptw PLANNING ISSUE

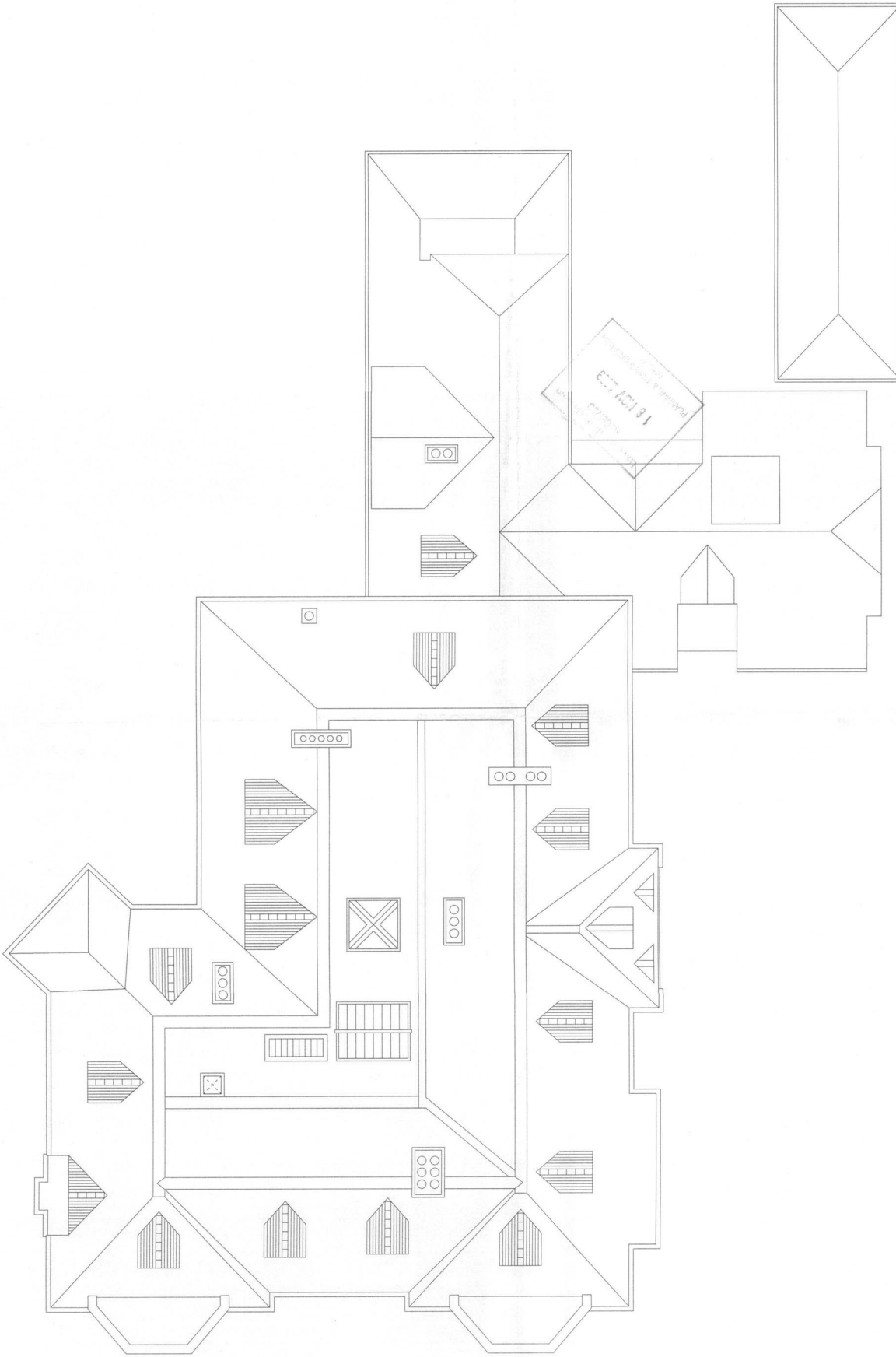
Revisions:

Rev	Date	Drawn	Check

Revisions:

Rev	Date	Drawn	Check

Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Existing Second Floor (Highgrove House)
Scale:	1:100	Dwg No:	J06.055 / DC207-63
		Revision:	









Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Existing Roof Plan (Highgrove House)
Scale:	1:100	Drawn:	J06.055 / D(20)-54
		Revised:	

Revisions:

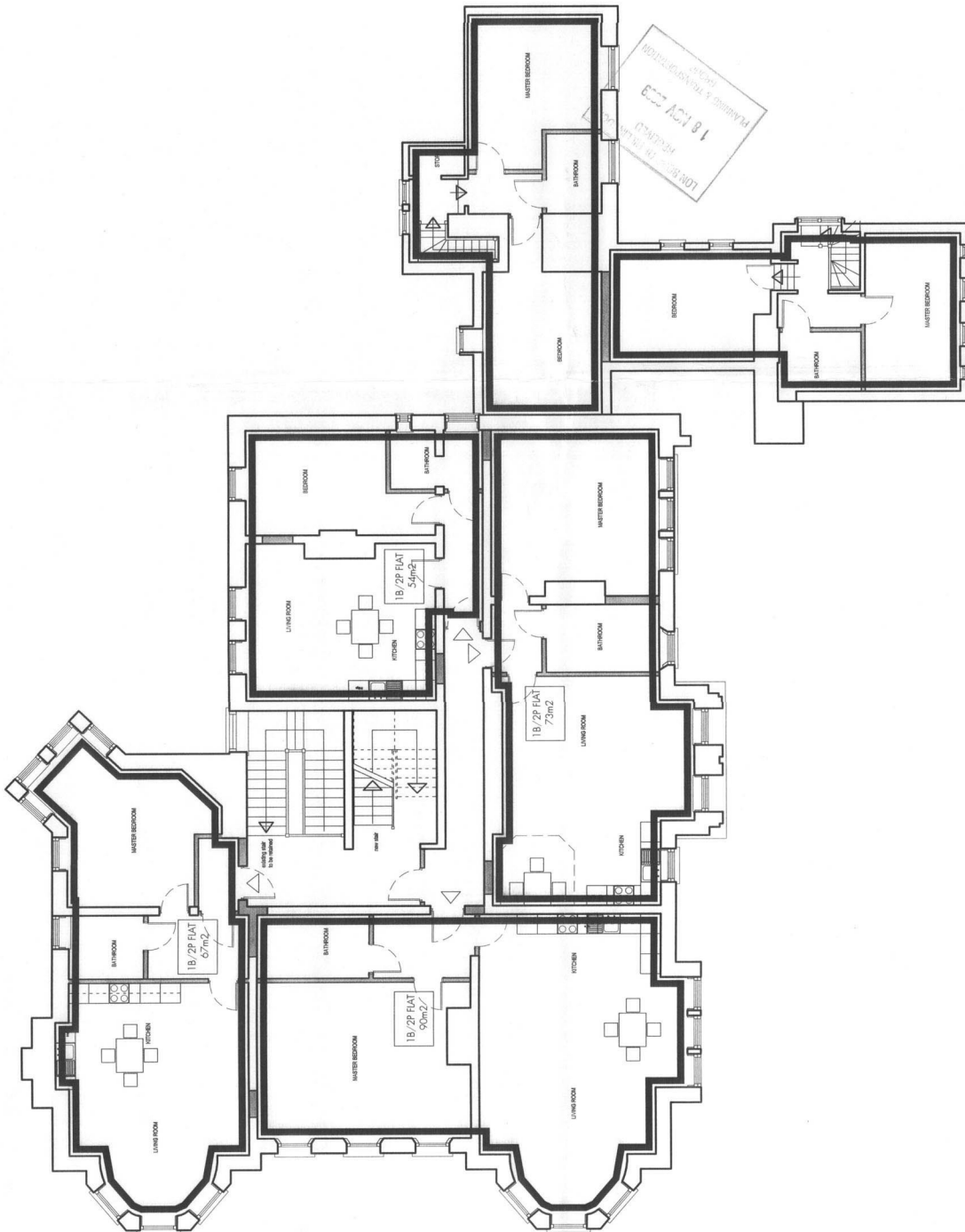
No	Date	Drawn	Check

Revisions:

No	Date	Drawn	Check

- Key:**
-  New walls and partitions
  -  1 studio apartment
  -  1 bed apartment
  -  2 bed apartment
  -  3 bed apartment
  -  2 bed duplex

**NOTE:** Internal gross floor areas indicated approximate only and follow coloured line profiles.



PROPOSED FIRST FLOOR PLAN (OPTION 3b) SHOWING NEW WALLS/PARTITIONS AND STAIR

Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Proposed First Floor (Highgrove House)
Scale:	1:100	Charge:	J06.0557 - D(20)-66

Revisions:

REV	DATE	DESCRIPTION
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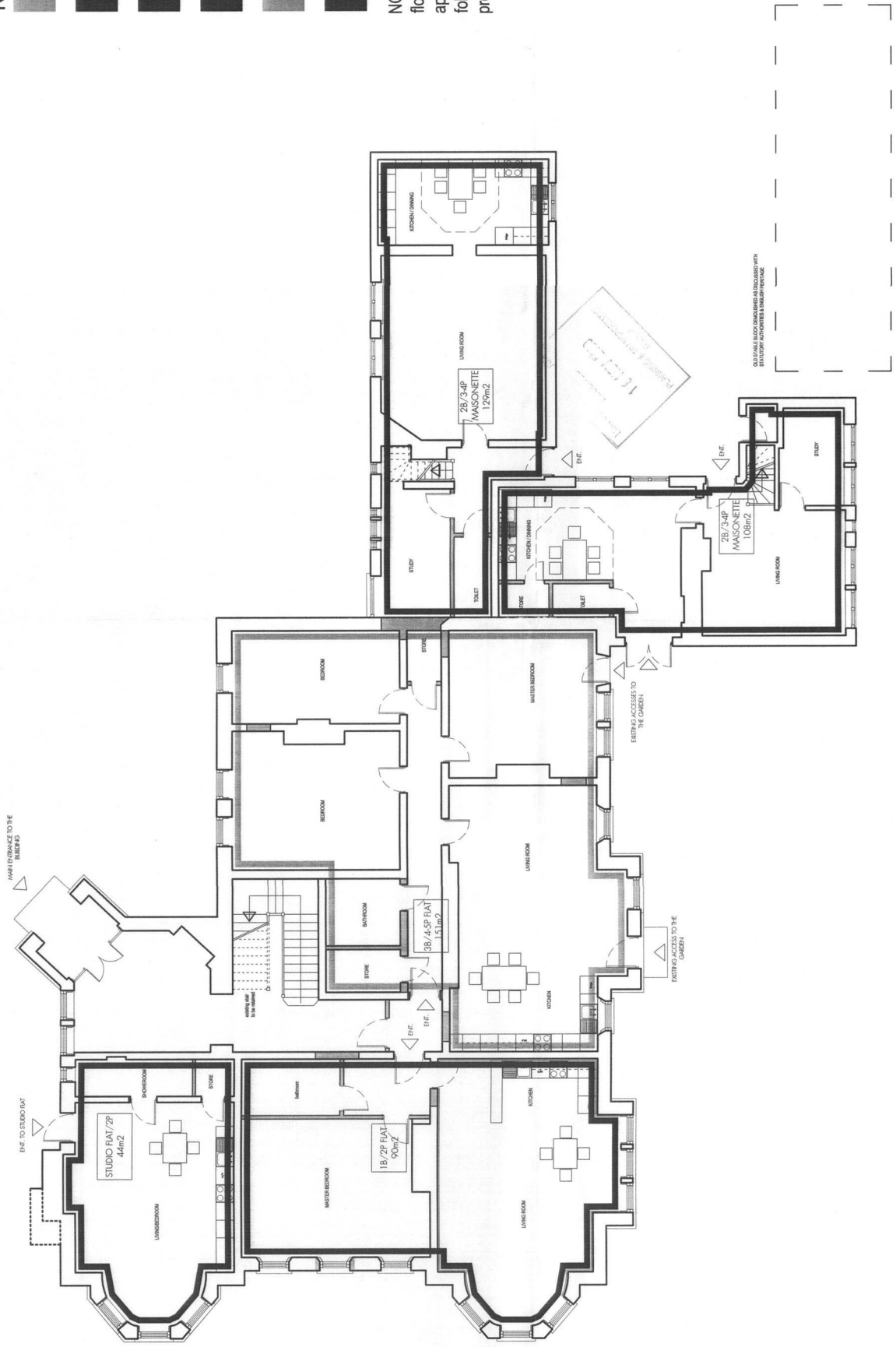
Revisions:

REV	DATE	DESCRIPTION
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**Key:**

- New walls and partitions
- 1 studio apartment
- 1 bed apartment
- 2 bed apartment
- 3 bed apartment
- 2 bed duplex

**NOTE:** internal gross floor areas indicated approximate only and follow coloured line profiles.



## PROPOSED GROUND FLOOR PLAN SHOWING NEW WALLS/PARTITIONS AND STAIR

Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Proposed Ground Floor (Highgrove House)
Scale:	1:100	Dwg no.:	J06.055 / D(20)65

Revisions:







Rev	DATE	BY	CHKD	REASON

Revisions:

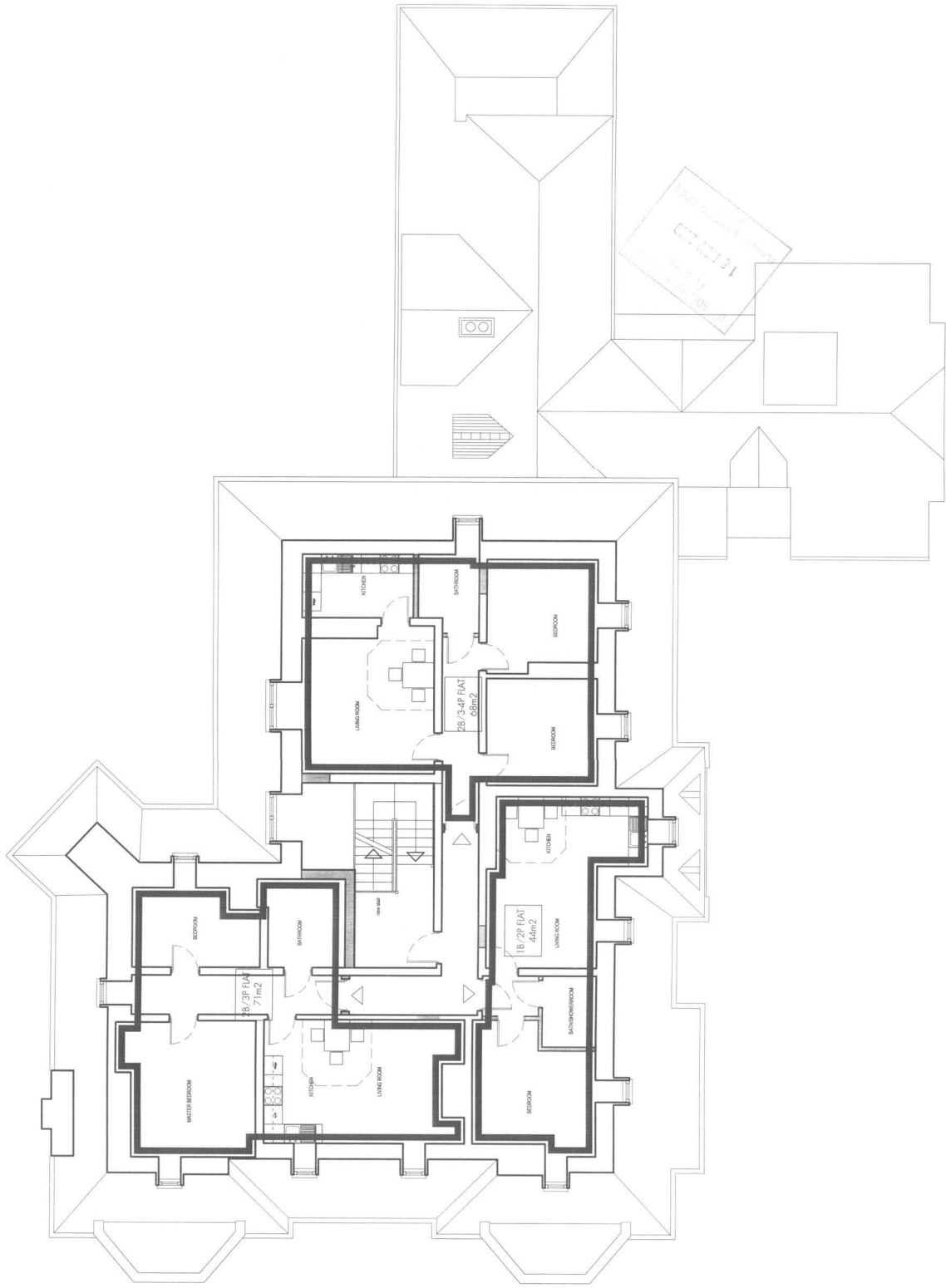
Rev	DATE	BY	CHKD	REASON

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**Key:**

-  New walls and partitions
-  1 studio apartment
-  1 bed apartment
-  2 bed apartment
-  3 bed apartment
-  2 bed duplex

**NOTE:** Internal gross floor areas indicated approximate only and follow coloured line profiles.



**PROPOSED SECOND FLOOR PLAN SHOWING NEW WALLS/PARTITIONS AND STAIR**

Date:	Aug/06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highbrooke House
Check:		Title:	Proposed Second Floor (Highbrooke House)
Scale:	1:100	Dwgno:	J06.055 / D(20)-67
		Revised:	

Revisions:

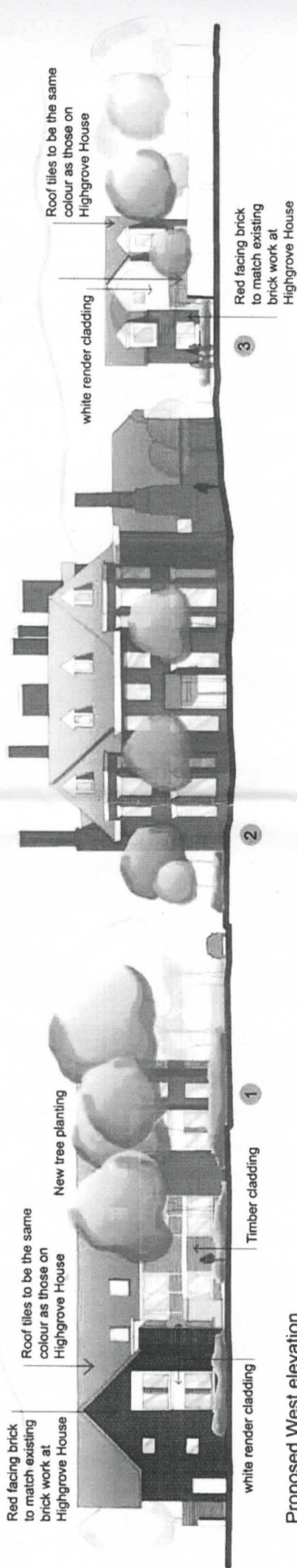
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Revisions:

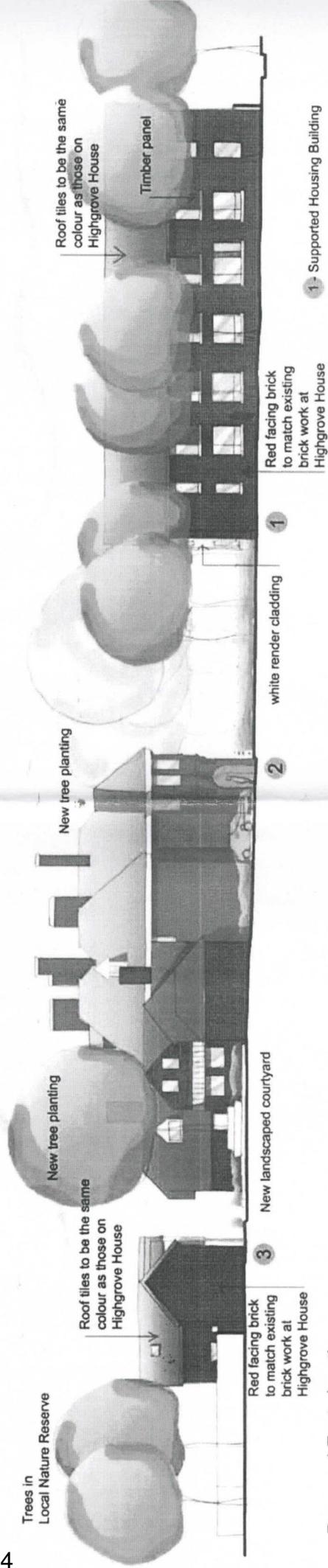
Rev	DATE	DOWN	UP







Proposed West elevation



Proposed East elevation



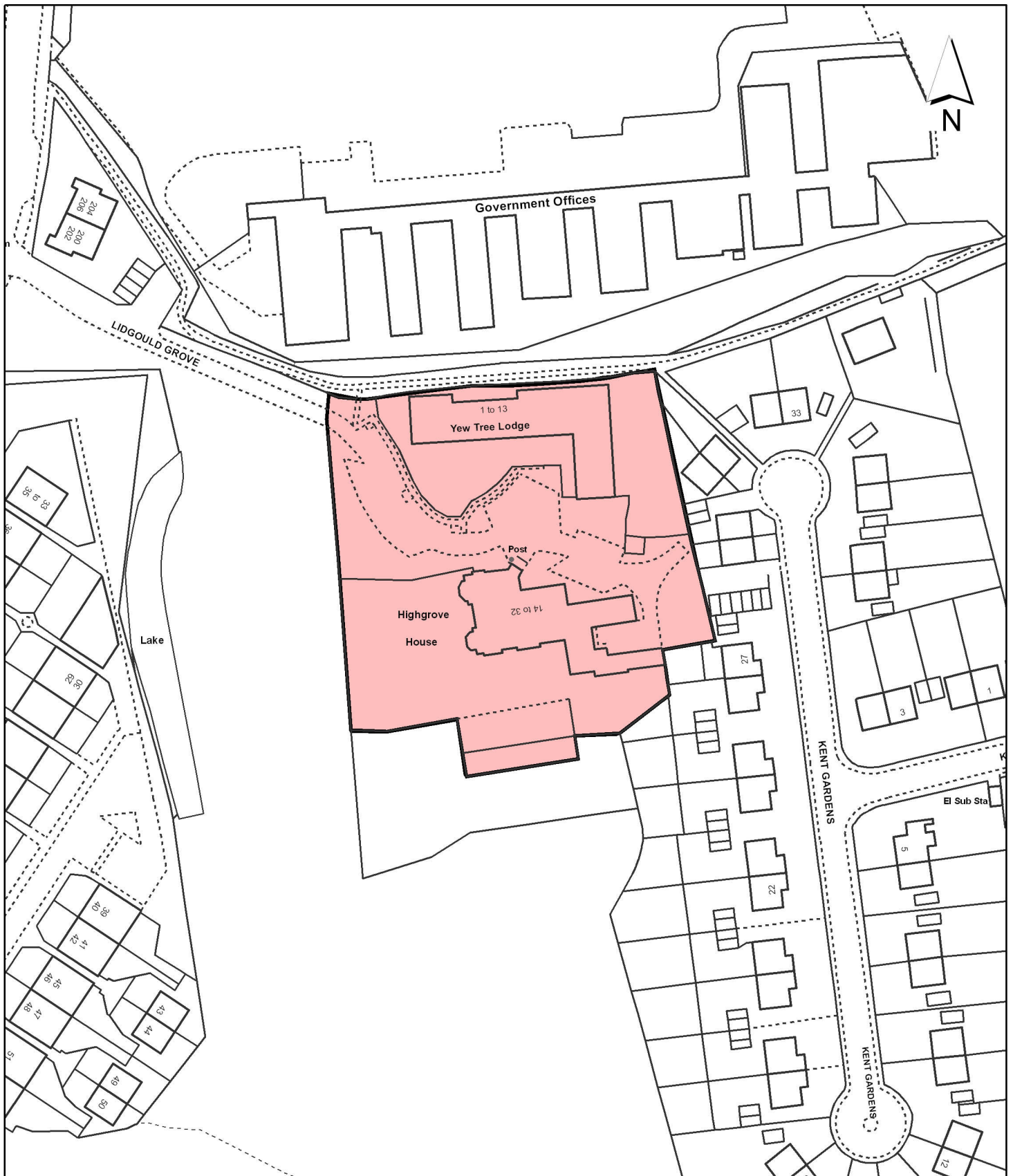
Notes/Revisions:

Rev	Date	Drawn	Chkd

bptw  
**PLANNING ISSUE**

Date:	10-08-06	Client:	London Borough of Hillingdon
Drawn:	LD	Project:	Highgrove House
Check:		Title:	Proposed West & South elevations
Scale:	1:250	Drawn:	J06.055 D(20) 82
		Revision:	

- 1 - Supported Housing Building
- 2 - Highgrove House
- 3 - Mews Houses



**Notes**

 Site boundary

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Site Address

**Highgrove House,  
Eastcote Road, Ruislip**

Planning Application Ref:

**10622/APP/2009/2506**

Planning Committee

**North** Page 275

Scale

**1:1,250**

Date

**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Corporate Director of Planning & Community Services**

**Address** GARAGE REAR OF 8 KINGSEND RUISLIP

**Development:** Two storey two-bedroom detached dwelling with associated parking.

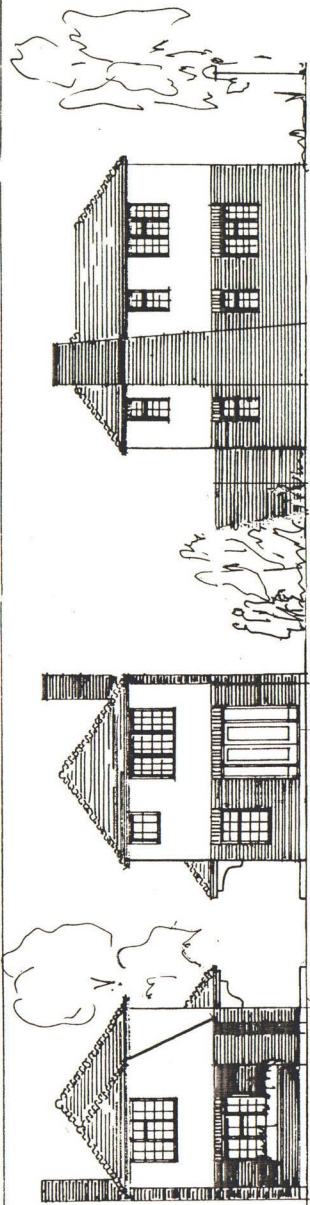
**LBH Ref Nos:** 27853/APP/2009/1773

**Date Plans Received:** 11/08/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 15/09/2009

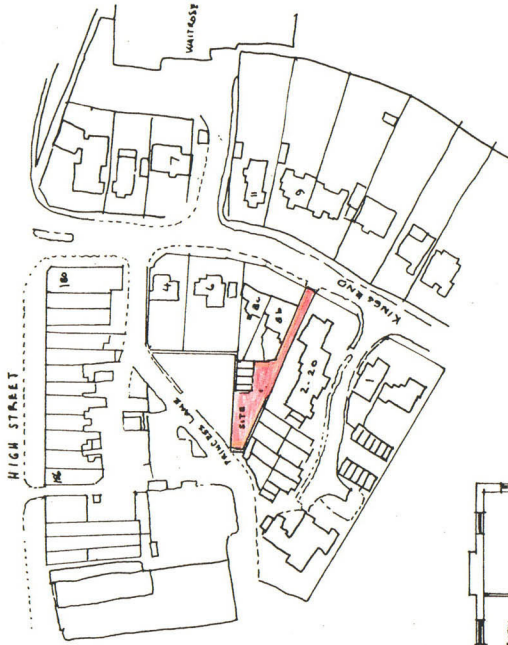
PROPOSED NEW DETACHED TWO BEDROOM HOUSE AND PARKING AT THE REAR OF  
 8 KINGSEND AND FACING PRINCESS LANE RUISLIP MIDDLESEX DATE AUGUST 2009 SCALE 1:100 & 1:200  
 DRAWING NO T2/CHTR/01



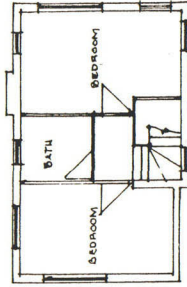
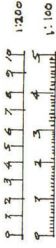
GARDEN ELEVATION North

GARDEN ELEVATION (south)

REAR ELEVATION East. (Princess Lane)

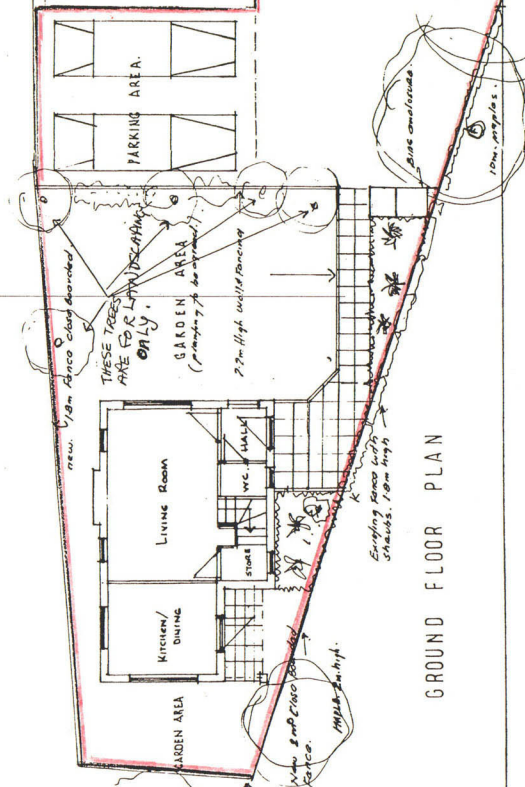


LOCATION PLAN SCALE 1:1250

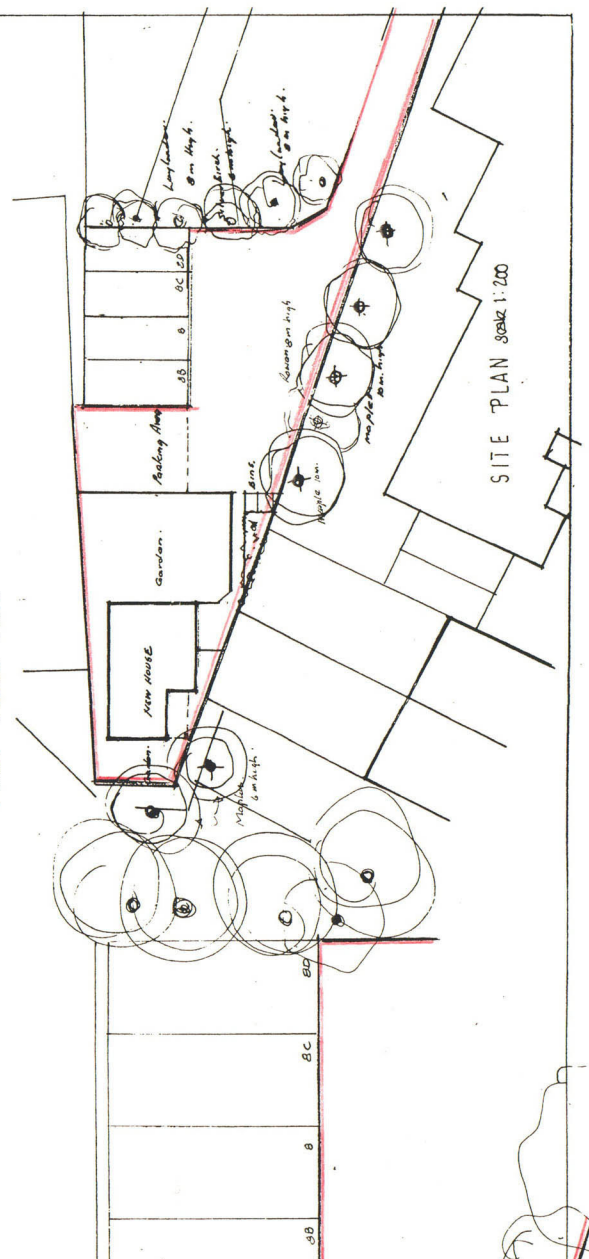


FIRST FLOOR PLAN

FRONT ELEVATION West



GROUND FLOOR PLAN



SITE PLAN SCALE 1:200



**Notes**

 Site boundary

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Site Address

**Garage rear of  
8 Kingsend, Ruislip**

Planning Application Ref:  
**27853/APP/2009/1773**

Planning Committee  
**North** Page 278

Scale  
**1:1,250**

Date  
**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Director of Planning & Community Services Group**

**Address** 76 EXMOUTH ROAD RUISLIP

**Development:** Erection of a single storey side and rear extension (involving demolition of existing attached garage to side and part single storey rear extension).

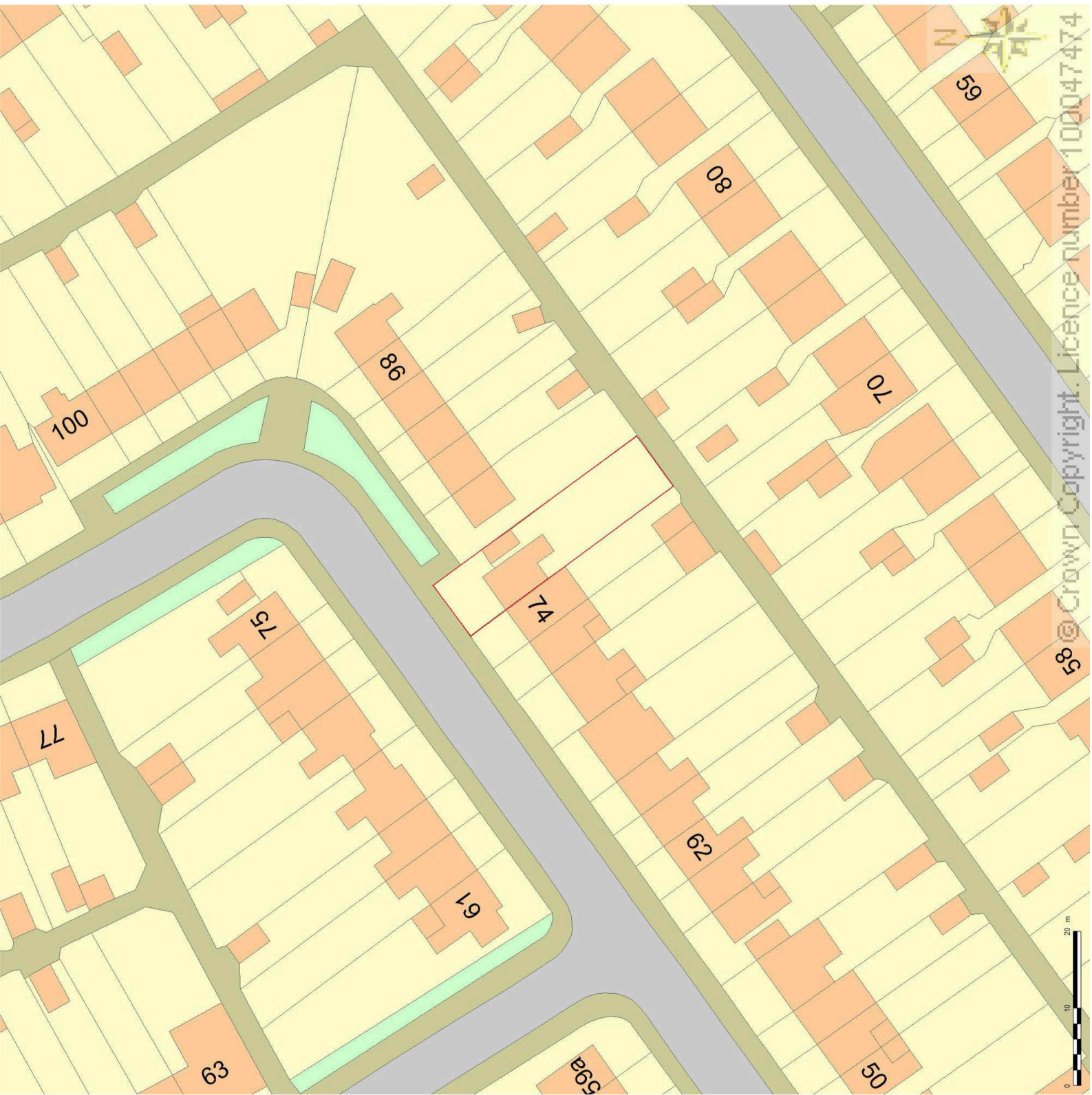
**LBH Ref Nos:** 66257/APP/2009/1785

**Date Plans Received:** 11/08/2009

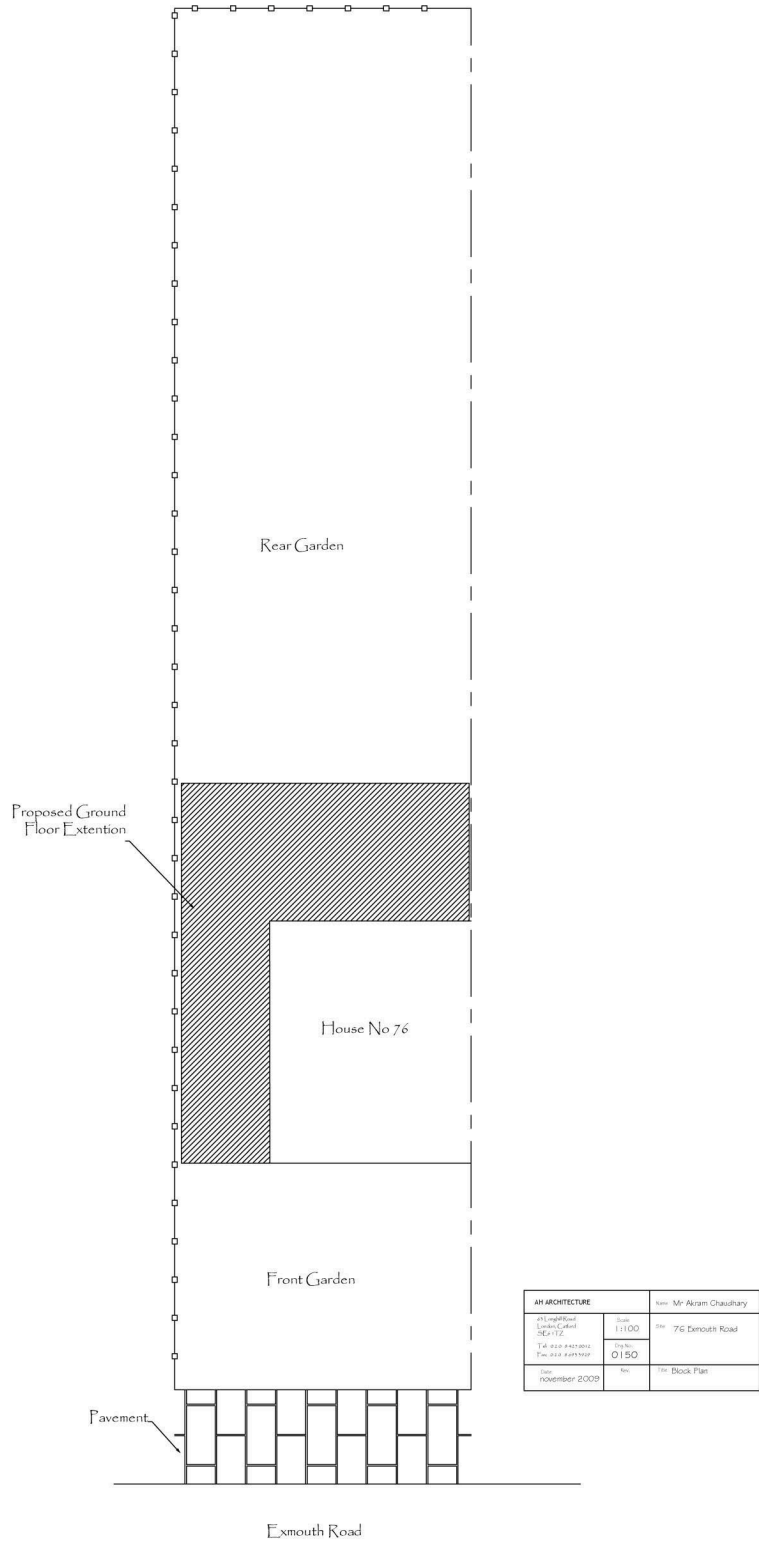
**Date(s) of Amendment(s):** 11/08/2009

**Date Application Valid:** 21/08/2009

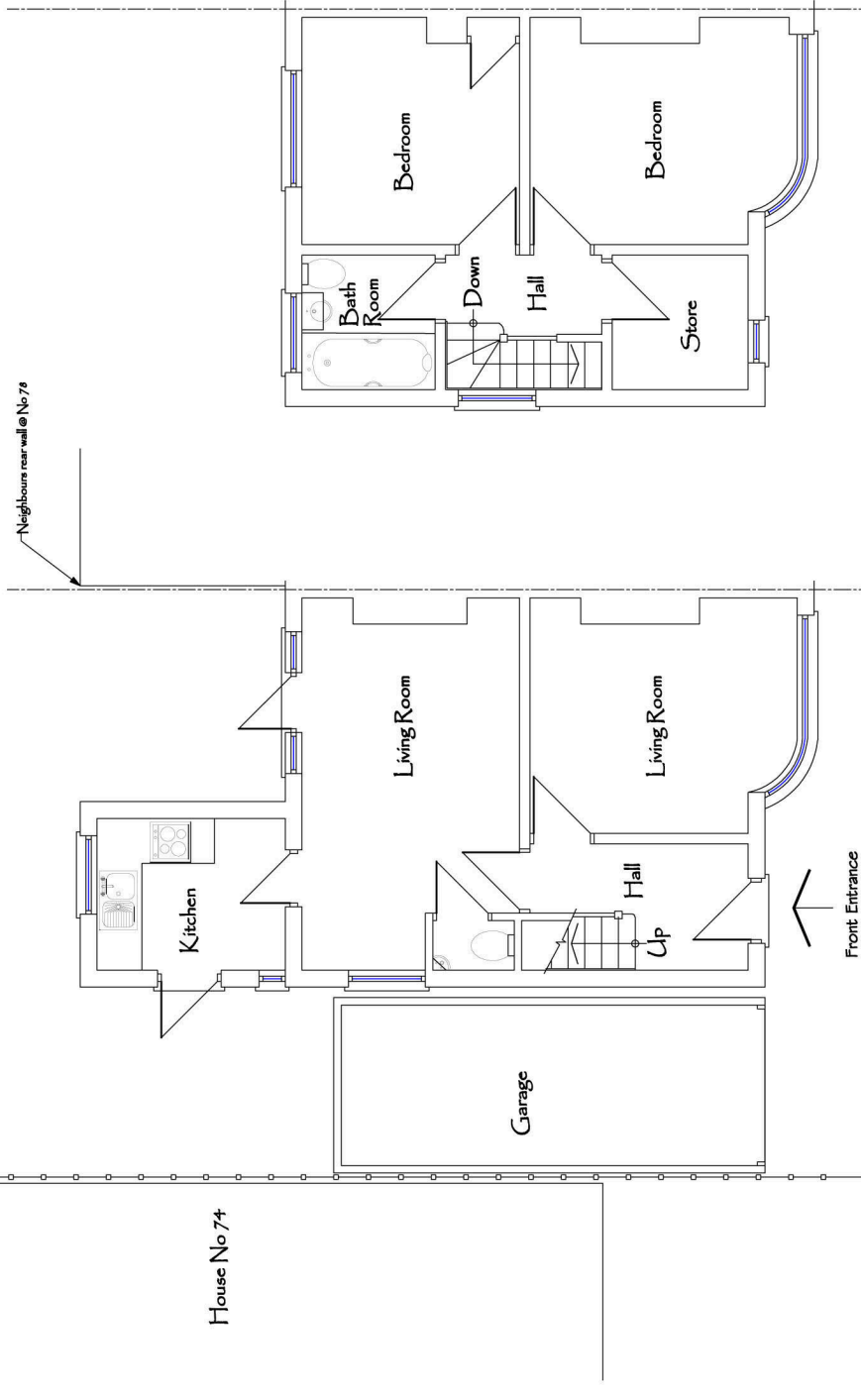
23/11/2009



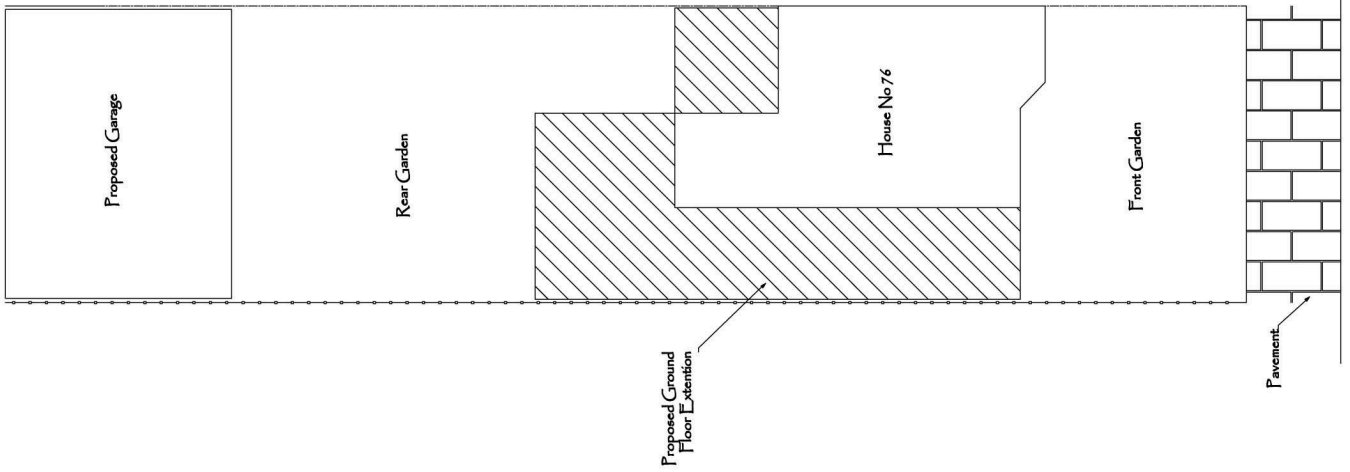




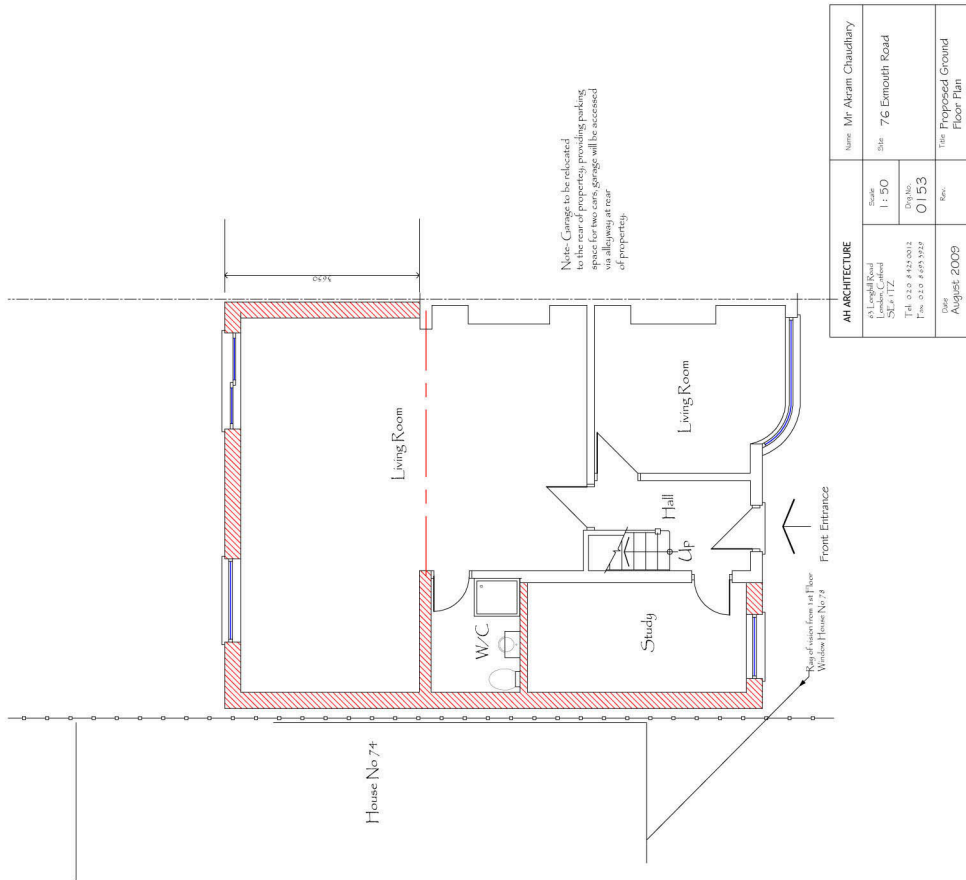
End of Neighbourhood extension  
@ No 74



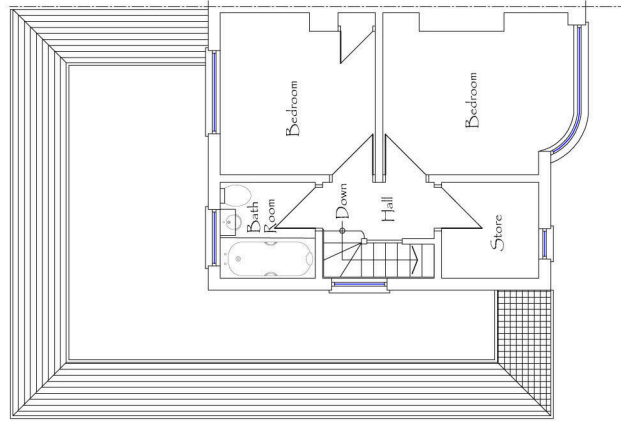
<b>AH ARCHITECTURE</b> 65 Longhill Road London, Catford SE6 1TZ Tel: 020 8 425 0012 Fax: 020 8 693 9929	Name	Mr Akram Chaudhary	
	Scale	1 : 50	
Date	August 2009	Site	76 Exmouth Road
Rev.		Dwg. No.	0150
		Title	Existing Ground # First Floor Plan



AN ARCHITECTURE		Name Mr. Aram Chahary	
21, L. J. Road	11100	No. 76 Esmouth Road	
SEVENTE			
Ph. 011 444444	0120		
Ph. 011 444444			
Date August 2009			Site Block Plan

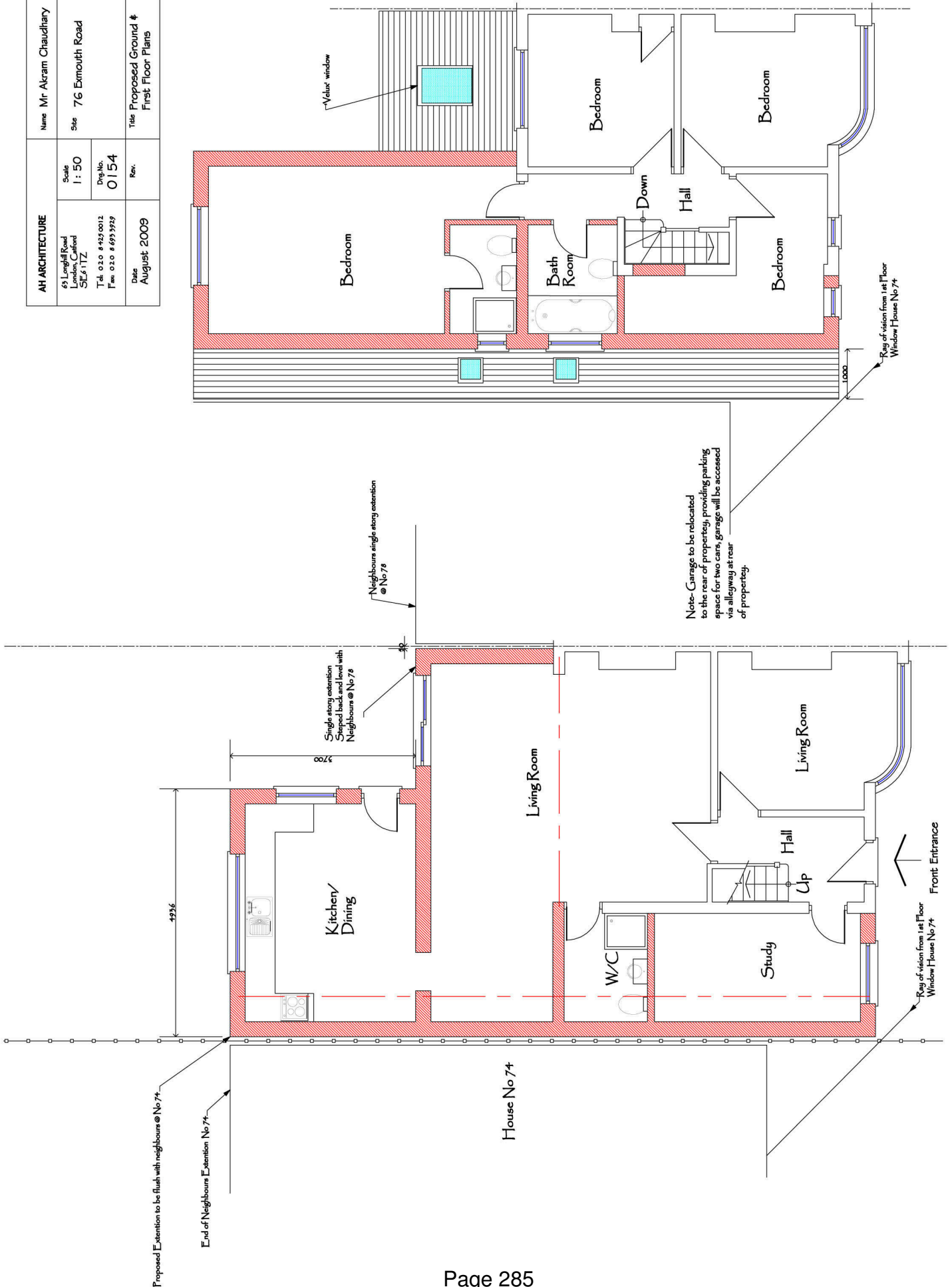


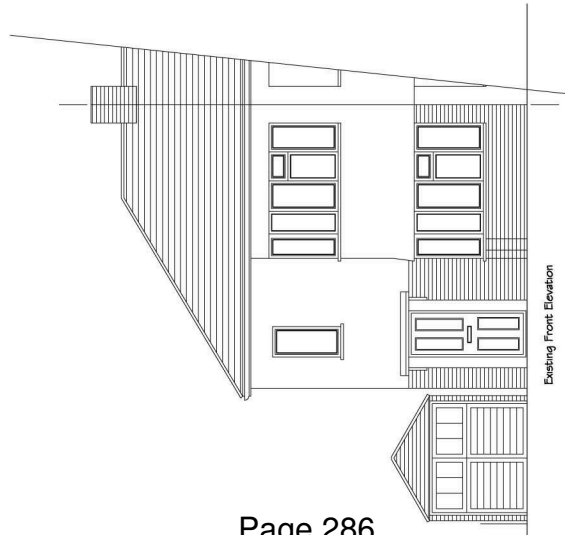
<b>AH ARCHITECTURE</b>		Name: Mr Akram Chaudhary
Plot No: 412/0012 Lambert, Colindale SW 9 1TZ	Scale: 1:50	Site: 76 Emmonth Road
Tel: 020 84200012 Fax: 020 86633267	Draw No: 0153	
	Date: August 2009	Title: Proposed Ground Floor Plan



<b>AH ARCHITECTURE</b>		Name: Mr Akram Chaudhary
Plot No: 412/0012 Lambert, Colindale SW 9 1TZ	Scale: 1:50	Site: 76 Emmonth Road
Tel: 020 84200012 Fax: 020 86633267	Draw No: 0154	
	Date: August 2009	Title: Proposed First Floor Plan

<b>AH ARCHITECTURE</b>		Name Mr Akram Chaudhary	
65 Longhill Road London, Cardiff SE6 1TZ		Scale 1 : 50	Site 76 Exmouth Road
Tel. 020 4925 0012 Fax. 020 4695 3929		Drawn No. 0154	
Date August 2009		Title Proposed Ground & First Floor Plans	

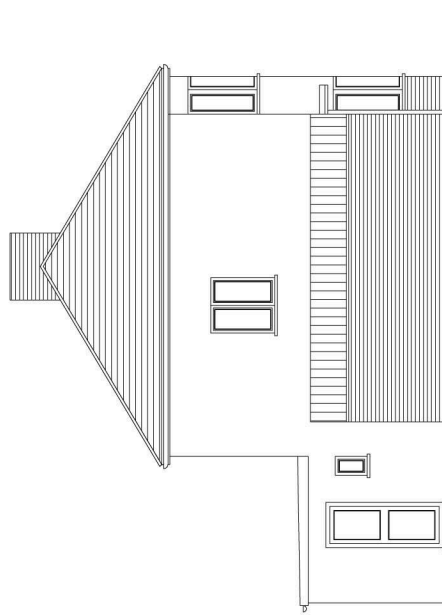




Existing Front Elevation

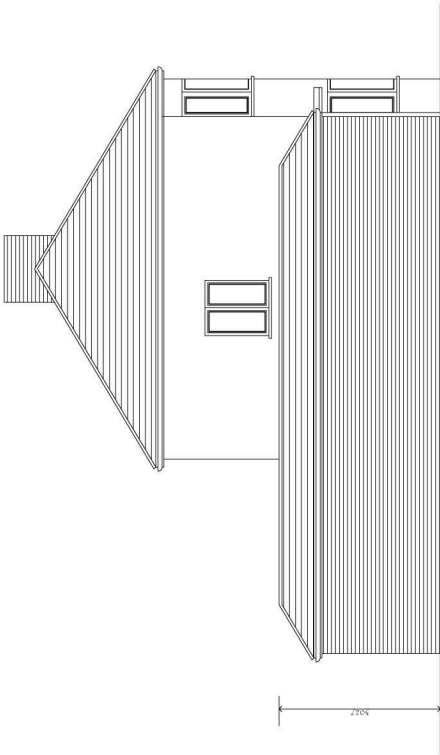


Existing Rear Elevation

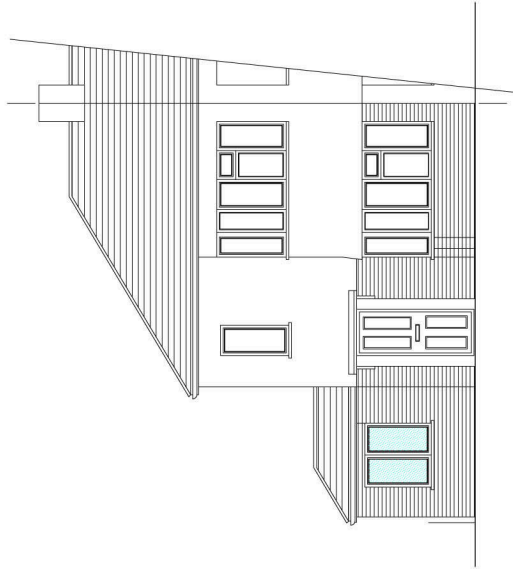


Existing Side Elevation

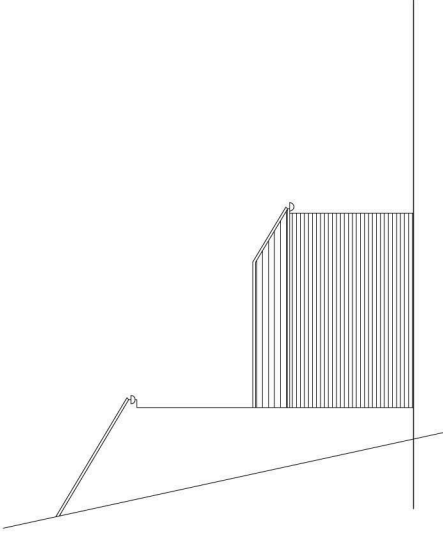
<b>AN ARCHITECTURE</b> 62 Longfield Road Sturbridge, MA 01567 Tel: 413.232.4443 ext. 0012 Fax: 413.232.4493 ext. 0022	Name: Mr. Akram Chaudhary	
	Scale: 1" = 50'	Site: 76 Emouth Road
Date: August, 2009	Drawn: 0156	Title: Existing Elevations



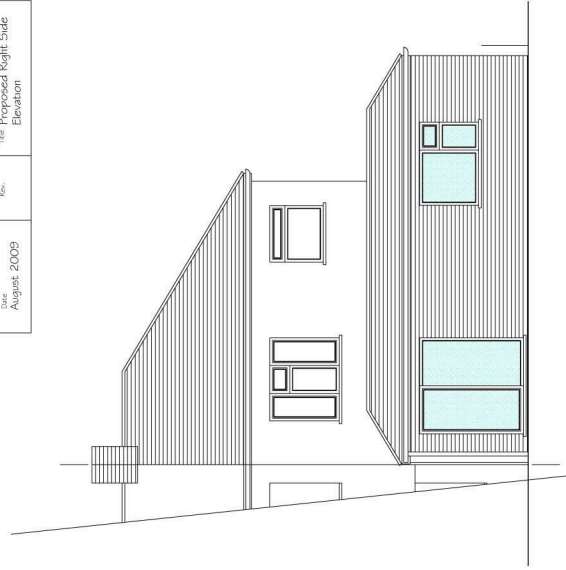
<b>AH ARCHITECTURE</b>		Name: Mr Akram Chaudhary	
611 Longhill Road London, Central SE14 1TZ	Scale: 1: 50	Site: 76 Emmouth Road	
Tel: 020 84453032 Fax: 020 84453032	Draw No.: 0159		
Date: August, 2009	Rev.:	Title: Proposed Side Elevation	



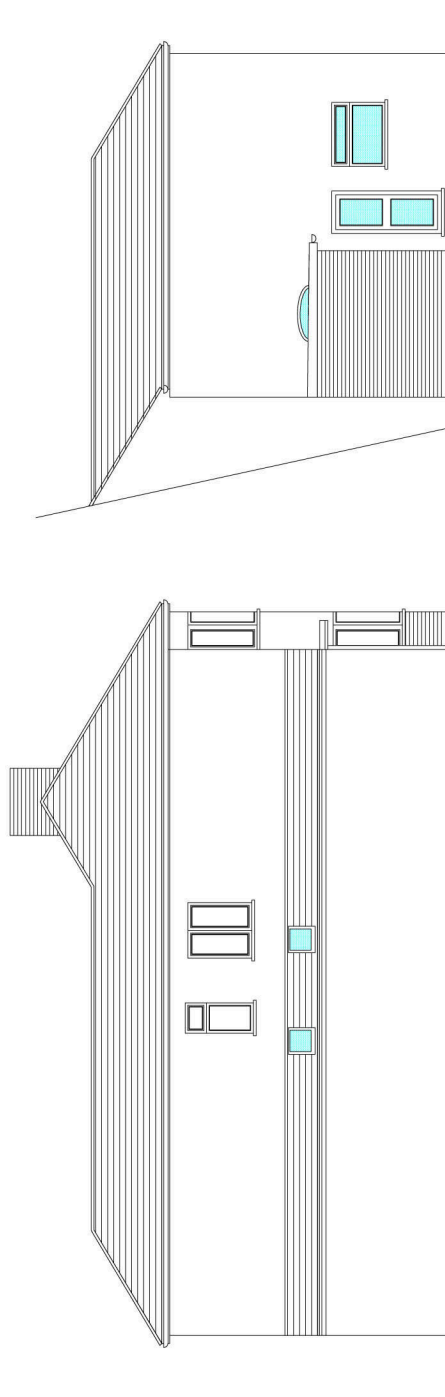
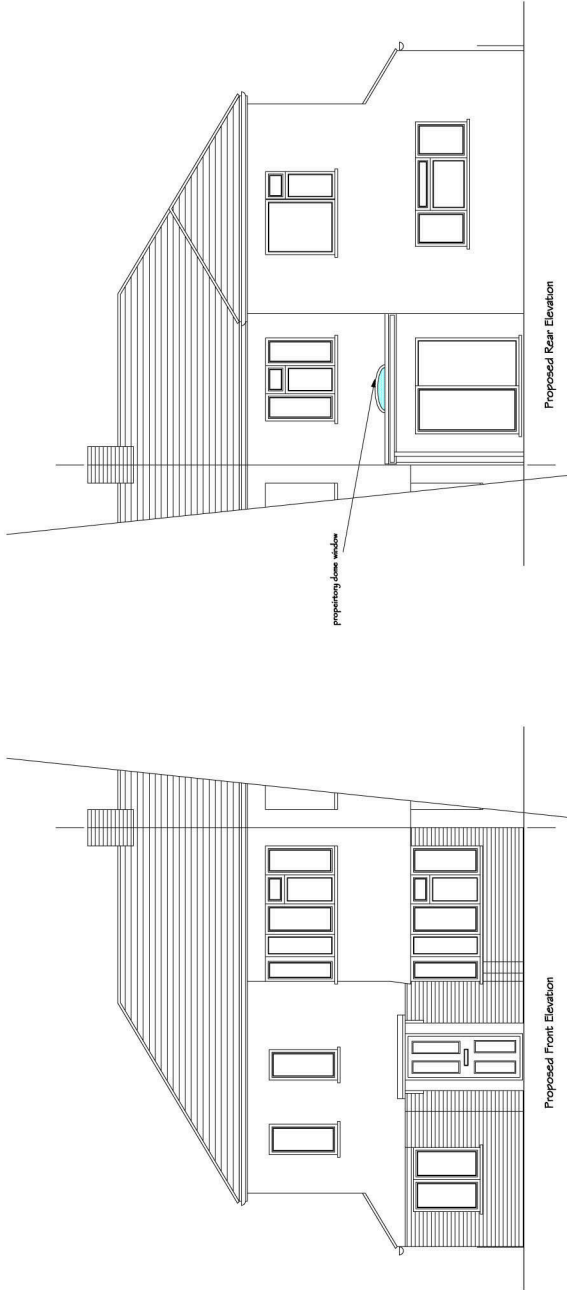
<b>AH ARCHITECTURE</b>		Name: Mr Akram Chaudhary	
611 Longhill Road London, Central SE14 1TZ	Scale: 1: 50	Site: 76 Emmouth Road	
Tel: 020 84453032 Fax: 020 84453032	Draw No.: 0158		
Date: August, 2009	Rev.:	Title: Proposed Front Elevation	



<b>AH ARCHITECTURE</b>		Name: Mr Akram Chaudhary	
611 Longhill Road London, Central SE14 1TZ	Scale: 1: 50	Site: 76 Emmouth Road	
Tel: 020 84453032 Fax: 020 84453032	Draw No.: 0160		
Date: August, 2009	Rev.:	Title: Proposed Right Side Elevation	



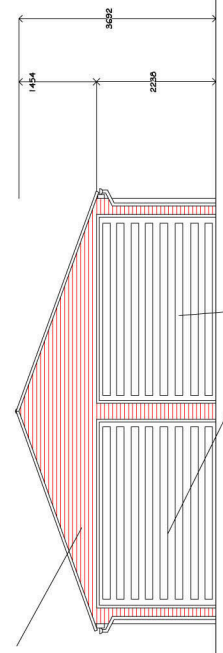
<b>AH ARCHITECTURE</b>		Name: Mr Akram Chaudhary	
611 Longhill Road London, Central SE14 1TZ	Scale: 1: 50	Site: 76 Emmouth Road	
Tel: 020 84453032 Fax: 020 84453032	Draw No.: 0160		
Date: August, 2009	Rev.:	Title: Proposed Rear Elevation	



AH ARCHITECTURE		Name: Mr. Akram Claudhary	
611 South Road Lombard, Calif 94021-1172	Scale: 1:50	Site: 76 Emerald Road	
Tel: 010 44220012 Fax: 010 44913939	Proj. No.: 0160		
	Date: August 2009	Title: Proposed Elevations	

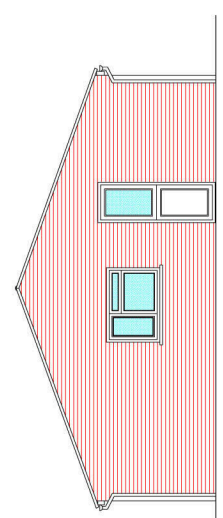


New Brickwork



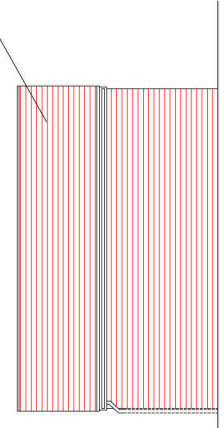
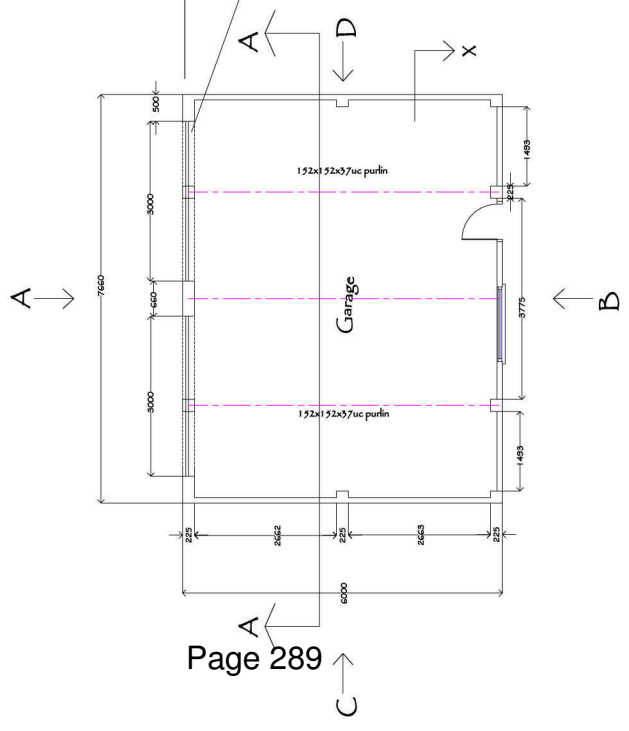
Proposed Front Elevation 'A' (1:50)

Proposed Rear Elevation 'B' (1:50)

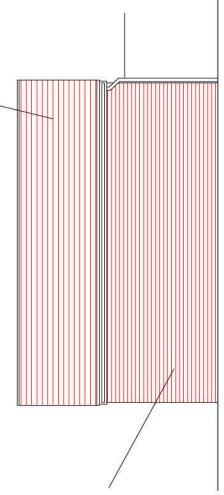


Low pitch concrete roof tiles

Low pitch concrete roof tiles



Proposed Side Elevation 'C' (1:50)



Proposed Side Elevation 'D' (1:50)

AN ARCHITECTURE		Name: Mr. Akram Chaudhary	
63 Lower Road Spartan Road Spartan	Scale 1:50	Site 76 Elmouath Road	
Tel: 010 4440015 Fax: 010 4493322	Drawn 0150		
Date August 2009	Rev.	Title Proposed Garage plans and Elevations	



**Notes**

 Site boundary

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Site Address

**76 Exmouth Road,  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**66257/APP/2009?1785**

Scale  
**1:1,250**

Planning Committee  
**North** Page 290

Date  
**January 2010**



**HILLINGDON**  
LONDON

**Report of the Director of Planning & Community Services Group**

**Address** 3 NEWYEARS GREEN LANE HAREFIELD

**Development:** Erection of a two storey side and part single storey rear extensions.

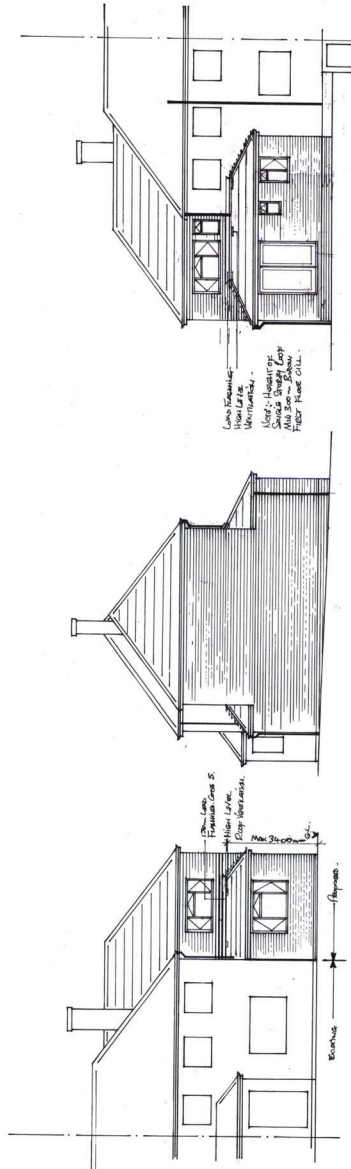
**LBH Ref Nos:** 64656/APP/2008/1921

**Date Plans Received:** 23/06/2008                      **Date(s) of Amendment(s):** 23/06/2008

**Date Application Valid:** 22/07/2008                      24/09/2008

LOCATION PLAN, SCALE 1:1250  
3, NEW YEARS GREEN LANE,  
HAREFORD. U13964X.



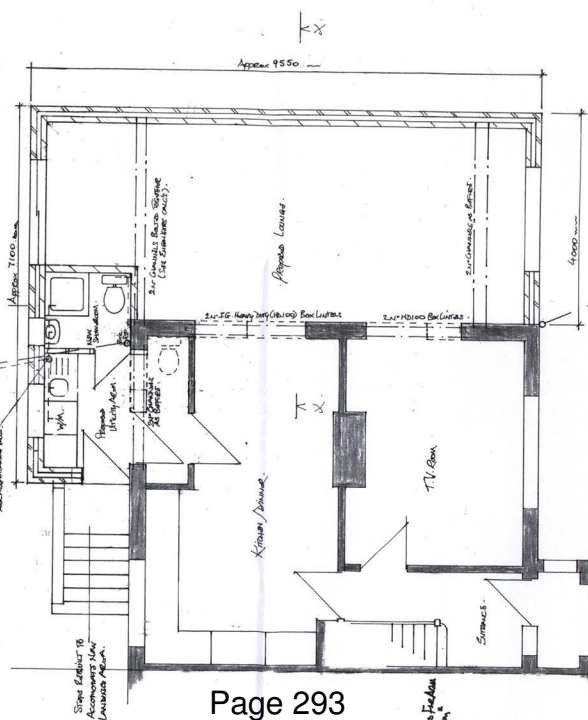


Proposed Front Elevation  
 Proposed Rear Elevation  
 Proposed Side Elevation

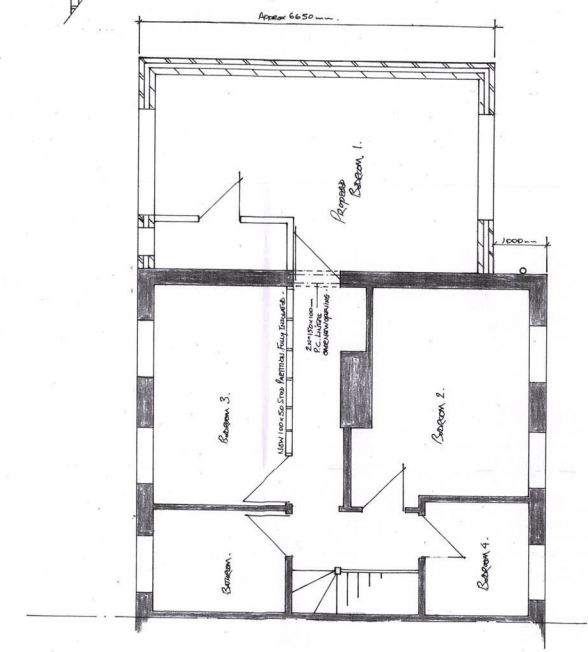


Proposed Side Elevation

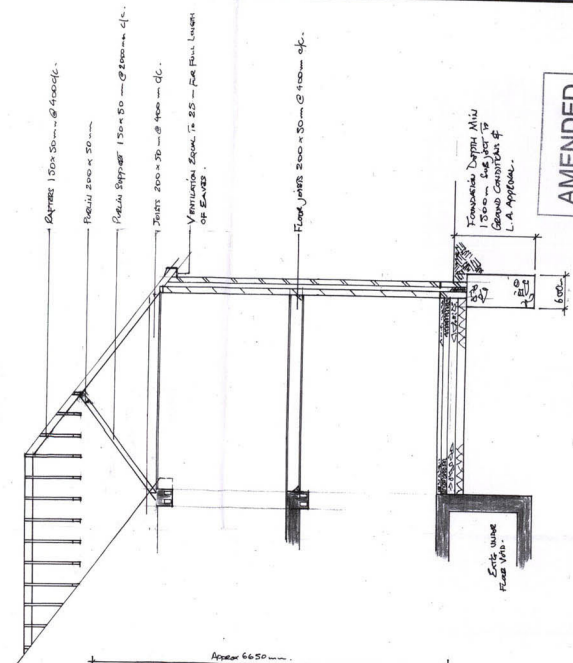
Proposed Front Elevation  
 Proposed Rear Elevation  
 Proposed Side Elevation



Proposed Second Floor Plan

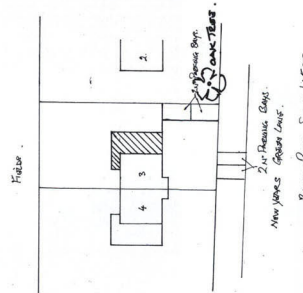


Proposed First Floor Plan



AMENDED PLAN

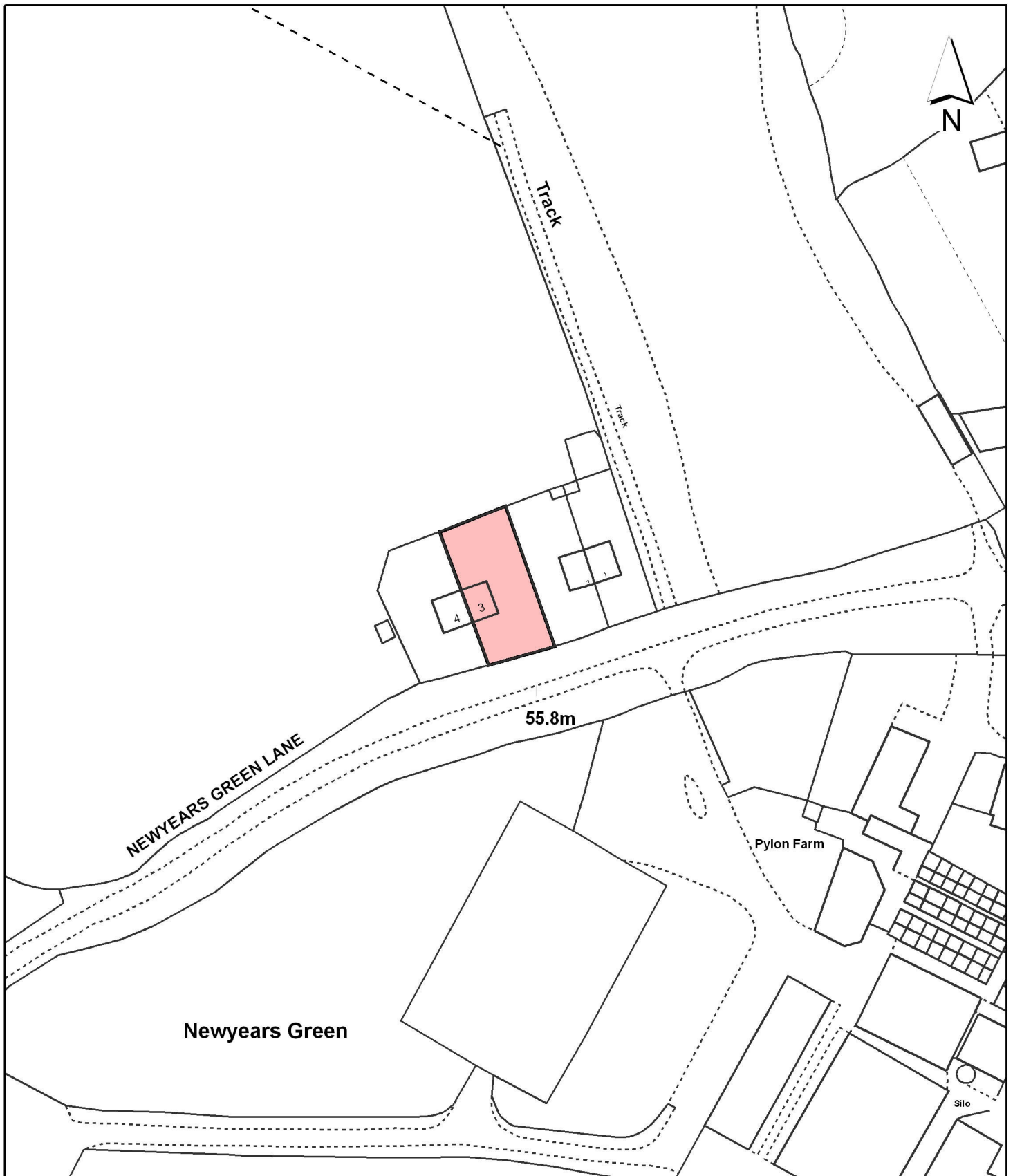
Proposed Two Story Side of Single Story Room  
 Conforms to N.Y.C. 2019 General Laws, Modified Fire-  
 (1896LX)  
 Martin Graham & Sons,  
 Design By: - Alex Serrano - 0197580365  
 Drawn By: - Alex Serrano  
 Date: - April 2008  
 Scale: - 1/100 / 1/50 / 1/500  
 RECEIVED  
 24 SEP 2008  
 PLANING & PERMITTING DEPARTMENT





New York State Code - From NY Building Code - Section 1508.2.1.1 or Any Equivalent of Similar Material

Header or basic data (over the basic plan) is the same as the basic plan. The header of the basic plan is the same as the basic plan.





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	<p>Planning Application Ref: <b>64656/APP/2008/1921</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 295</p>	<p>Date</p> <p><b>January 2010</b></p>	

**Report of the Corporate Director of Planning & Community Services**

**Address** OAKHURST, 1 NORTHGATE NORTHWOOD

**Development:** Erection of 2 x two-storey, six-bedroom detached dwellings with habitable roof space and associated parking, including a detached double garage and new access road located between 'Oakhurst' and 'Walderton' and erection of a part single storey, part two storey side/front extension to Oakhurst (involving the demolition of the existing detached garage)

**LBH Ref Nos:** 30779/APP/2009/2036

<b>Date Plans Received:</b>	21/09/2009	<b>Date(s) of Amendment(s):</b>	08/01/0009
<b>Date Application Valid:</b>	02/10/2009		21/09/2009
			02/10/2009
			07/12/2009
			10/12/2009
			29/12/2009















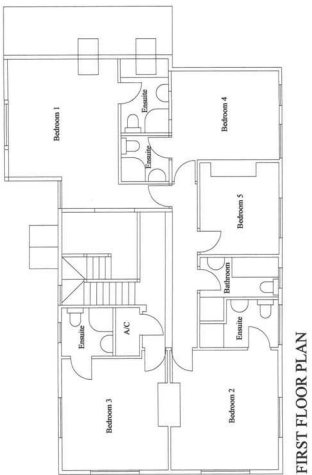




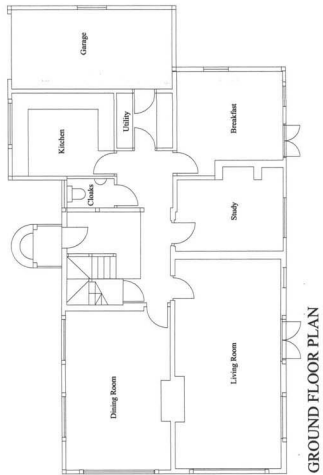




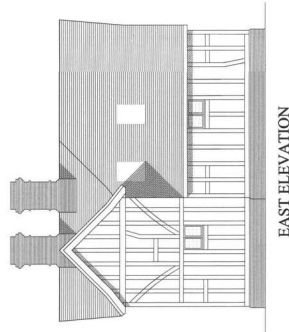




FIRST FLOOR PLAN



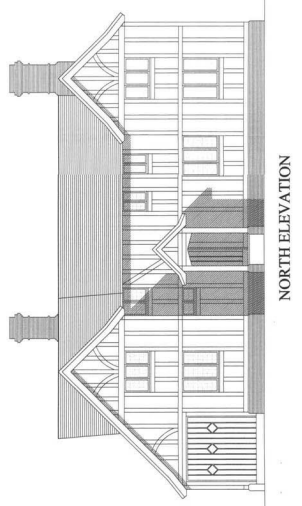
GROUND FLOOR PLAN



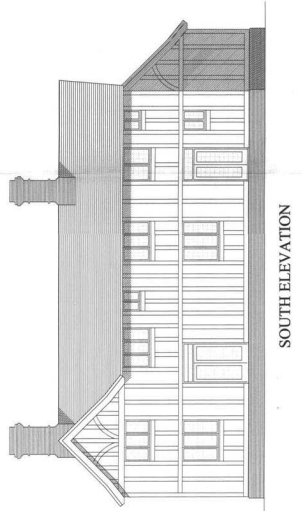
EAST ELEVATION



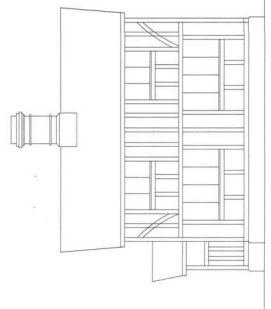
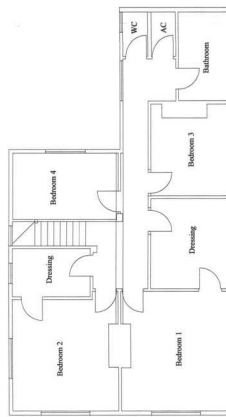
WEST ELEVATION



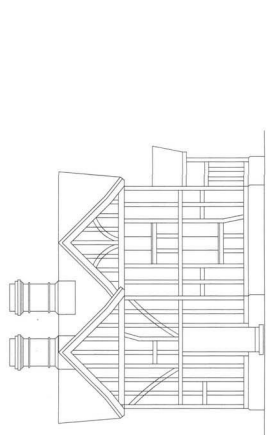
NORTH ELEVATION



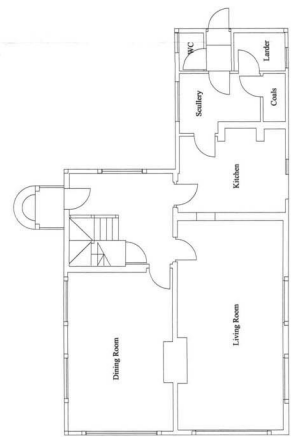
SOUTH ELEVATION



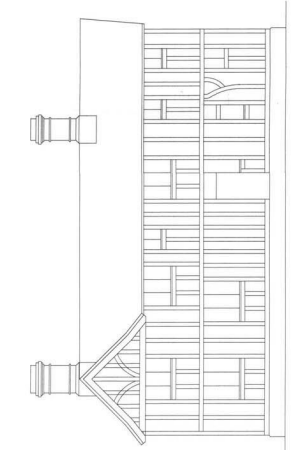
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Rev Date Description

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Project  
Oakhurst, Northgate  
Northwood

Drawing title  
Oakhurst, Existing & Proposed  
Floor Plans & Elevations

Scale	Dwg No.
1:100	P.14
Date	Rev
25.11.09	
Drawn	N.Millin





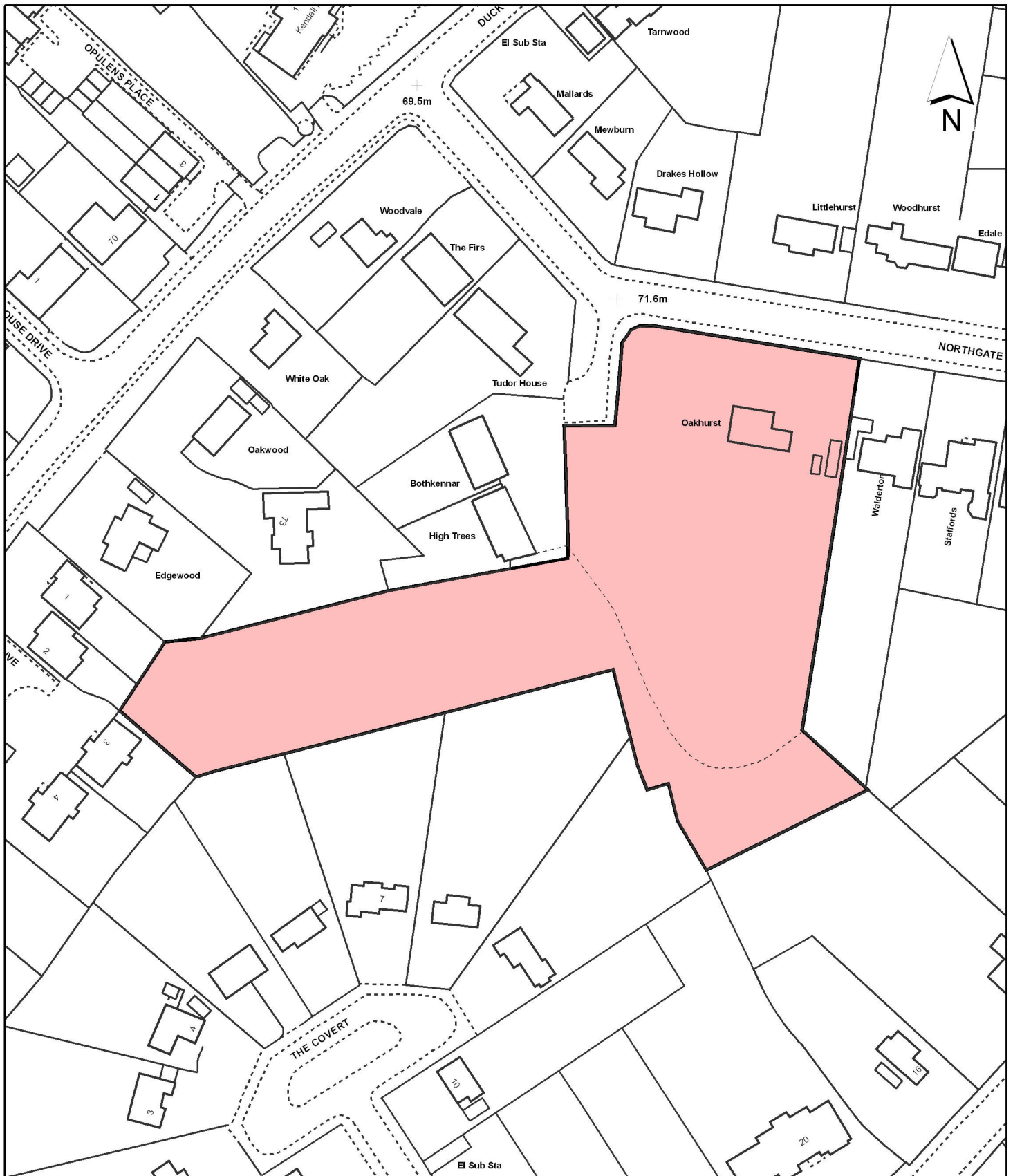












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Site Address

**Oakhurst,  
Northgate, Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**30779/APP/2009/2036**

Scale  
**1:1,250**

Planning Committee  
**North** Page 314

Date  
**January 2010**

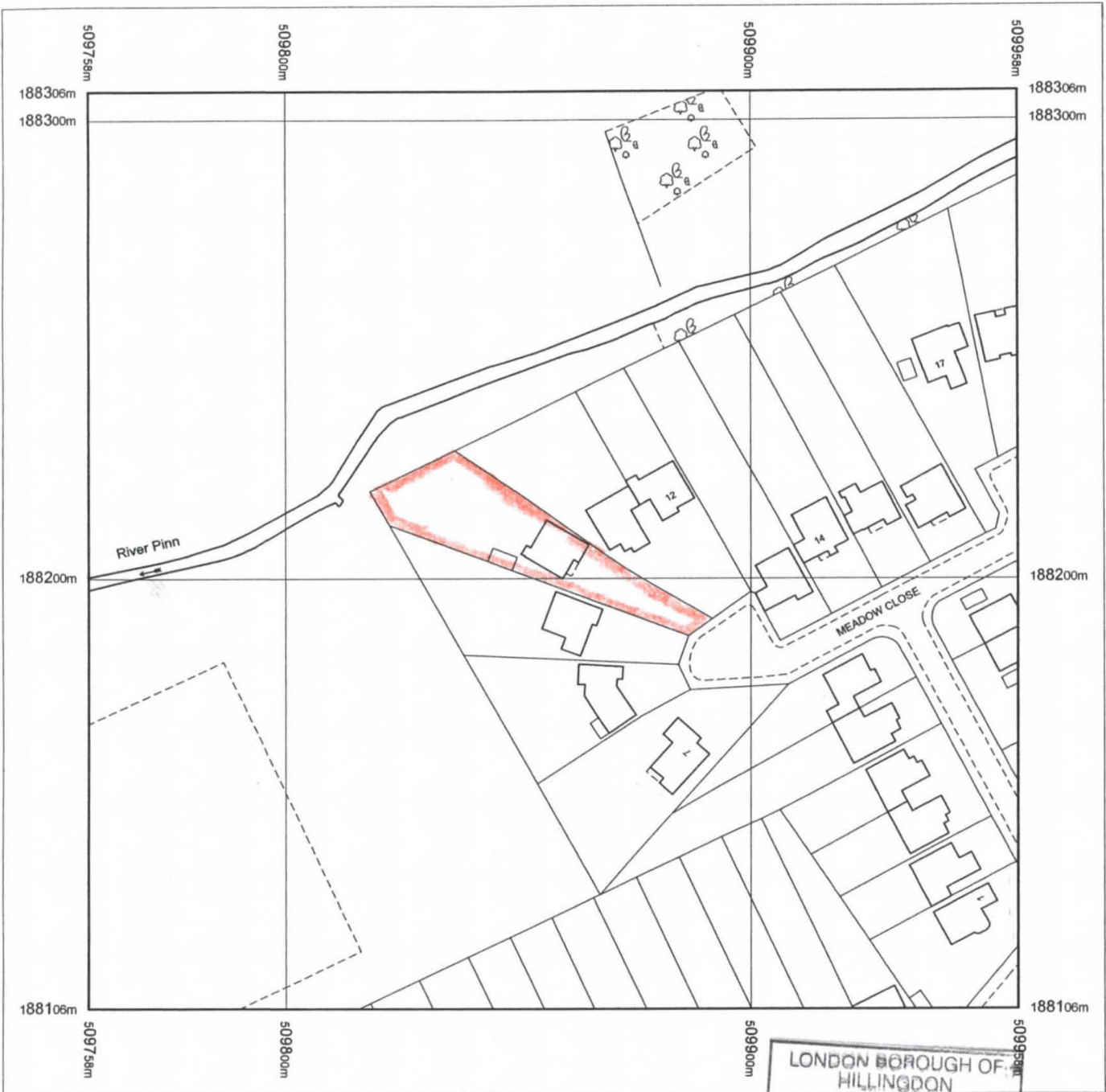


**HILLINGDON**  
LONDON

**Report of the Director of Planning & Community Services Group**

**Address** 10 MEADOW CLOSE RUISLIP  
**Development:** Single storey rear extension and conversion of loft space to habitable use with 2 side and 1 rear dormers and 1 side rooflight  
**LBH Ref Nos:** 19443/APP/2009/2377

<b>Date Plans Received:</b>	04/11/2009	<b>Date(s) of Amendment(s):</b>	04/11/2009
<b>Date Application Valid:</b>	18/11/2009		11/12/2009



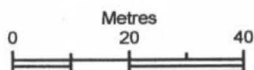
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The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

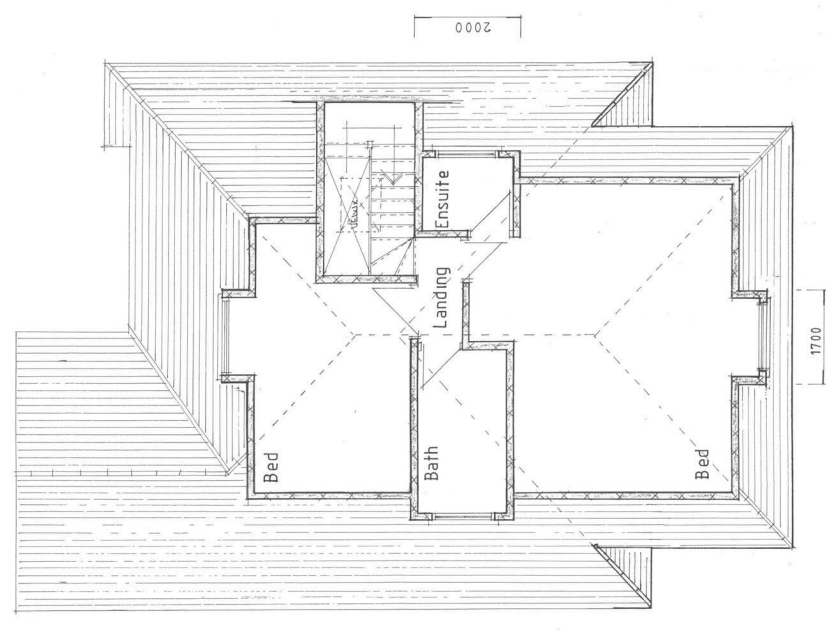
Supplied by: **National Map Centre**  
 Serial number: 00990400  
 Centre coordinates: 509857.63 188206.25

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[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

LONDON BOROUGH OF HILLINGDON  
 RECEIVED  
 - 4 NOV 2009  
 PLANNING & COMMUNITY SERVICES  
 10 Meadow Close  
 Ruislip  
 HA 4 8AP

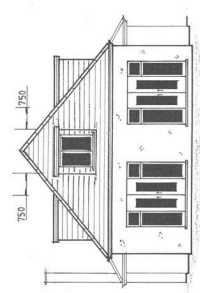
NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG NO 2715 /02

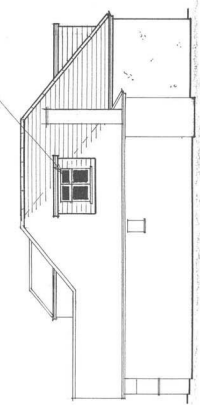


PROPOSED GROUND FLOOR PLAN

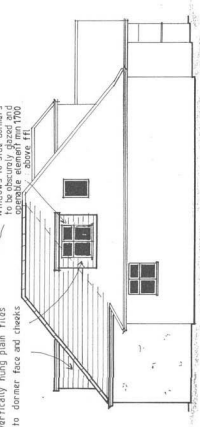
ALL MATERIALS TO MATCH EXISTING



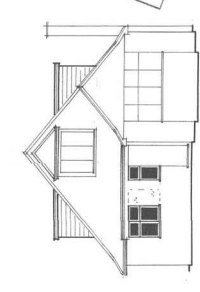
REAR ELEVATION



SIDE ELEVATION

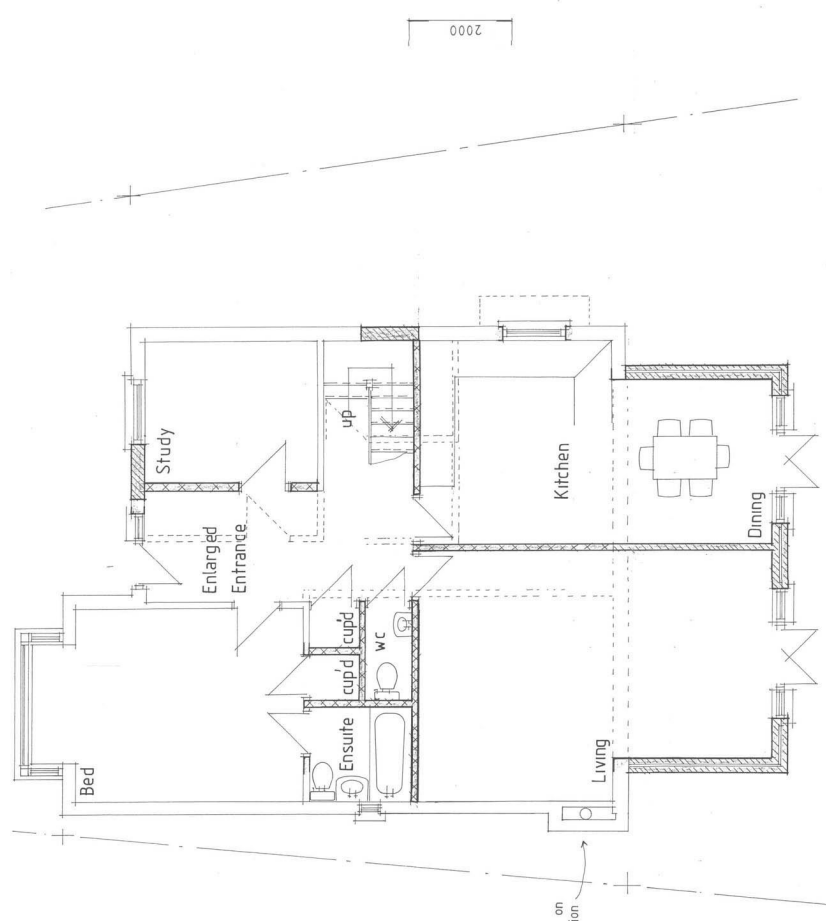


SIDE ELEVATION



FRONT ELEVATION

PROPOSED ROOMS IN ROOF SPACE



AMENDED PLAN

AMENDED PLAN  
PROPOSED SINGLE STOREY REAR EXTENSION, LOFT CONVERSION AND INTERNAL ALTERATIONS.

Rev.	Date	By	Revisions
A	10 DEC 2019	MR MRS BOYNE	REVISED

G.E. POTTER & CO.  
BUILDING DESIGN &  
MANAGEMENT SERVICES.  
SUITE B,  
10 MEADOW CLOSE,  
RUISLIP,  
MIDDLESEX,  
HA4 8HR.  
TEL: 01895 623800  
FAX: 01895 623900

Client  
MR MRS BOYNE

Job Title  
10 MEADOW CLOSE  
RUISLIP  
MIDDLESEX

AMENDED PLAN  
PROPOSED SINGLE STOREY REAR EXTENSION, LOFT CONVERSION AND INTERNAL ALTERATIONS.

Scale  
1:50, 1:100

Date  
10 DEC 2019

Drawn by  
GAB

Dwg No.  
2715 /01

Rev.  
A

09/2377

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

A	02/09/09	Revis To Start Planning	Revisions
© copyright			
G.E. POTTLE & CO. BUILDING DESIGN & MANAGEMENT SERVICES.			
SUITE B, 128 MANOR WAY, RUISLIP, MIDDLESEX. HA4 8HR			
Tel: 01895 622800 Fax: 01895 622900			

Client  
**MR MRS BOYNE**

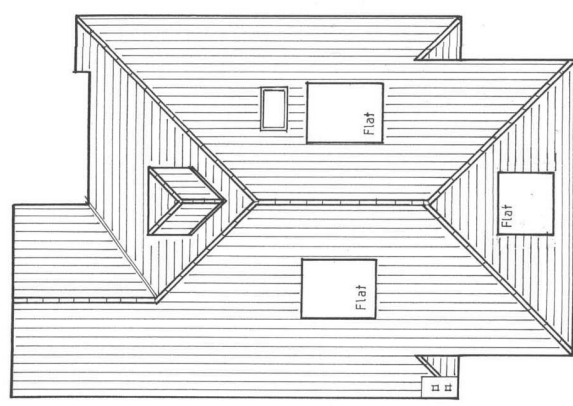
Job Title  
**10 MEADOW CLOSE  
RUISLIP  
MIDDX**

Drawing Title  
**PROPOSED SINGLE  
STOREY REAR EXTENSION,  
LOFT CONVERSION AND  
INTERNAL ALTERATIONS.**

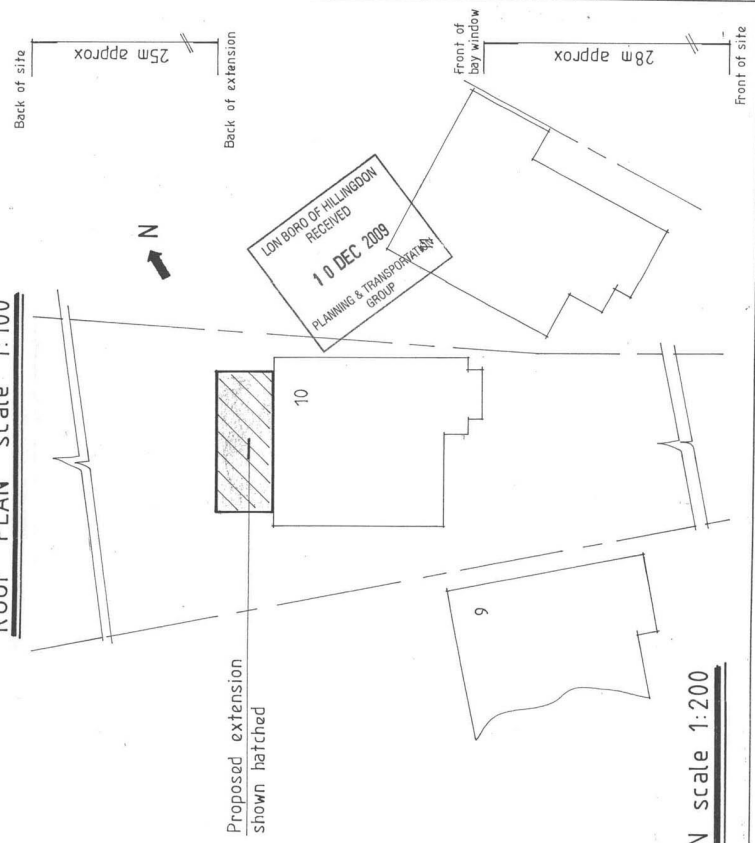
Scale 1:50, 100, 200

Date OCT 09 Drawn by MDP

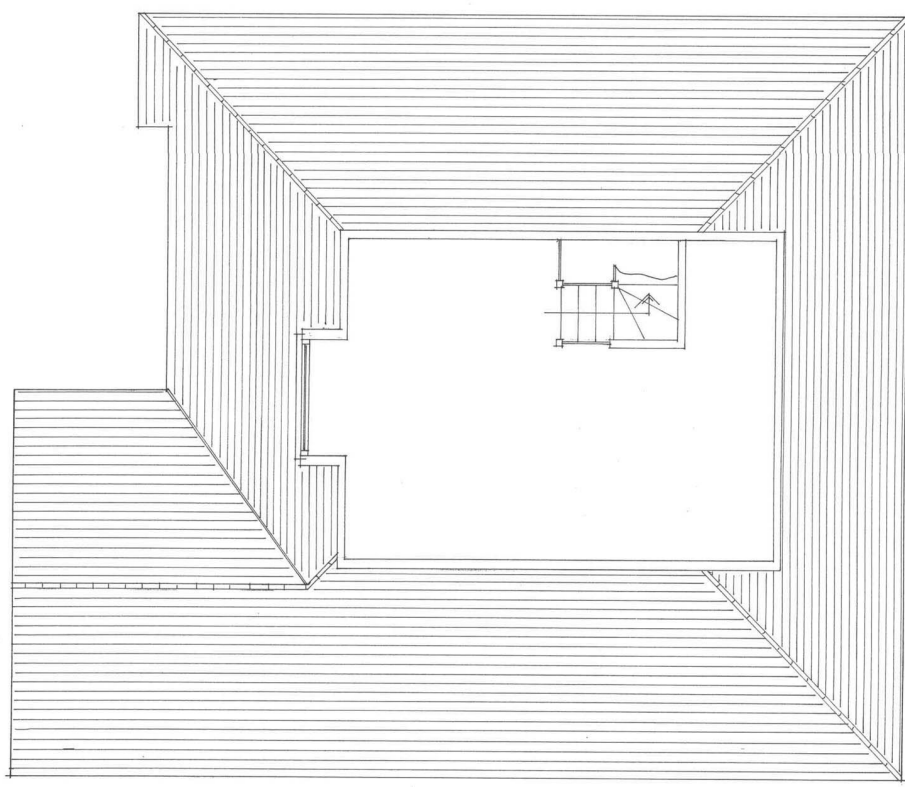
Drg No.	2715/02	Rev	A,
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**ROOF PLAN scale 1:100**

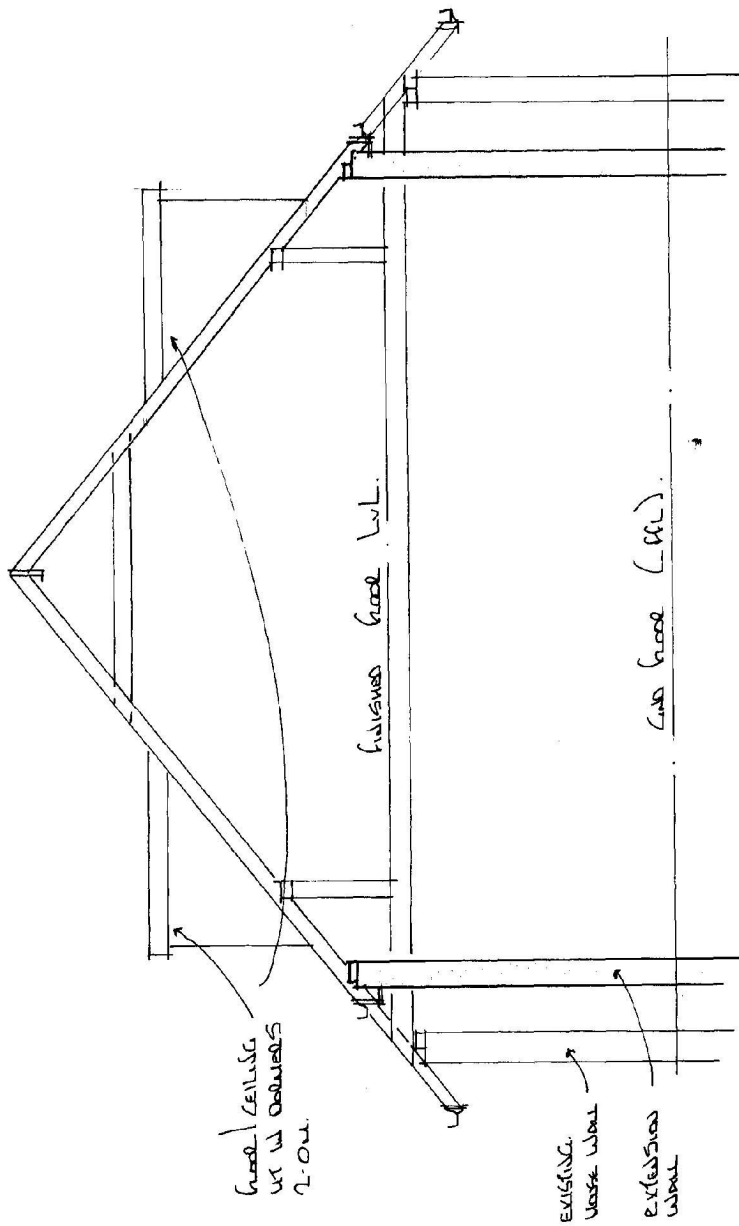


**SITE PLAN scale 1:200**



**EXISTING ROOM IN LOFT SPACE**

**THIS DRAWING TO BE READ IN  
CONJUNCTION WITH DRG NO 2715/01**



Drawing Title	CROSS SECTION.
Dwg No.	271515X101.
Rev	

Scale	1:50.
Drawn by	ZEL
Date	Nov 2009

Client  
NE NES BOYSE

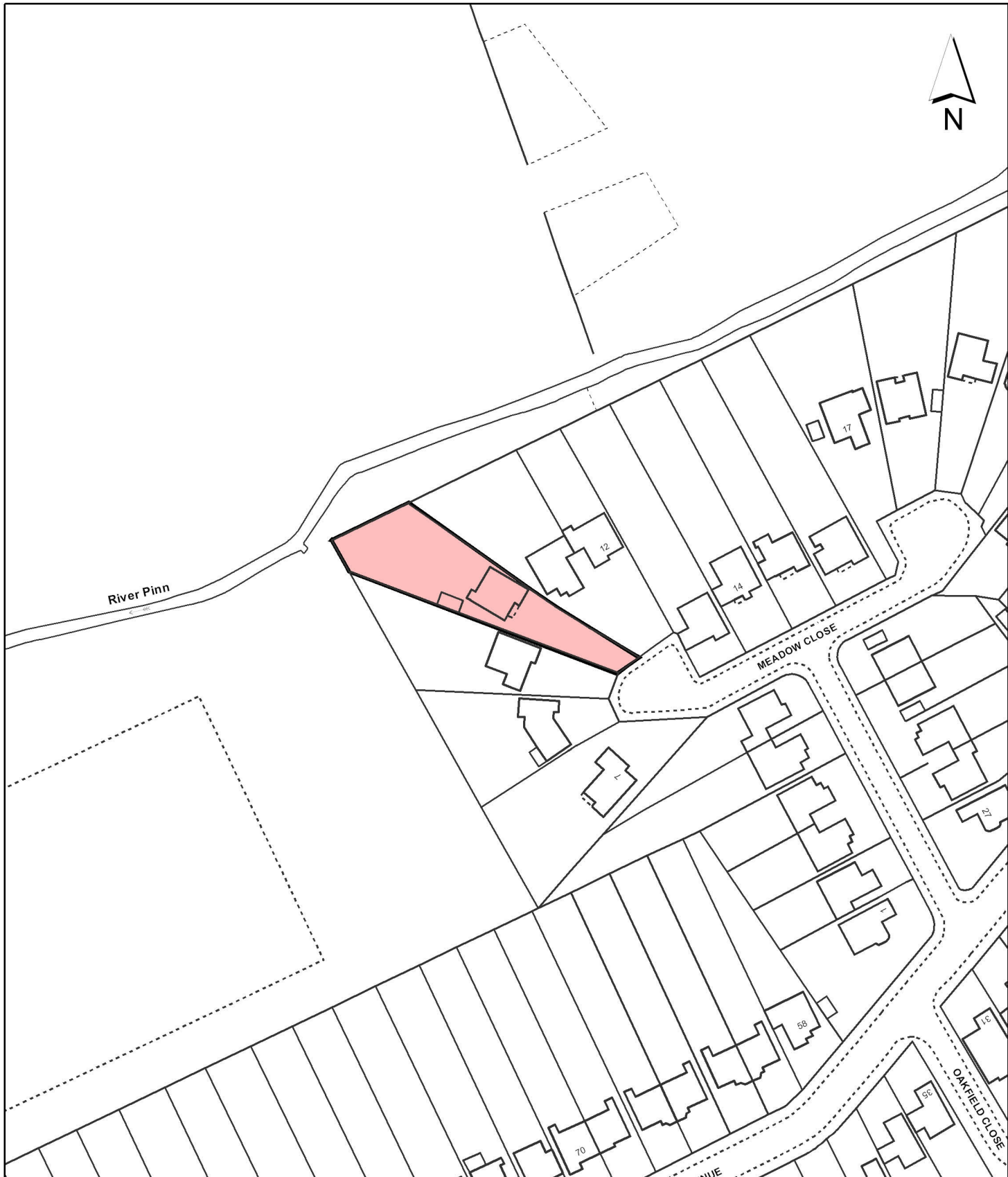
Job Title  
10 MERRICK CROSS  
CROSSING HIGHWAY



NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

GERBULE & Co.  
SUITE 6.  
100 MERRICK WAY  
MIDDLESEX  
VICTORIA B.C.

TEL NO 250.55.627800  
FAX NO 250.55.627900

A PRODUCT OF THE UNO RANGE - ARCHITECT CAT. NO. 7313



<p><b>Notes</b></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. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p><b>10 Meadow Close, Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>19443/APP/2009/2377</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North</b> Page 320</p>	<p>Date</p> <p><b>January 2010</b></p>	
		 <p><b>HILLINGDON</b> LONDON</p>	



**Report of the Corporate Director of Planning & Community Services**

**Address** JOEL STREET FARM JOEL STREET NORTHWOOD

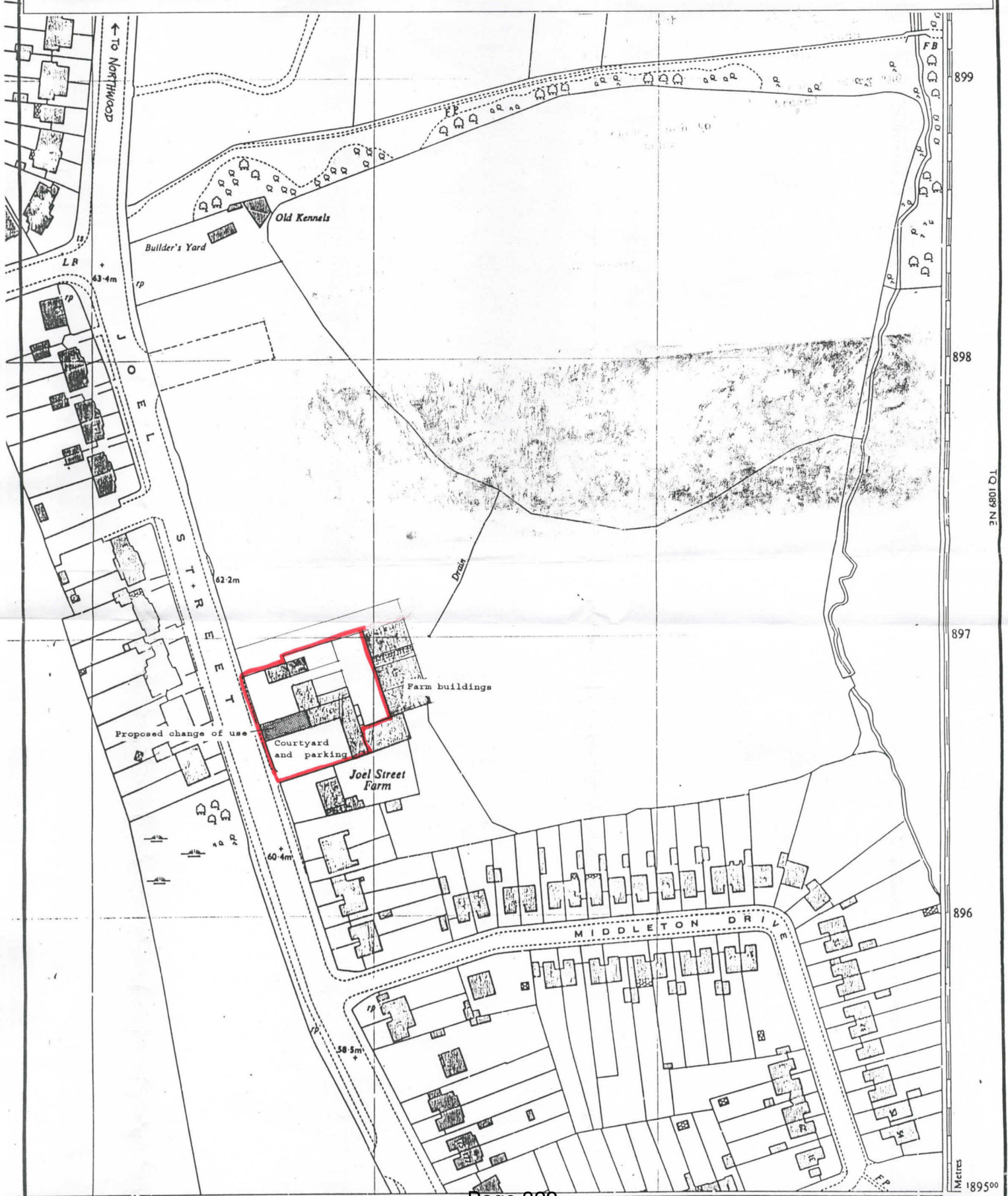
**Development:** Infill extension to create additional Class B1 office space with mezzanine level and 3 rooflights (renewal of Planning permission ref: 8856/APP/2006/3097).

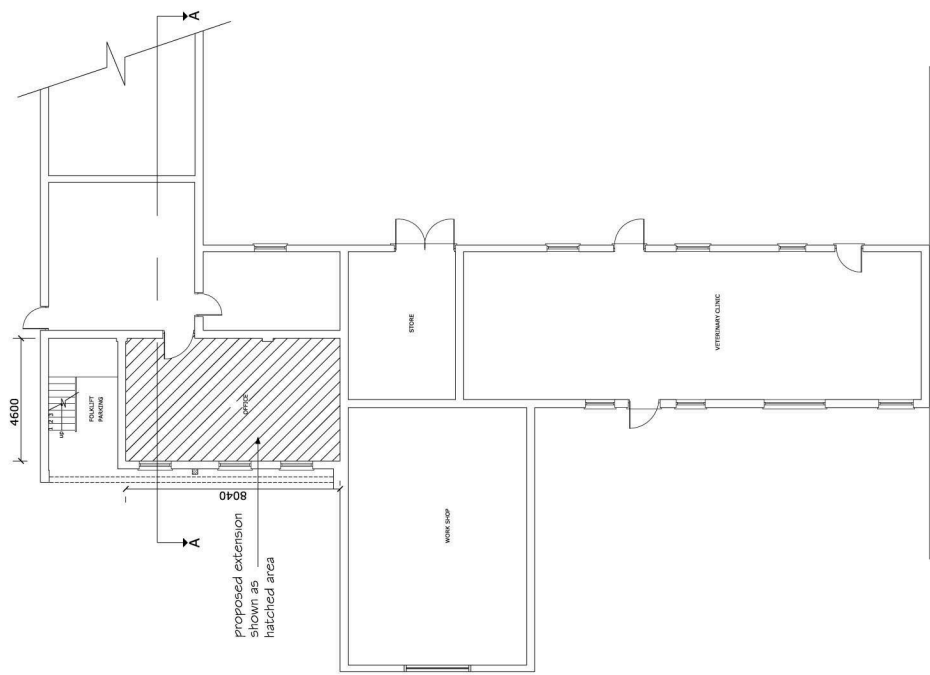
**LBH Ref Nos:** 8856/APP/2009/2349

**Date Plans Received:** 27/10/2009

**Date(s) of Amendment(s):**

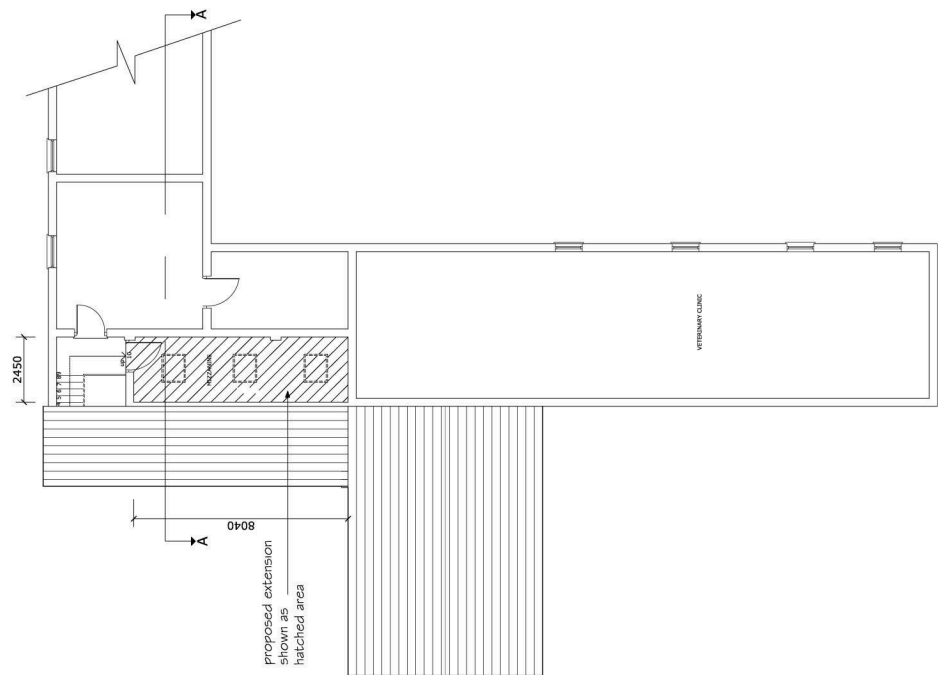
**Date Application Valid:** 16/11/2009





JOEL STREET

GROUND FLOOR PLAN



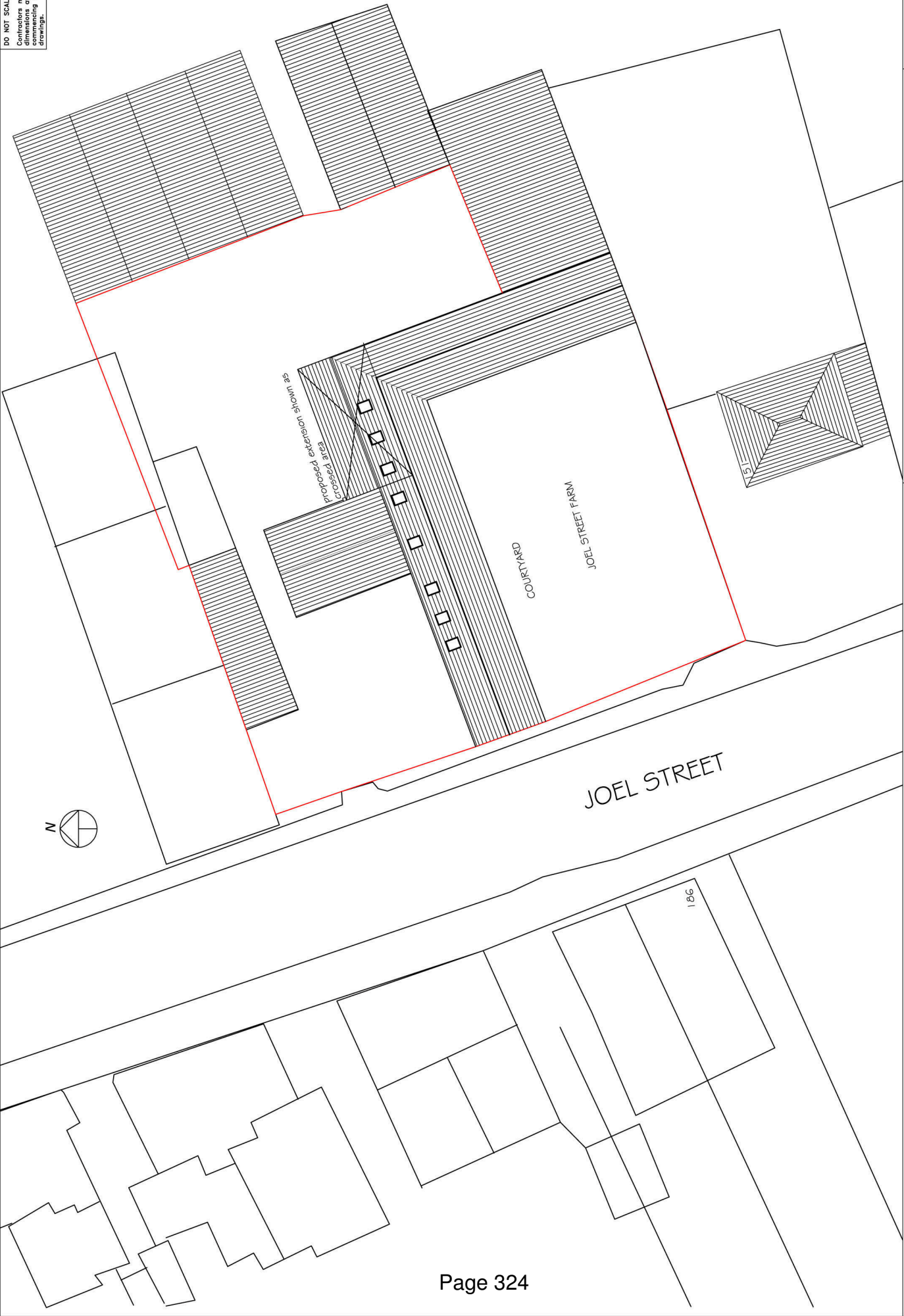
FIRST FLOOR PLAN



PROPOSED PLANS	REVISION
	Drg. No. 06/2395/O1 Scale 1:100 Date 18-10-06 Drawn by URVASHI



DO NOT SCALE from this drawing  
Contractors must verify all  
dimensions before setting out,  
commencing work or making shop  
drawings.



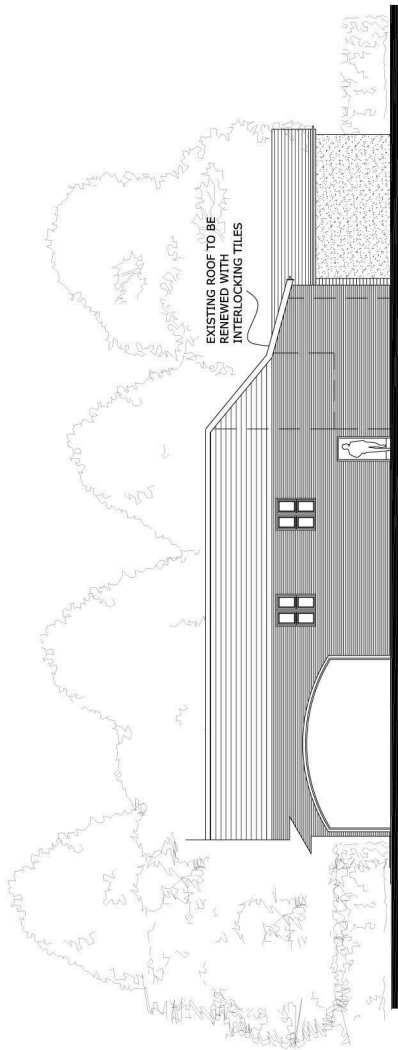
REVISION
1

Drawn by urvashi

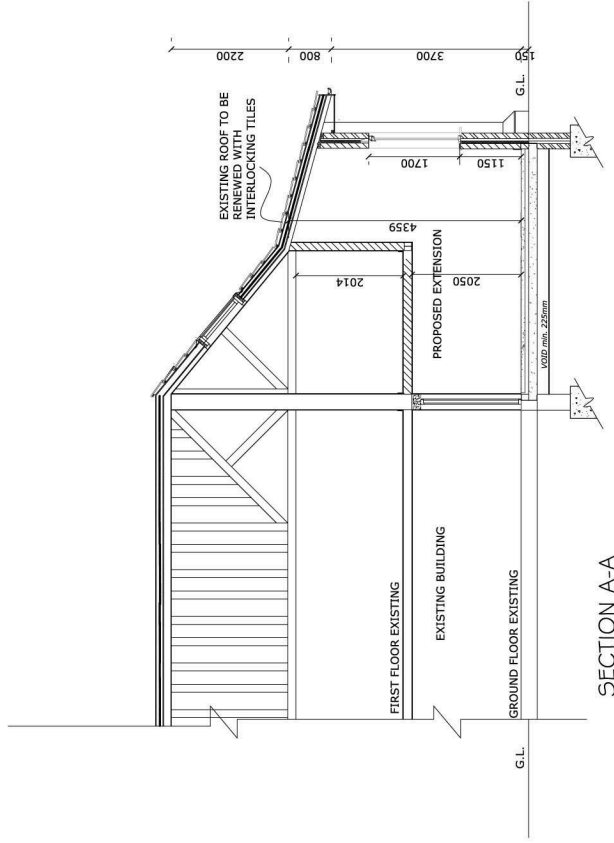
THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



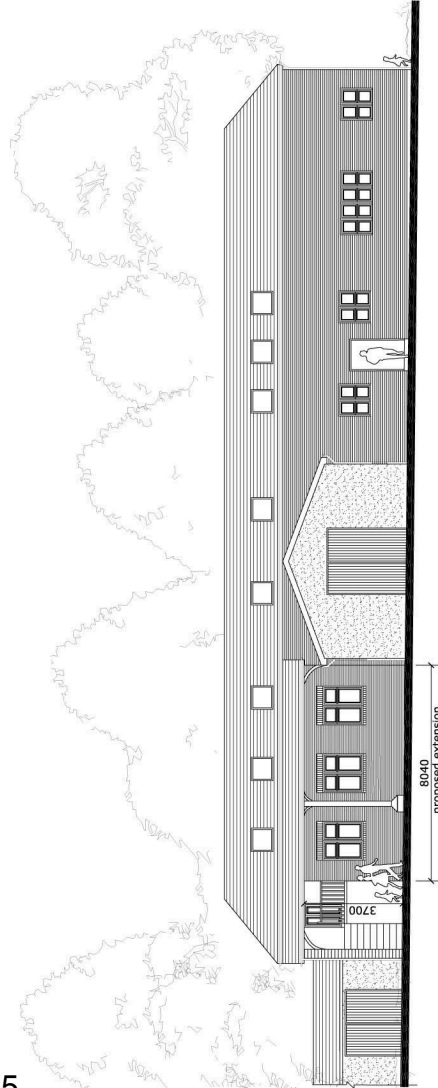
**JOEL STREET FARM, NORTHWOOD.**



EAST ELEVATION



SECTION A-A



NORTH ELEVATION

PROPOSED ELEVATIONS & SECTION

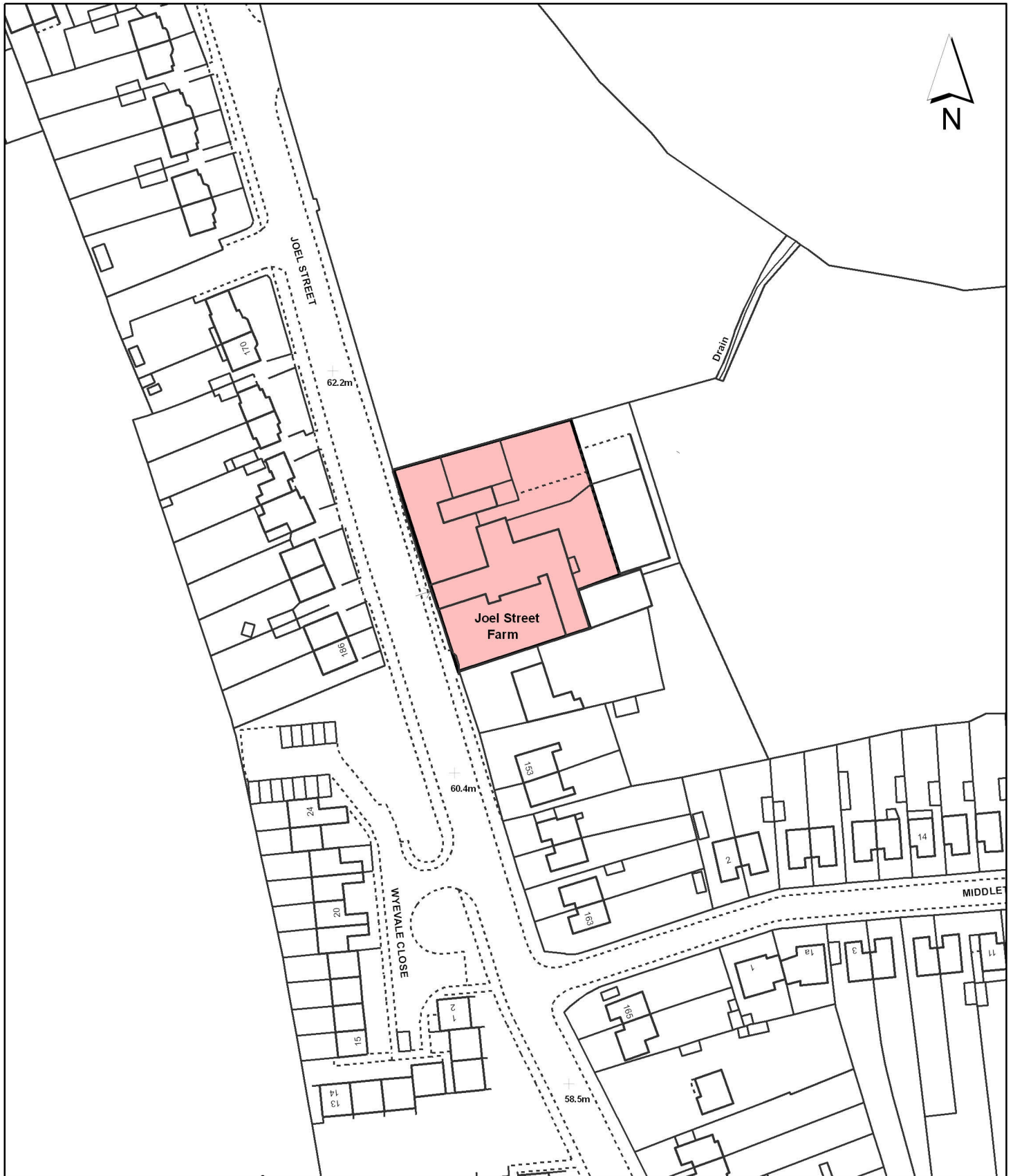
THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants

Dr. No. 06/2999/02  
Scale 1:100/1:50  
Date 18-10-06  
Drawn by URVASHI

1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333



REVISION
C



**Notes**

 Site boundary

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Site Address

**Joel Street Farm,  
Joel Street, Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**8856/APP/2009/2349**

Scale  
**1:1,250**

Planning Committee  
**North** Page 326

Date  
**January 2010**



**HILLINGDON**  
LONDON

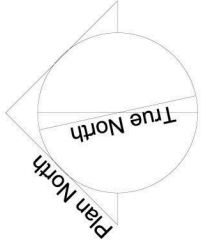
**Report of the Corporate Director of Planning & Community Services**

**Address**                   MOSSLEIGH HIGHFIELD CLOSE NORTHWOOD

**Development:**       Two storey five-bedroom dwelling with associated parking, involving demolition of existing dwelling.

**LBH Ref Nos:**       61633/APP/2009/2387

<b>Date Plans Received:</b>	04/11/2009	<b>Date(s) of Amendment(s):</b>	04/11/2009
<b>Date Application Valid:</b>	16/11/2009		16/11/2009
			20/12/2009
			30/12/2009



Revision Notes
----------------

Drawing  
SITE LOCATION PLAN

Project Title  
MOSSLEIGH  
HIGHFIELD CLOSE  
LONDON  
HA6 1EX

**dominion**  
uk properties limited  
25 tramere road  
london SW18 3QH  
e-mail: dirk@ado2.net  
tel: 020 8944 0084  
fax: 020 8946 2770

Date	05/08	Rev	-	502 / LO /
Drawn	DO	Scale @ A3	1:1250	<b>001</b>



01 SITE LOCATION PLAN  
SCALE 1:1250





Revision Notes
----------------

Drawing  
EXISTING SITE LAYOUT

Project Title  
MOSSLEIGH  
HIGHFIELD CLOSE  
LONDON  
HA6 1EX

**dominion**  
uk properties limited  
122 Bellingbrooke Grove  
London SW11 1DA  
e-mail: dfrk@do2.net  
tel: 07930 273556

Date	11/2009	Rev	A	502-5/SI
Drawn	DO	Scale @ A3	1:200	<b>100</b>

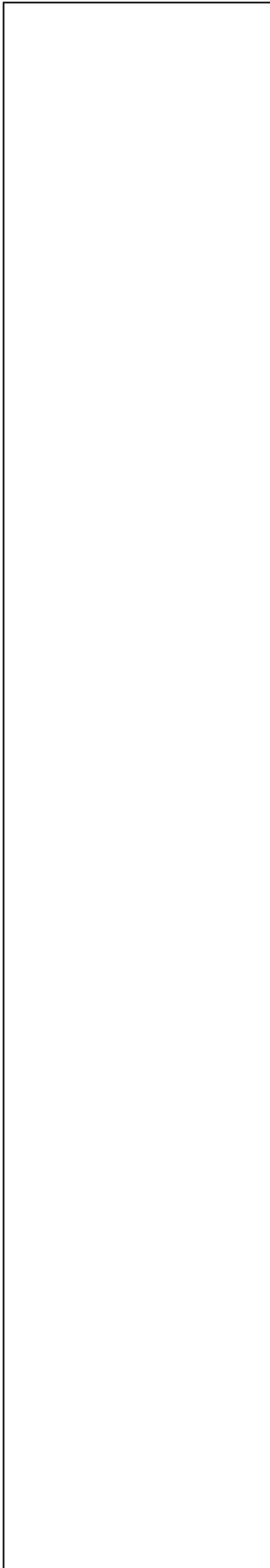


01 EXISTING SITE LAYOUT  
SCALE 1:200

GLEED

MILBURN

HIGHFIELD CLOSE



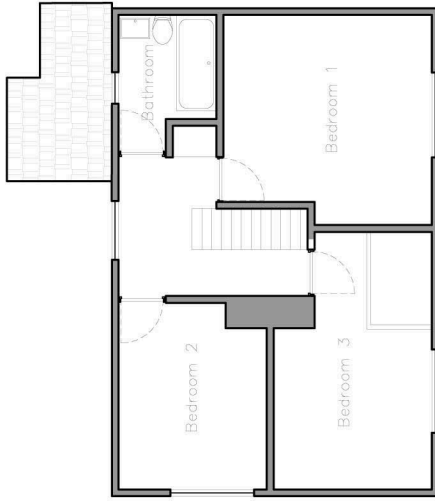
Revision Notes
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Drawing  
**EXISTING LAYOUTS OF  
 UNIT 1 - EXISTING  
 HOUSE**

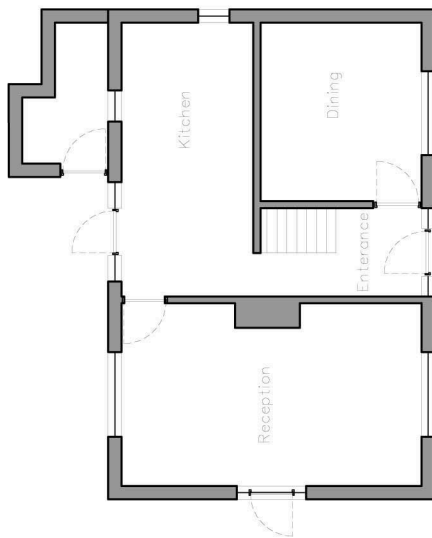
Project Title  
**MOSSLEIGH  
 HIGHFIELD CLOSE  
 LONDON  
 HA6 1EX**

**dominion**  
 uk properties limited  
 122 Bellingbroke Grove  
 London SW11 1DA  
 e-mail: dirk@odo2.net  
 tel: 07930 273556

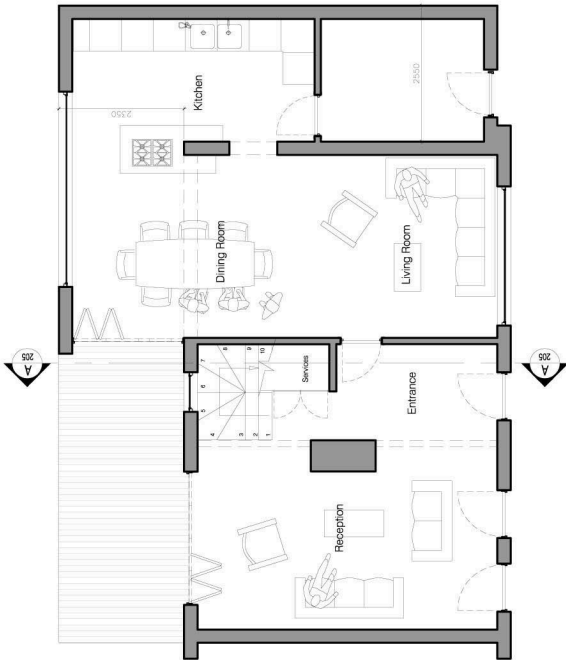
Date	11/2007	Rev	-	502-5/GA
Drawn	DO	Scale @ A3	1:100	<b>50</b>



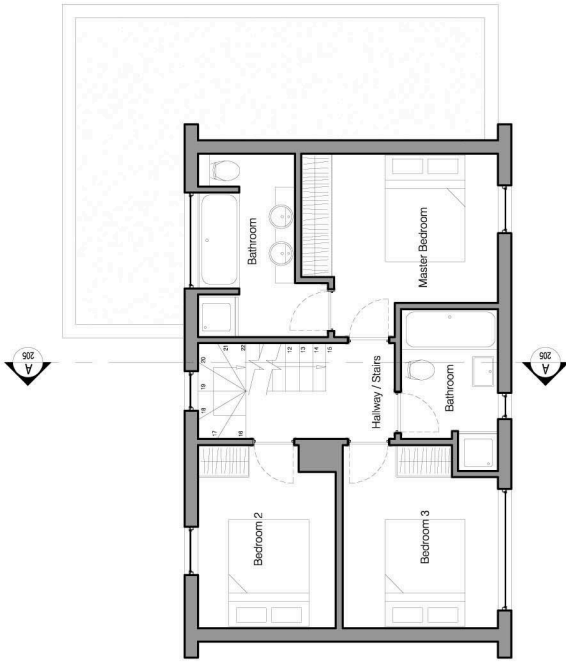
**02** EXISTING FIRST FLOOR LAYOUT  
 SCALE 1:100



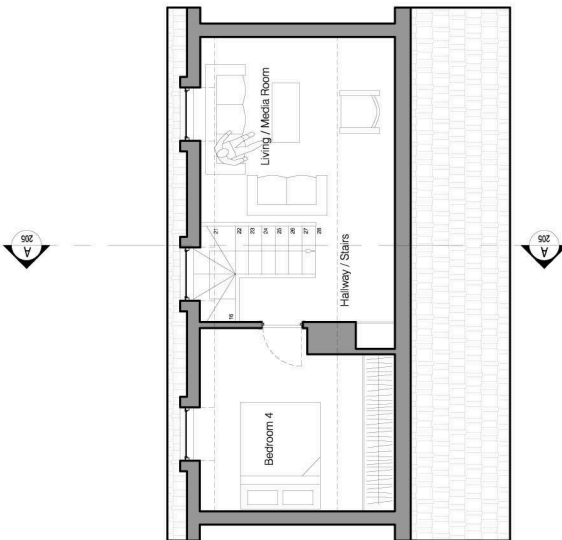
**01** EXISTING GROUND FLOOR LAYOUT  
 SCALE 1:100



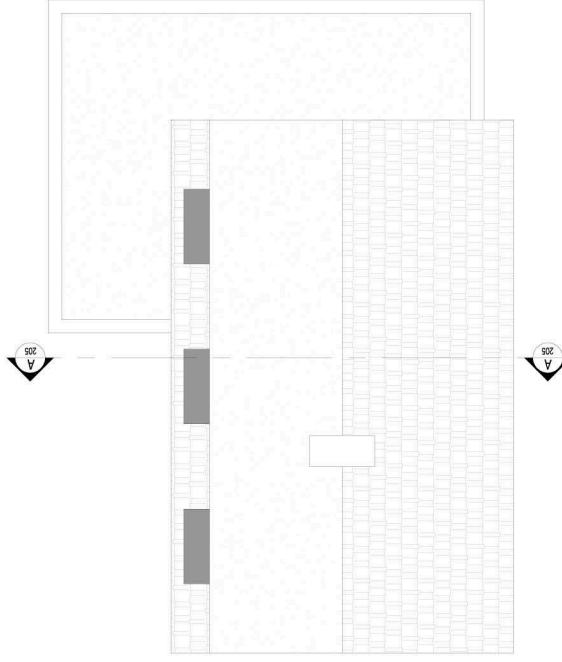
01 PROPOSED GROUND FLOOR LAYOUT  
SCALE 1:100



02 PROPOSED FIRST FLOOR LAYOUT  
SCALE 1:100



03 PROPOSED SECOND FLOOR / ATTIC LAYOUT  
SCALE 1:100



04 PROPOSED ROOF LAYOUT  
SCALE 1:100

Revision Notes

Drawing

Project Title

**dominion**

uk properties limited  
122 Bellingbrooke Grove  
London SW11 1DA  
e-mail: dlrk@do2.net  
tel: 07930 273556

Date

Rev

11/2007

Drawn

Scale @ A3

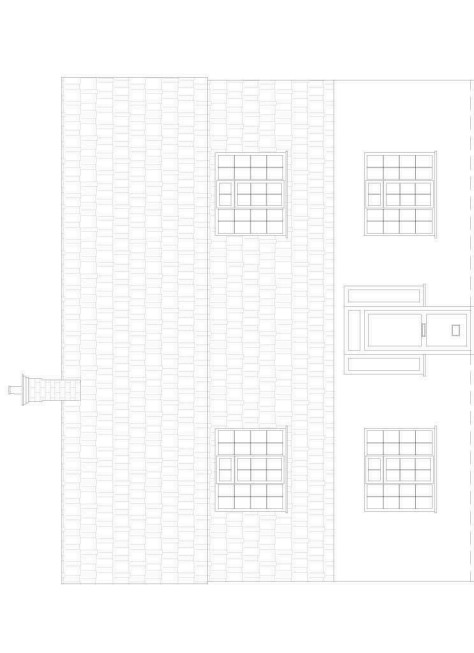
DO

502-5/GA

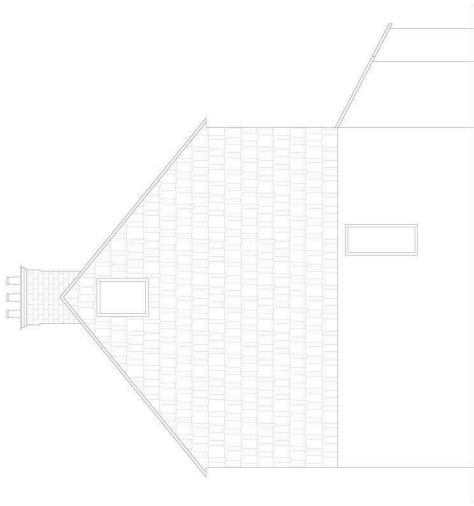
**200**

PROPOSED LAYOUTS  
OF UNIT 1 - EXISTING  
HOUSE

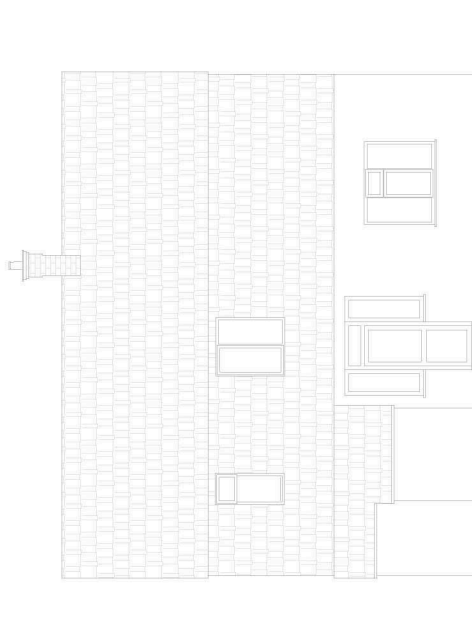
MOSLSLEIGH  
HIGHFIELD CLOSE  
LONDON  
HA6 1EX



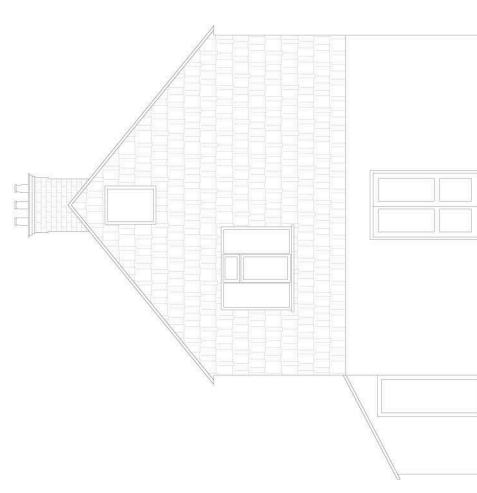
01 EXISTING FRONT ELEVATION (SOUTH WEST)  
SCALE 1:100



03 EXISTING SIDE ELEVATION (SOUTH EAST)  
SCALE 1:100



02 EXISTING REAR ELEVATION (NORTH EAST)  
SCALE 1:100



04 EXISTING SIDE ELEVATION (NORTH WEST)  
SCALE 1:100

Revision Notes

Drawing

EXISTING ELEVATIONS  
OF EXISTING HOUSE

Project Title

MOSSLEIGH  
HIGHFIELD CLOSE  
LONDON  
HA6 1EX

**dominion**

uk properties limited  
122 Bellingbrooke Grove  
London SW11 1DA  
e-mail: dirk@odo2.net  
tel: 07930 273556

Date

11/2009

Rev

-

502-5/EL

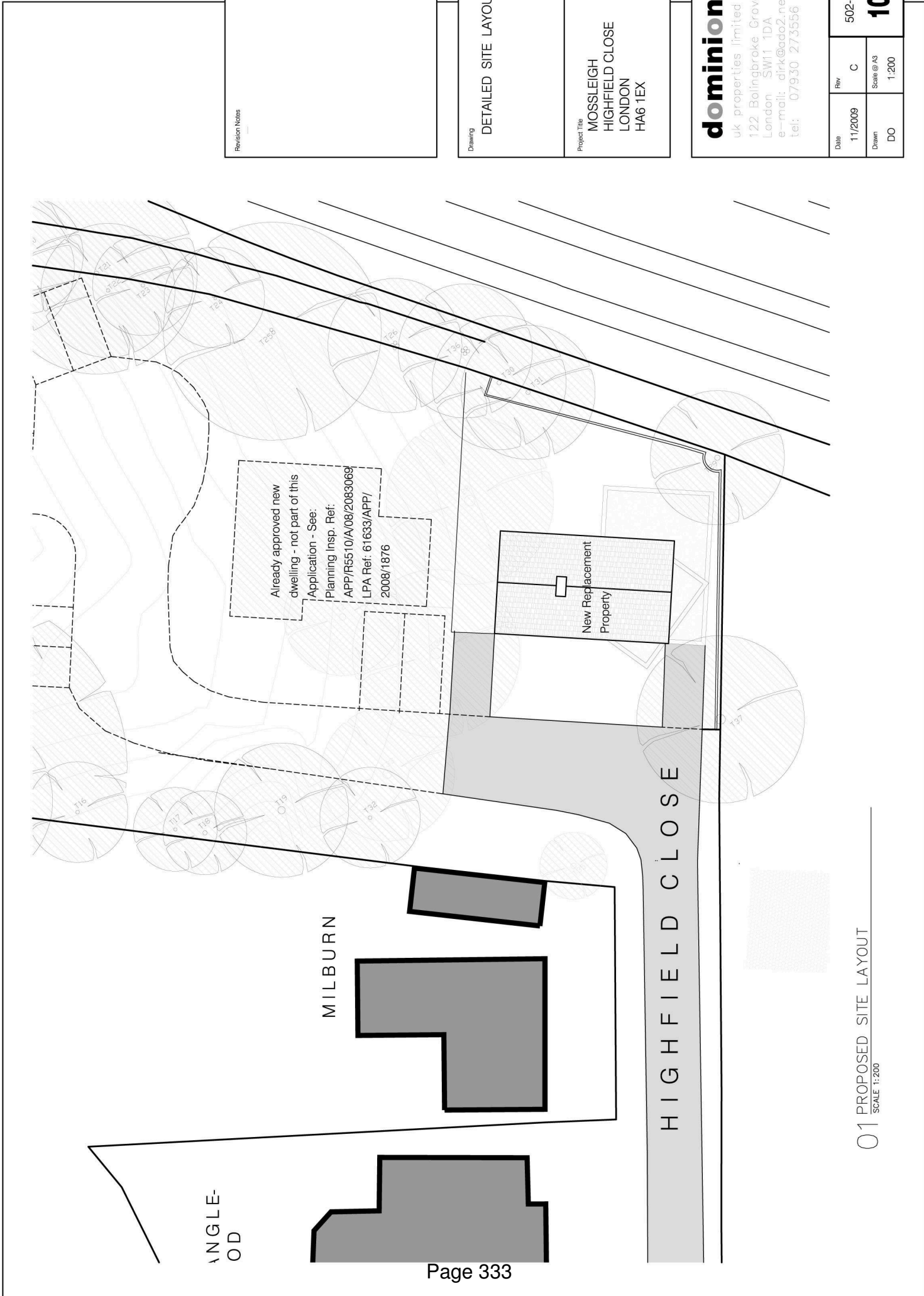
Drawn

DO

Scale @ A3

1:100

**200**



Revision Notes
----------------

Drawing  
**DETAILED SITE LAYOUT**

Project Title  
**MOSSLEIGH  
 HIGHFIELD CLOSE  
 LONDON  
 HA6 1EX**

**dominion**  
 uk properties limited  
 122 Bellingbrooke Grove  
 London SW11 1DA  
 e-mail: dlrk@do2.net  
 tel: 07930 273556

Date	11/2009	Rev	C	502-5(GA)
Drawn	DO	Scale @ A3	1:200	<b>100</b>

Already approved new dwelling - not part of this Application - See: Planning Insp. Ref: APP/R5510/A/08/2083069 LPA Ref: 61633/APP/2008/1876

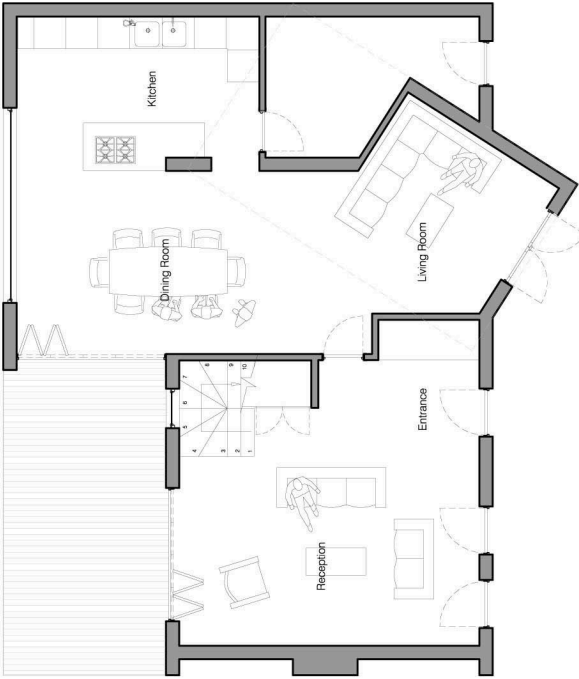
New Replacement Property

MILBURN

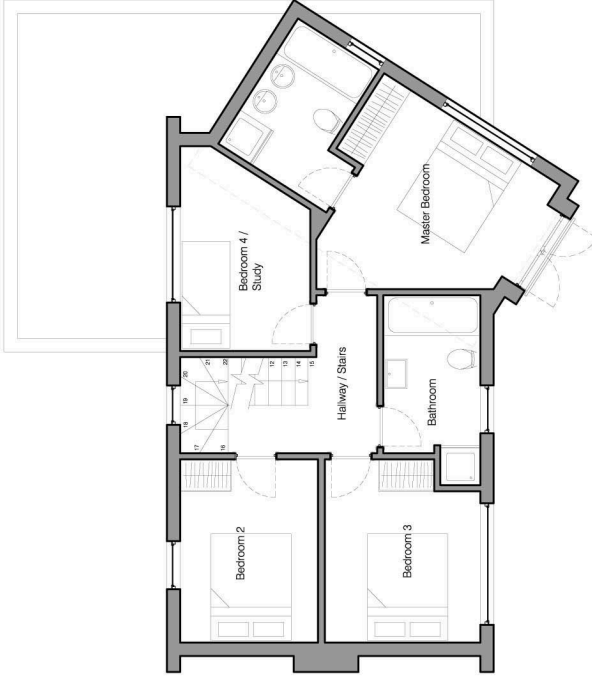
HIGHFIELD CLOSE

ANGLE-OD

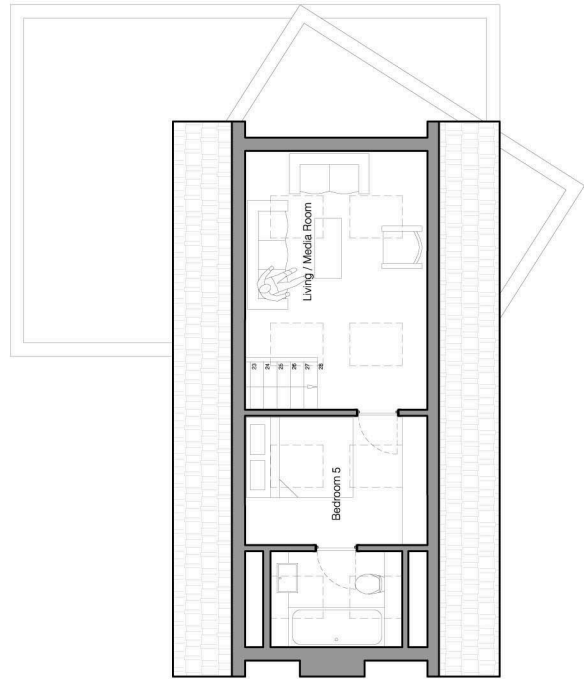
O1 PROPOSED SITE LAYOUT  
 SCALE 1:200



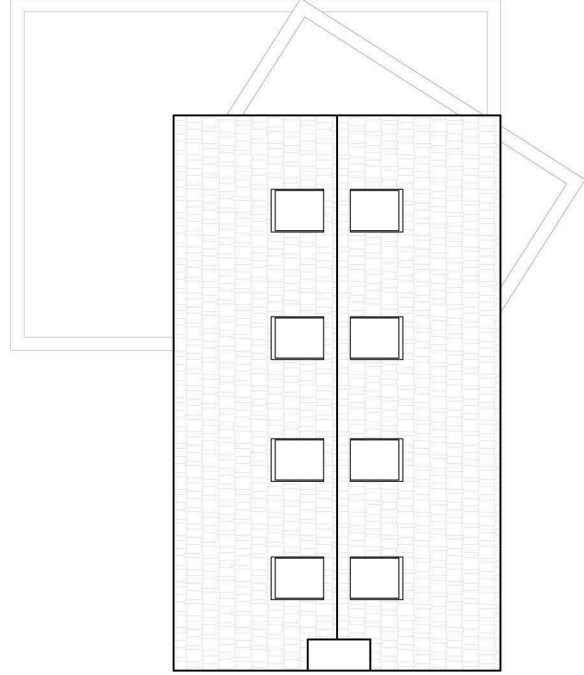
01 PROPOSED GROUND FLOOR LAYOUT  
SCALE 1:100



02 PROPOSED FIRST FLOOR LAYOUT  
SCALE 1:100



03 PROPOSED SECOND FLOOR / ATTIC LAYOUT  
SCALE 1:100



04 PROPOSED ROOF LAYOUT  
SCALE 1:100

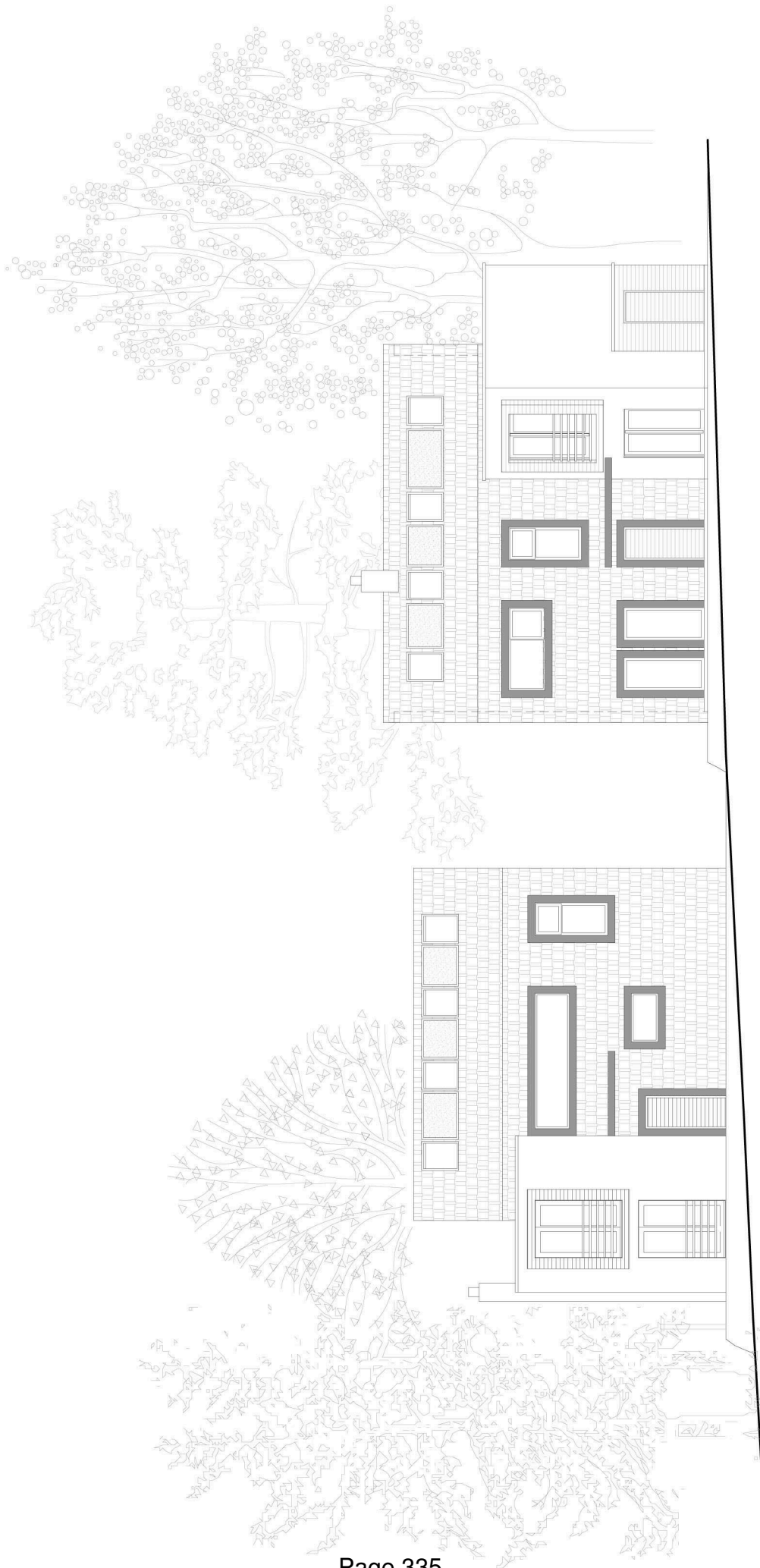
Revision Notes
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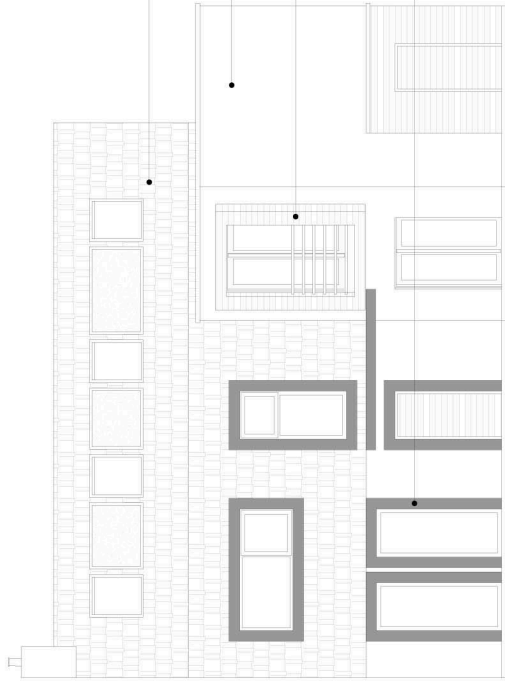
Drawing  
PROPOSED LAYOUTS  
OF UNIT 1 - EXISTING  
HOUSE

Project Title  
MOSSLEIGH  
HIGHFIELD CLOSE  
LONDON  
HA6 1EX

**dominion**  
uk properties limited  
122 Bolingbroke Grove  
London SW11 1DA  
e-mail: dfrk@do2.net  
tel: 07930 273556

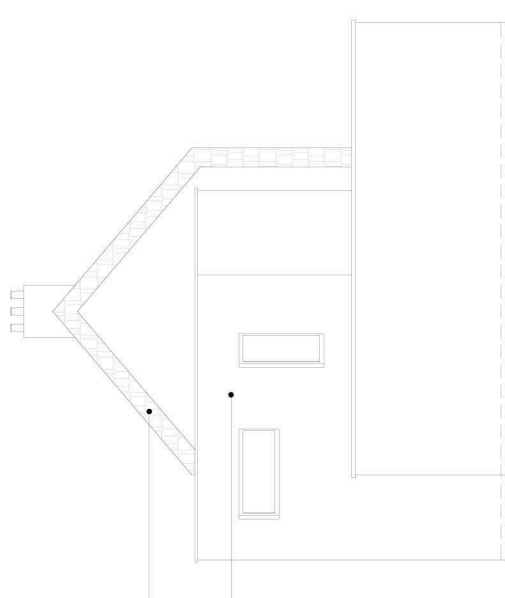
Date	12/2009	Rev	502-5/GA
Drawn	DO	B	200
		Scale @ A3	1:100



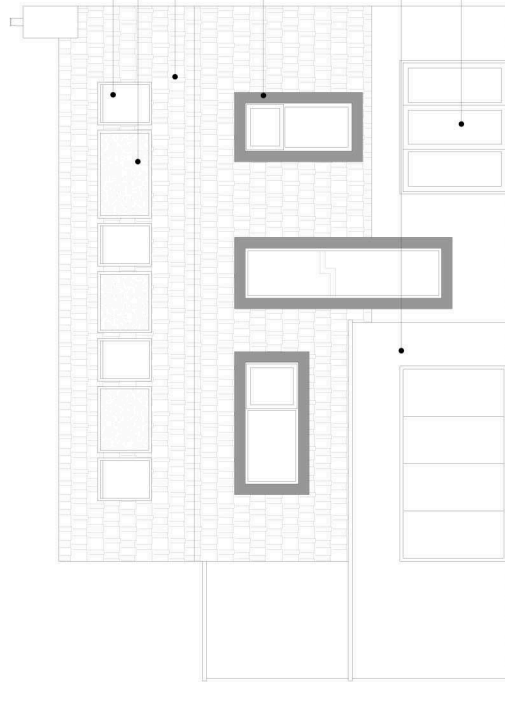


Wood shingels or alternatively tiles to match existing  
 render to match existing elsewhere  
 timber cladding  
 timber framed windows with lead surround

01 PROPOSED FRONT ELEVATION (SOUTH WEST)  
 SCALE 1:100

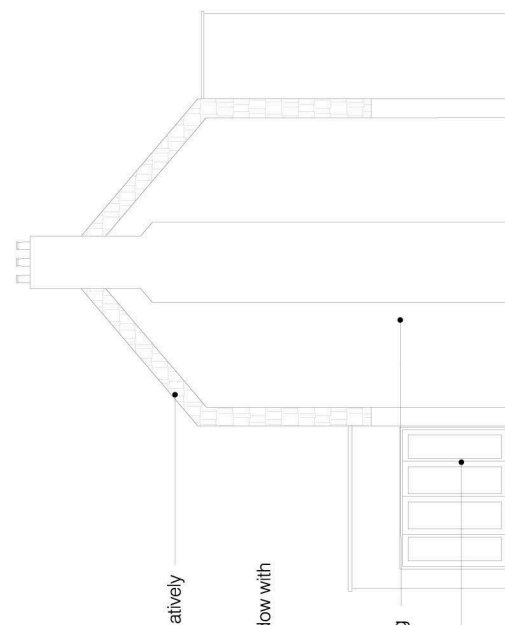


02 PROPOSED SIDE ELEVATION (SOUTH EAST)  
 SCALE 1:100



velux roof windows, solar pannels.  
 Wood shingels or alternatively tiles to match existing  
 new timber framed window with lead surround  
 render to match existing elsewhere  
 new timber framed glass doors

03 PROPOSED REAR ELEVATION (NORTH EAST)  
 SCALE 1:100



04 PROPOSED SIDE ELEVATION (NORTH WEST)  
 SCALE 1:100

Revision Notes

Drawing

PROPOSED ELEVATIONS  
 OF EXISTING HOUSE

Project Title

MOSSLEIGH  
 HIGHFIELD CLOSE  
 LONDON  
 HA6 1EX

**dominion**

uk properties limited  
 122 Bellingbrooke Grove  
 London SW11 1DA  
 e-mail: dfrk@do2.net  
 tel: 07930 273556

Date

12/2009

Rev

C

Scale @ A3

1:100

Drawn

DO

502-5/EL

**201**



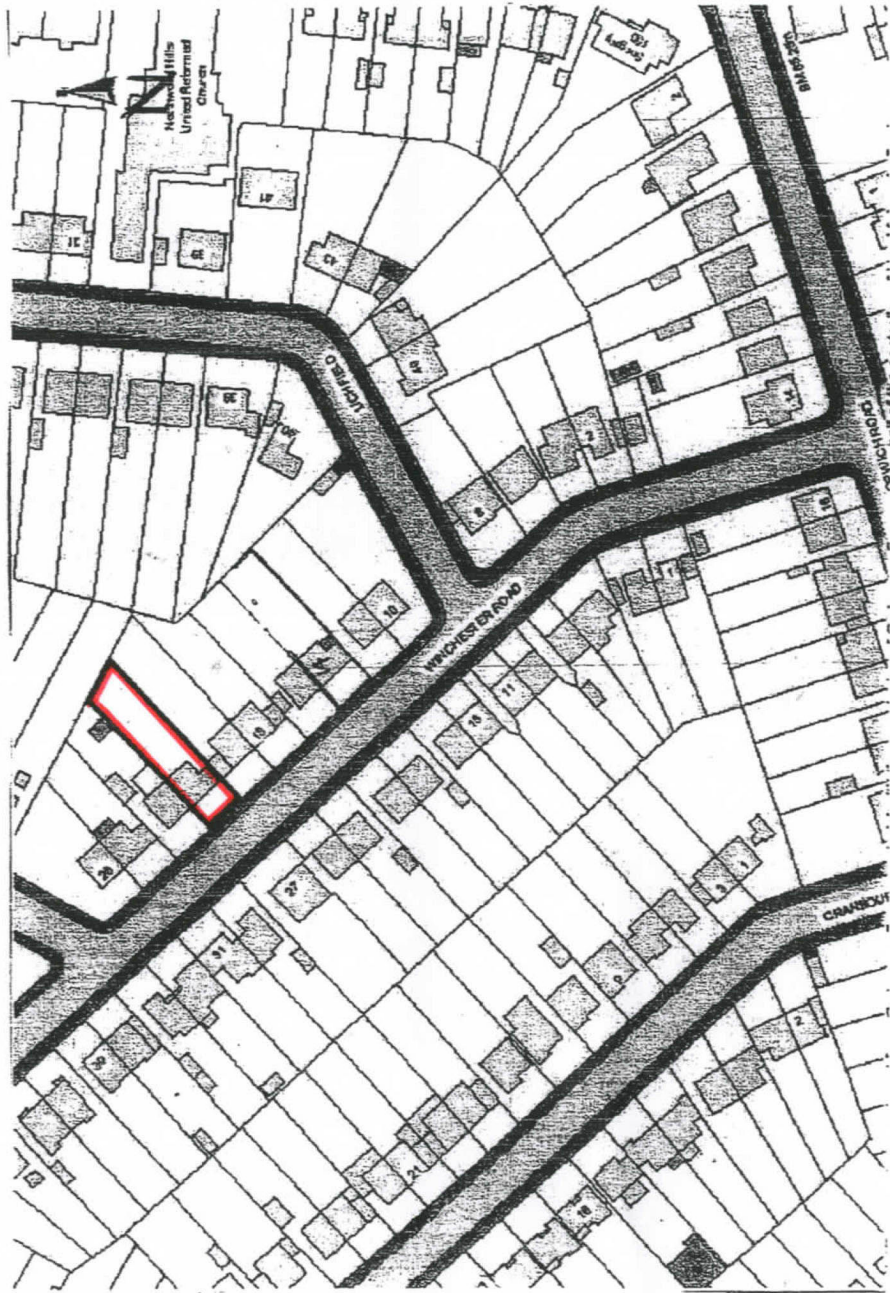
**Report of the Director of Planning & Community Services Group**

**Address** 22 WINCHESTER ROAD NORTHWOOD

**Development:** ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS (INVOLVING THE DEMOLITION OF EXISTING SIDE GARAGE) (AMENDED PLANS RECEIVED)

**LBH Ref Nos:** 65938/APP/2009/1751

<b>Date Plans Received:</b>	10/08/2009	<b>Date(s) of Amendment(s):</b>	06/11/2009
<b>Date Application Valid:</b>	10/08/2009		09/11/2009






SCALE : 1 : 1250

LON BORO OF HIL  
RECEIVED  
10 AUG 2009  
PLANNING & TRANSPORTATION  
GROUP

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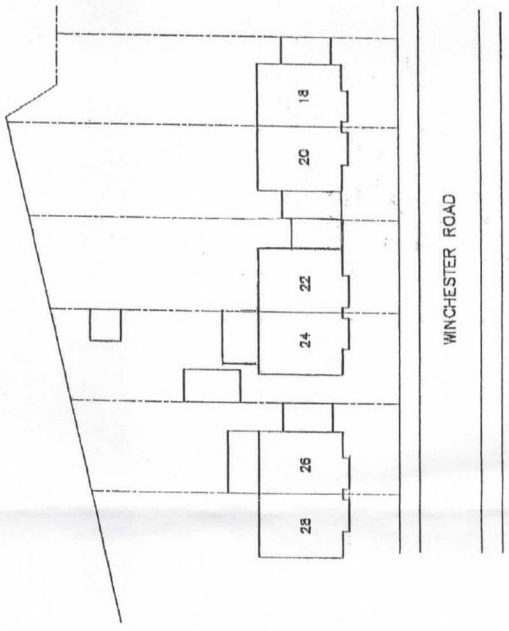
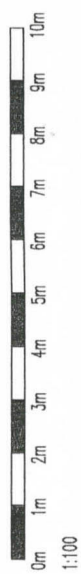
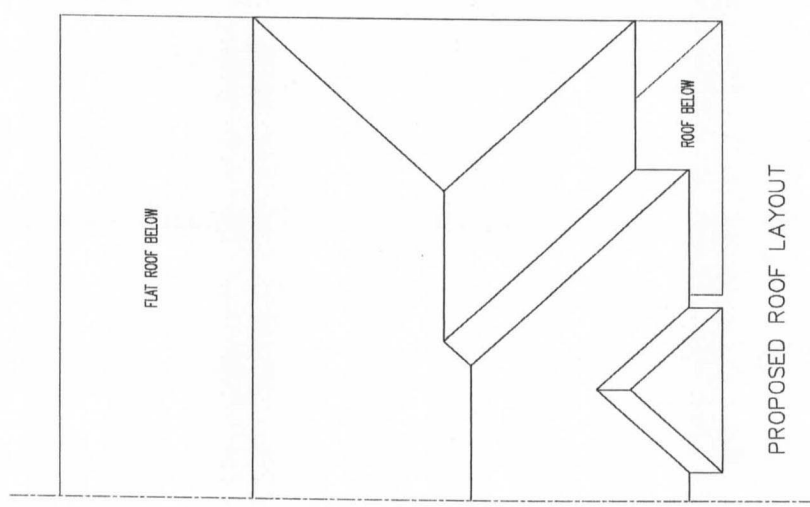
NOTES -

-  NEW CAVITY WALLS
-  NEW INTERNAL WALLS
-  EXISTING WALLS TO BE DEMOLISHED

LOV BORO OF HILLINGDON  
 RECEIVED  
 10 AUG 2009  
 PLANNING & TRANSPORTATION  
 GROUP

REVISIONS:

2 West Hill Wembley Middlesex Mob: 07939 620 374 Fax:020 8993 3436
Job: 22 Winchester Road Northwood HA6 1JF
Title: Propose Roof Plan and Block Plan
Scale: 1:100 1:400
Date: July 2009
Dwn: OS
Dwg No: 2009/LAPL/WA/05



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NOTES -

45 DEGREE LINE OF SIGHT TAKEN FROM THE GROUND FLOOR REAR KITCHEN WINDOW ON THE ADJOINING HOUSE, NO. 20 ADDED TO THE PLAN.

FRONT CAR PARKING LAYOUT AMENDED.

REVISION A: 04/11/2009

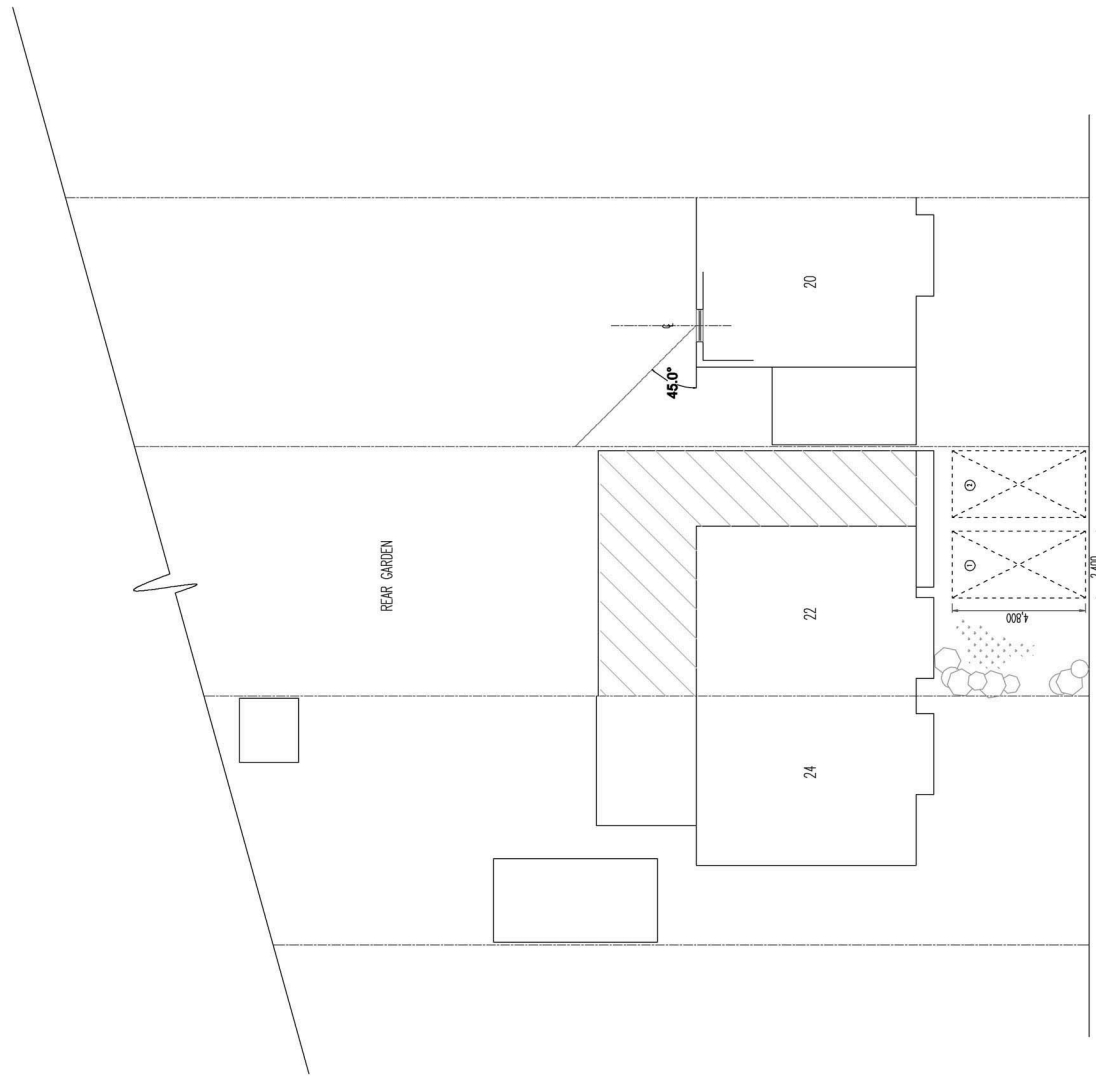
2 West Hill  
 Wembley Middlesex  
 Mob: 07939 620 374 Fax:020 8993 3436

Job: 22 Winchester Road  
 Northwood  
 HA6 1JF

Title: Proposed Block Plan  
 (Showing car parking layout)

Scale: 1:200 | Date: July 2009 | Dwn: OS

Dwg No: 2009/LAPL/WA/05 A



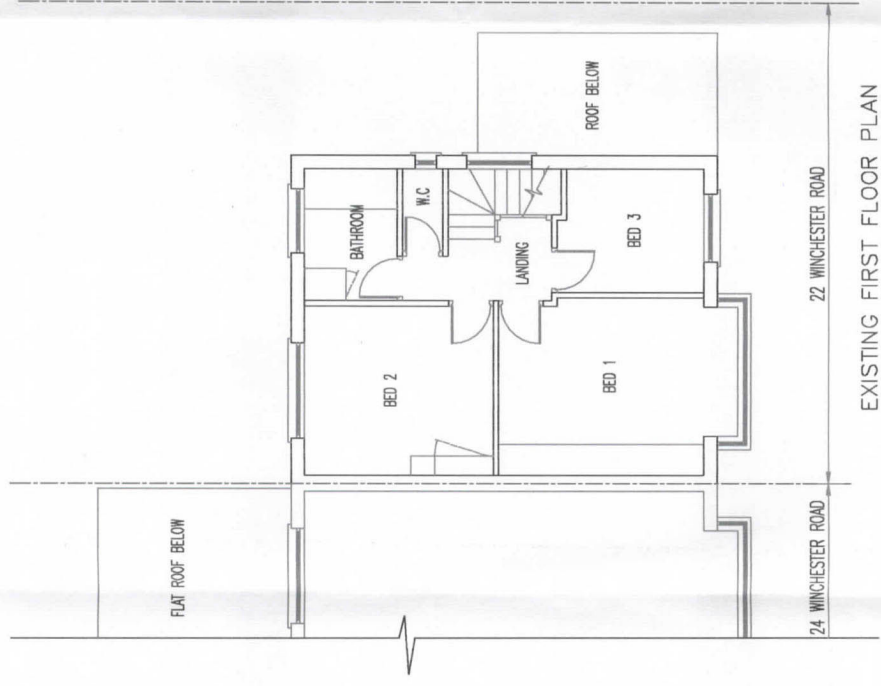
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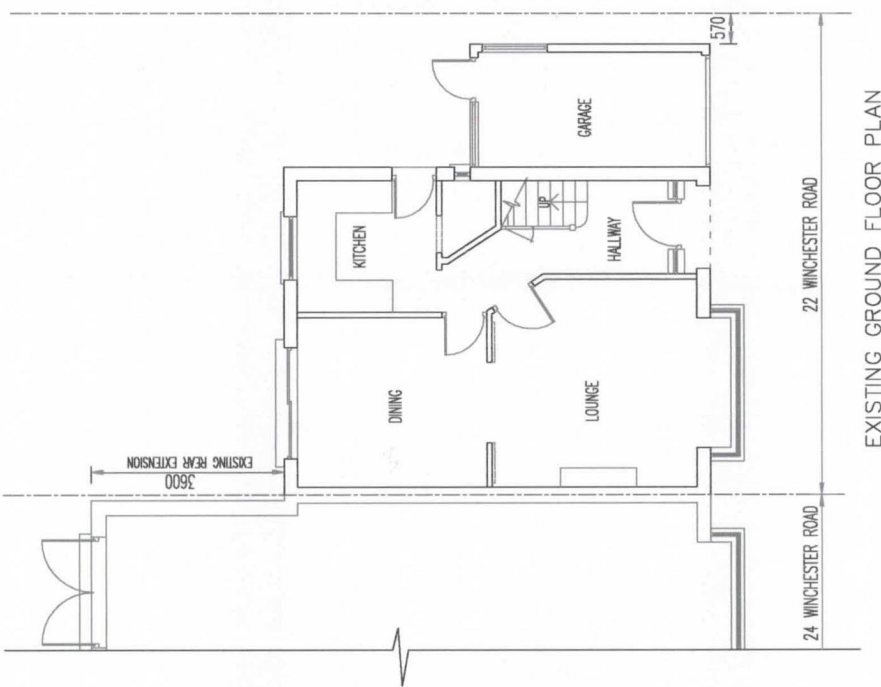
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NOTES -

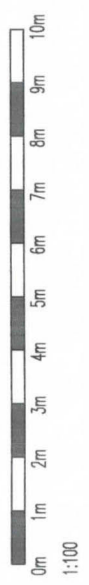
LEW BORD OF HILLINGDON  
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10 AUG 2009  
PLANNING & TRANSPORTATION  
GROUP



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



REVISIONS:

2 West Hill  
Wembley Middlesex  
Mob: 07938 620 374 Fax:020 8963 3436

Job: 22 Winchester Road  
Northwood, Middlesex  
HA8 1JF

Title: Existing Ground and First Floor Plans




Scale: 1:100 Date: July 2009 Dwn: OS

Dwg No: 2009/LA/PL/WA/01

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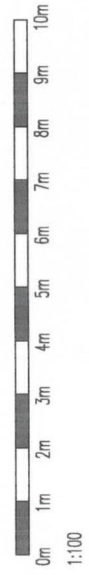
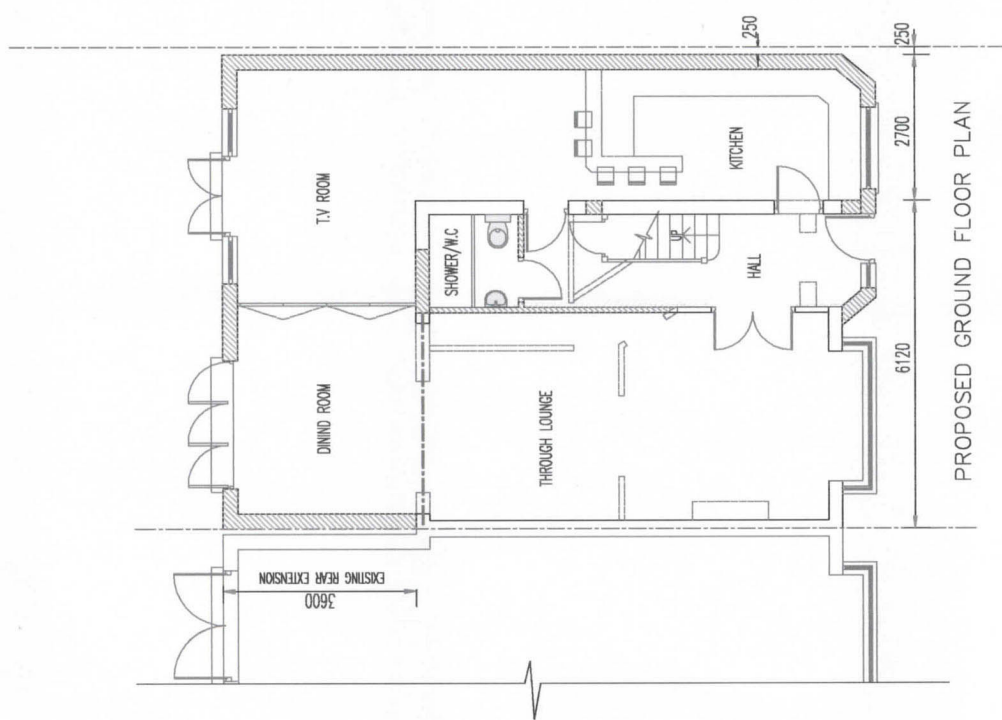
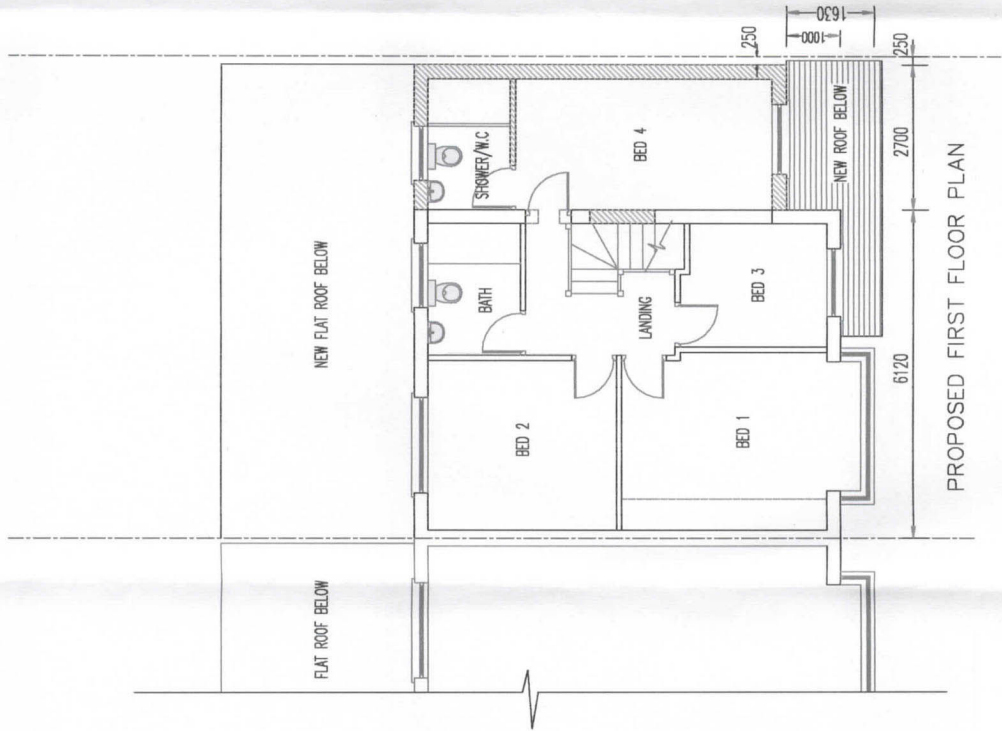
NOTES -

-  NEW CAVITY WALLS
-  NEW INTERNAL WALLS
-  EXISTING WALLS TO BE DEMOLISHED

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**10 AUG 2009**  
 PLANNING & TRANSPORTATION  
 GROUP

REVISIONS:

2 West Hill	
Wembley Middlesex	
Mob: 07898 620 374	Fax: 020 8983 3436
Job: 22 Winchester Road	
Northwood	
HAB 1 JF	
Title: Proposed Ground and First Floor Plans	
Scale: 1:100	Date: July 2009
Dwn: OS	Dwg No: 2009/LAPL/WA/03

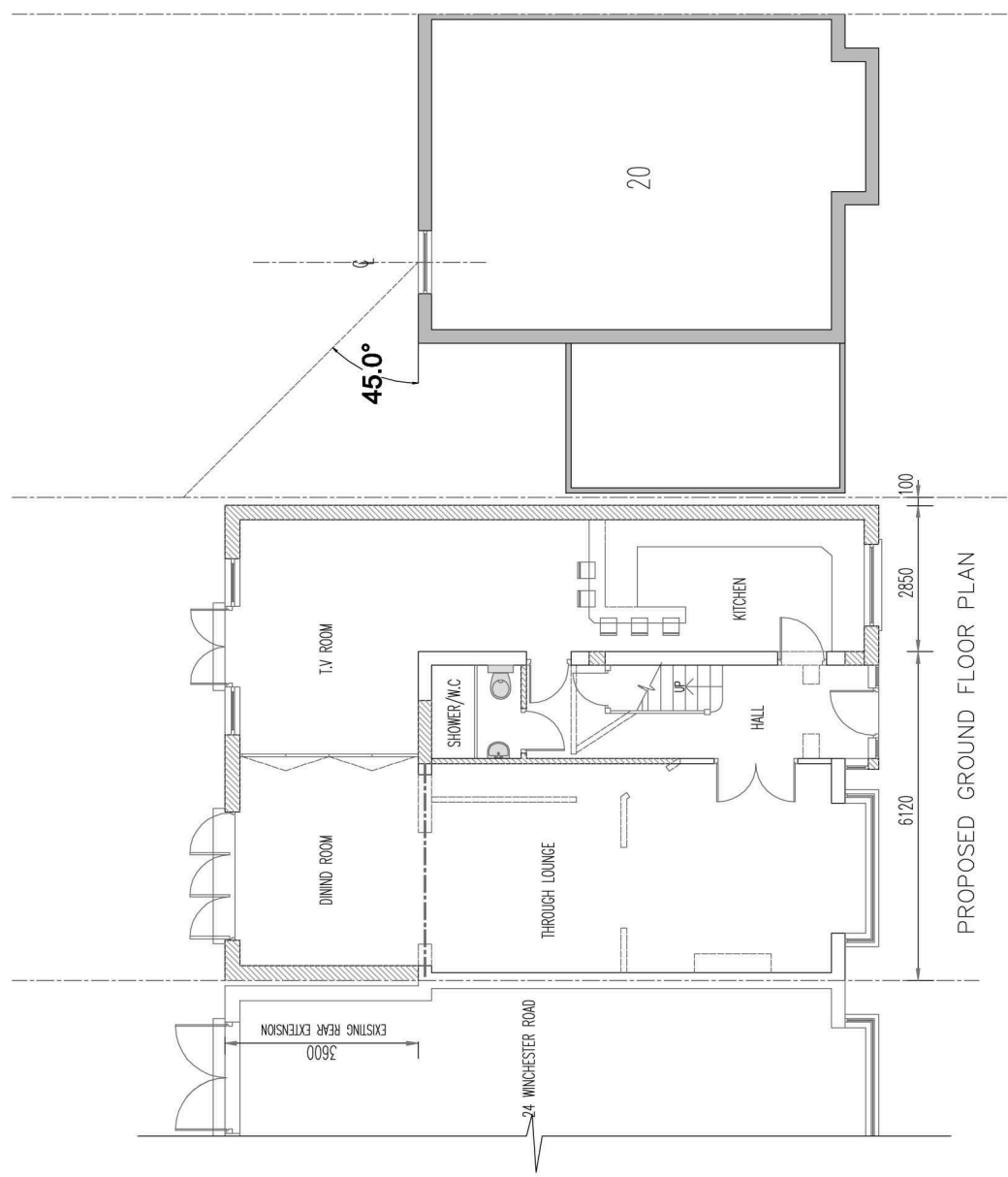


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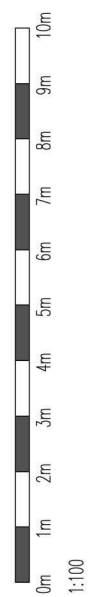
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NOTES -

-  NEW CAVITY WALLS
-  NEW INTERNAL WALLS
-  EXISTING WALLS TO BE DEMOLISHED



PROPOSED GROUND FLOOR PLAN



45 DEGREE LINE OF SIGHT TAKEN FROM THE GROUND FLOOR REAR KITCHEN WINDOW ON THE ADJOINING HOUSE, NO. 20 ADDED TO THE PLAN.

FRONT EXTENSION AMENDED.  
REVISION A: 04/11/2009

2 West Hill  
Wembley Middlesex  
Mob: 07939 620 374 Fax:020 8993 3436  
Job: 22 Winchester Road  
Northwood  
HA6 1JF

Title: Proposed Ground Plan

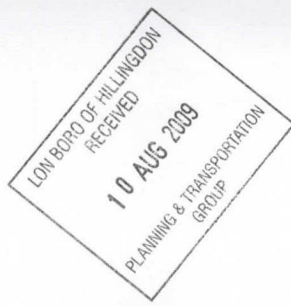
Scale: 1:100 | Date: July 2009 | Dwn: OS

Dwg No: 2009/LAPL/WA/03 A

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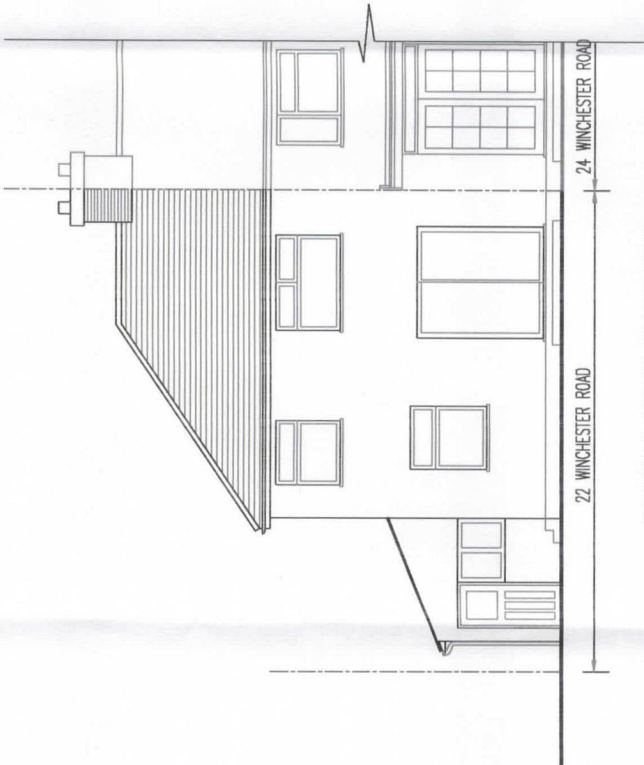
NOTES -



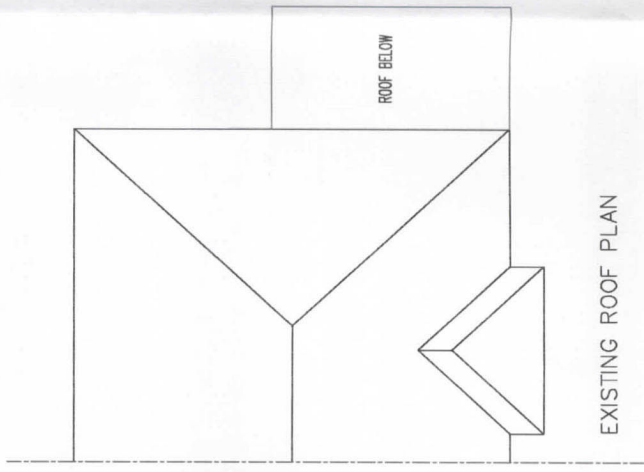
REVISIONS:

2 West Hill  
Wembley Middlesex  
Mob: 07839 620 374 Fax: 020 8963 3436  
Job: 22 Winchester Road  
Northwood, Middlesex  
HAG 1/JF

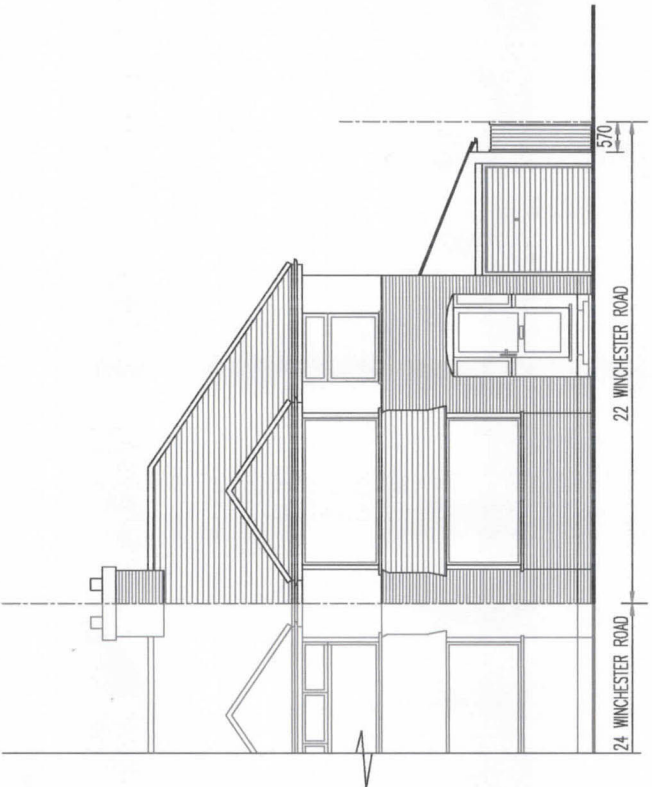
Title: Existing Elevations and Roof Plans  
Scale: 1:100 Date: July 2009 Dwn: OS  
Dwg No: 2009/LAPL/WA/02



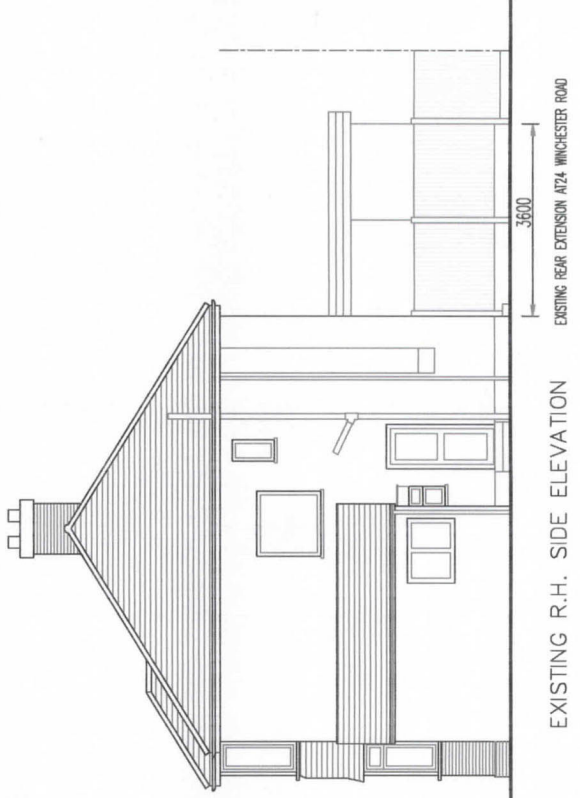
EXISTING REAR ELEVATION



EXISTING ROOF PLAN



EXISTING FRONT ELEVATION



EXISTING R.H. SIDE ELEVATION



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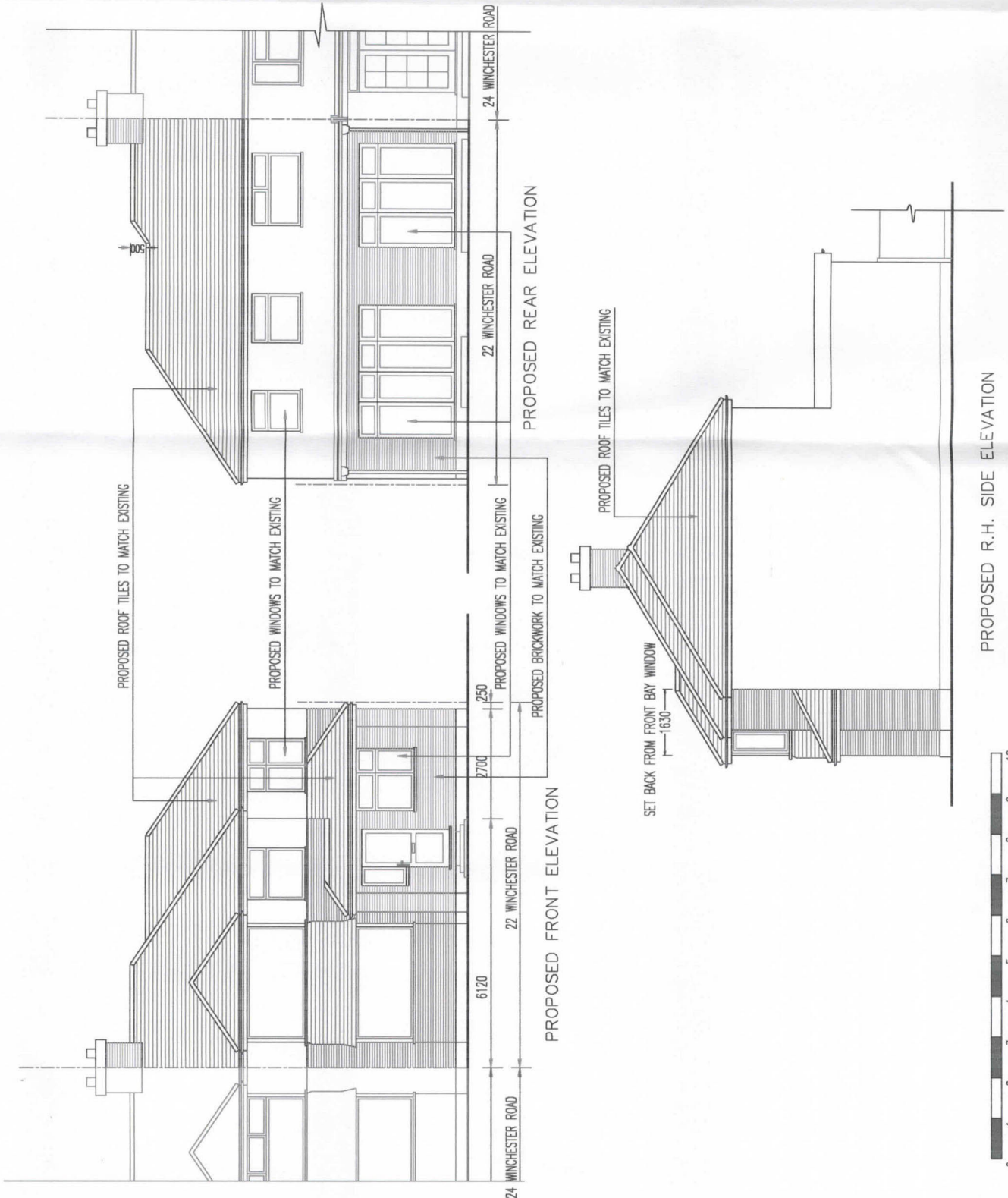
NOTES -

- ▨ NEW CAVTY WALLS
- ▨ NEW INTERNAL WALLS
- ▨ EXISTING WALLS TO BE DEMOLISHED

LOW BOARD OF HILLINGDON  
 RECEIVED  
 10 AUG 2009  
 PLANNING & TRANSPORTATION  
 GFD/JP

REVISIONS:

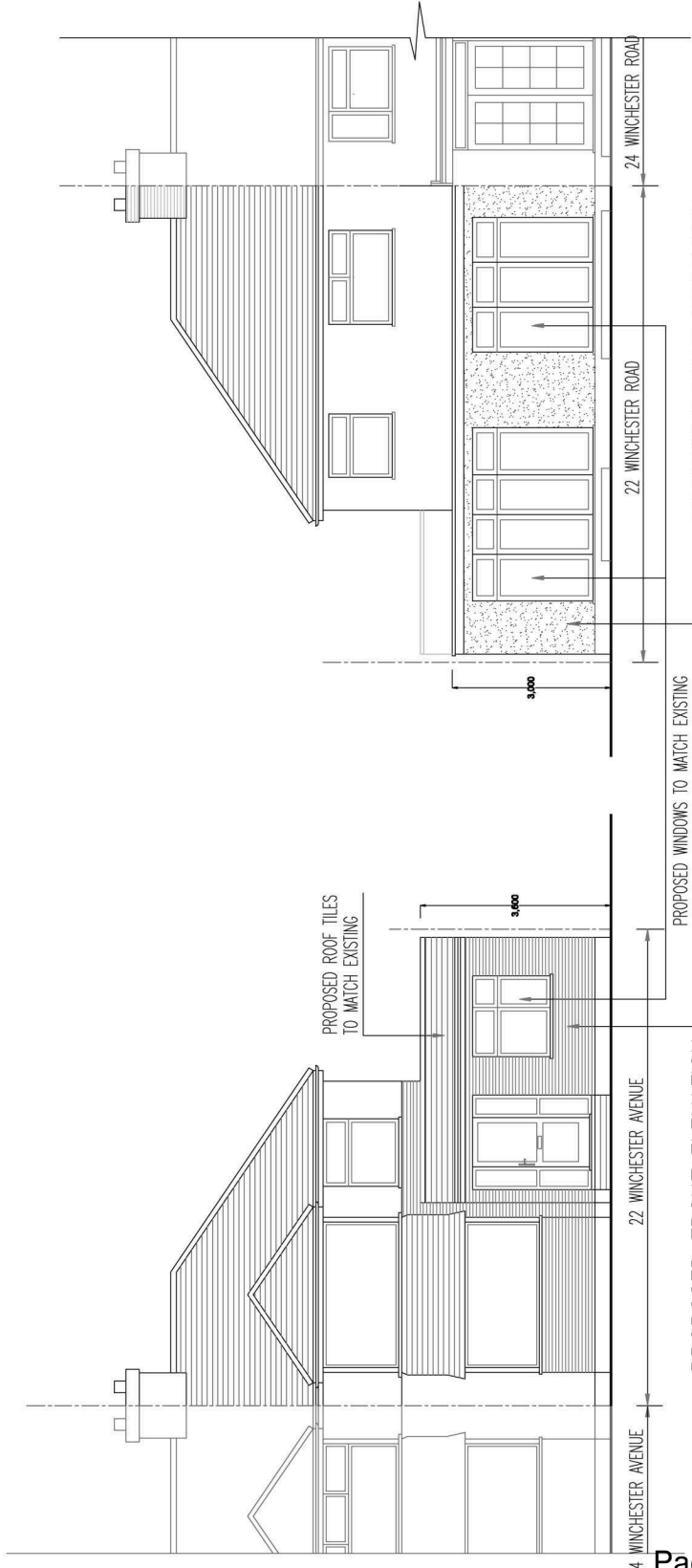
2 West Hill Wembley Middlesex Mob: 07939 620 374 Fax: 020 8993 3436	
Job: 22 Winchester Road Northwood HAB 1JF	
Title: Proposed Elevations	
Scale: 1:100	Date: July 2009
Dwn: OS	
Dwg No: 2009/LAPL/WA/04	



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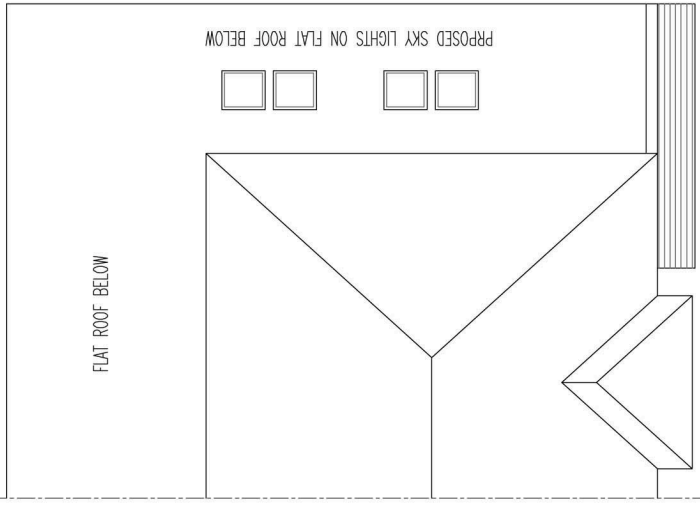
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NOTES -

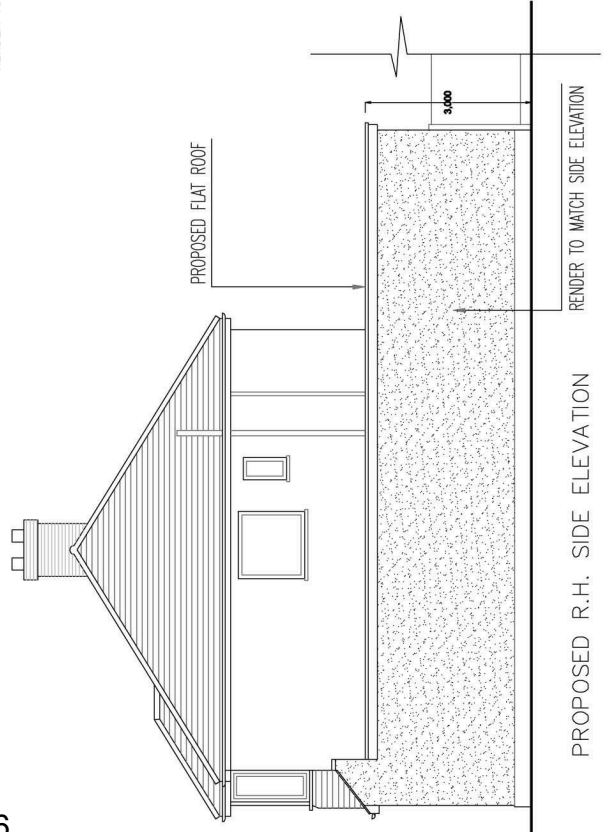


PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED ROOF PLAN



PROPOSED R.H. SIDE ELEVATION

FRONT PORCH ROOF AMENDED.  
FIRST FLOOR EXTENSION DELETED.  
REVISION A. 04/11/2009

2 West Hill  
Wembley Middlesex  
HA9 9RS

Tel: 020 89933435 Fax: 020 89933436

Job: 22 Winchester Road  
Northwood, Middlesex  
HA6 1JF


Title: Proposed Elevations and Roof Plan

Scale: 1:100 | Date: July 2009 | Dwn: OS

Dwg No: 2009/LAPL/WA/04 A



**Notes**

 Site boundary

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Site Address	
<b>22 Winchester Road, Northwood</b>	
Planning Application Ref:	Scale
<b>65938/APP/2009/1751</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 347	<b>January 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



**Report of the Director of Planning & Community Services Group**

**Address** 10 CHILTERN ROAD EASTCOTE

**Development:** Single storey detached garage / plant room with habitable roof space with 1 front and 1 rear dormer involving demolition of existing detached garage and car port and installation of swimming pool to rear

**LBH Ref Nos:** 13772/APP/2009/1897

**Date Plans Received:** 01/09/2009

**Date(s) of Amendment(s):** 01/09/2009

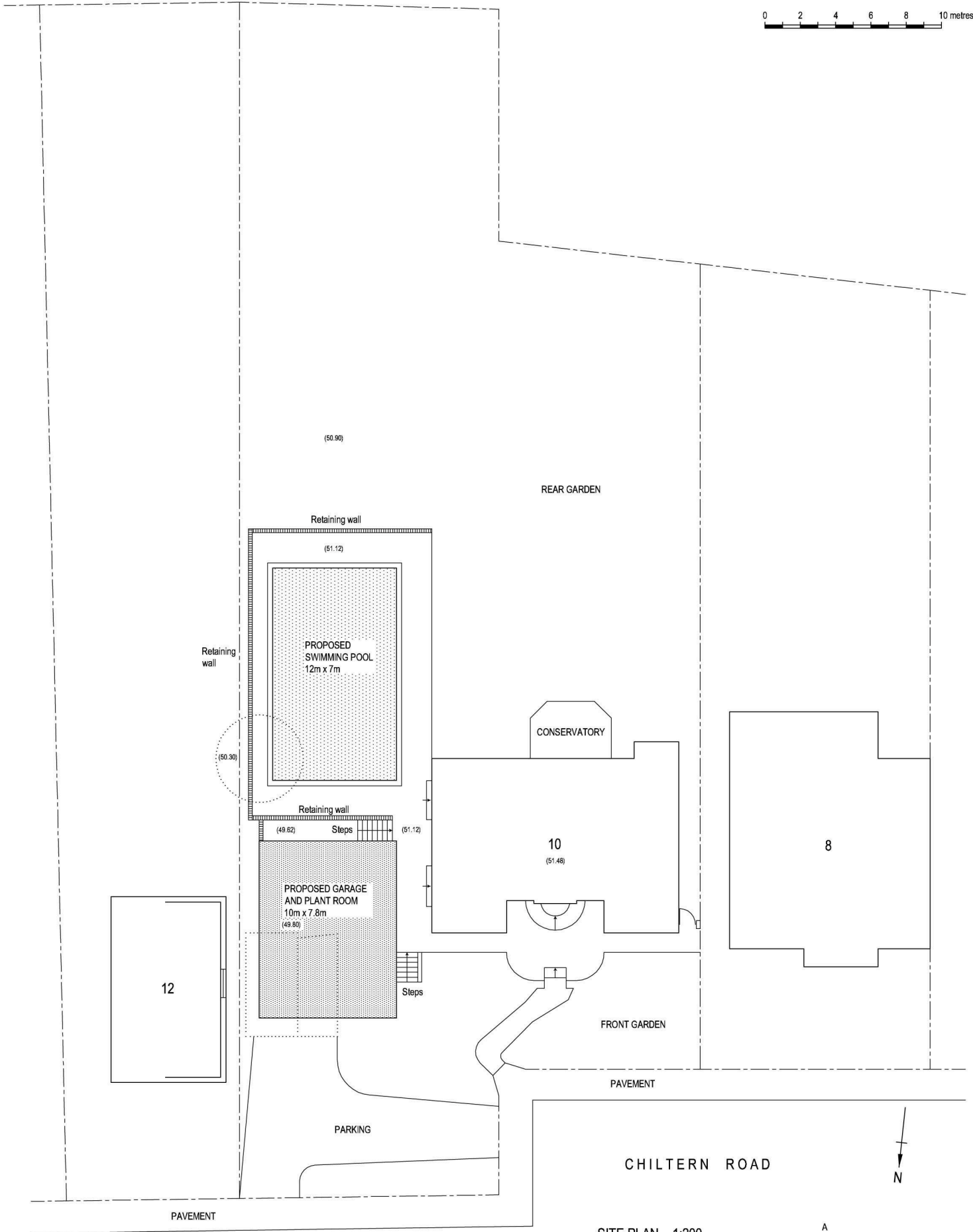
**Date Application Valid:** 02/09/2009

25/09/2009



LOCATION PLAN 1:1250

090807/01



SITE PLAN 1:200

A  
Rev Date Amendment

**HAK WORKING DRAWINGS**  
5 Hoylake Crescent  
Uxbridge  
Middlesex UB10 8JD  
Tel: 01895 672422 / 07711 717295  
Email: hughkelly59@btinternet.com

Client **MR & MRS C BAILEY**

Project **PROPOSED GARAGE / SWIMMING POOL**

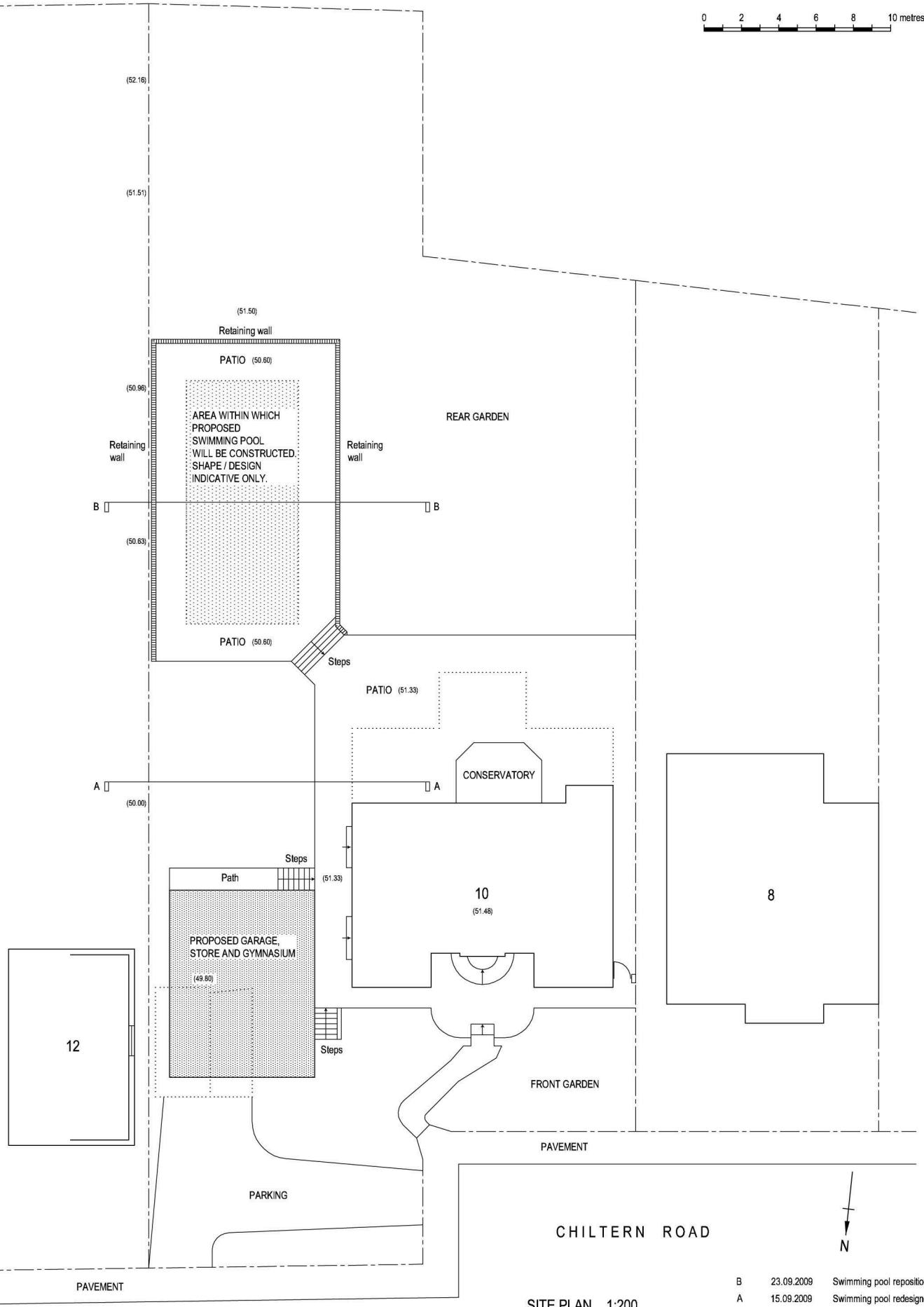
Drawing Number

Page 350

Site **10 CHILTERN ROAD PINNER MIDDLESEX**

Drawing **SITE PLAN - PROPOSED**

**090807 / 03**



SITE PLAN 1:200

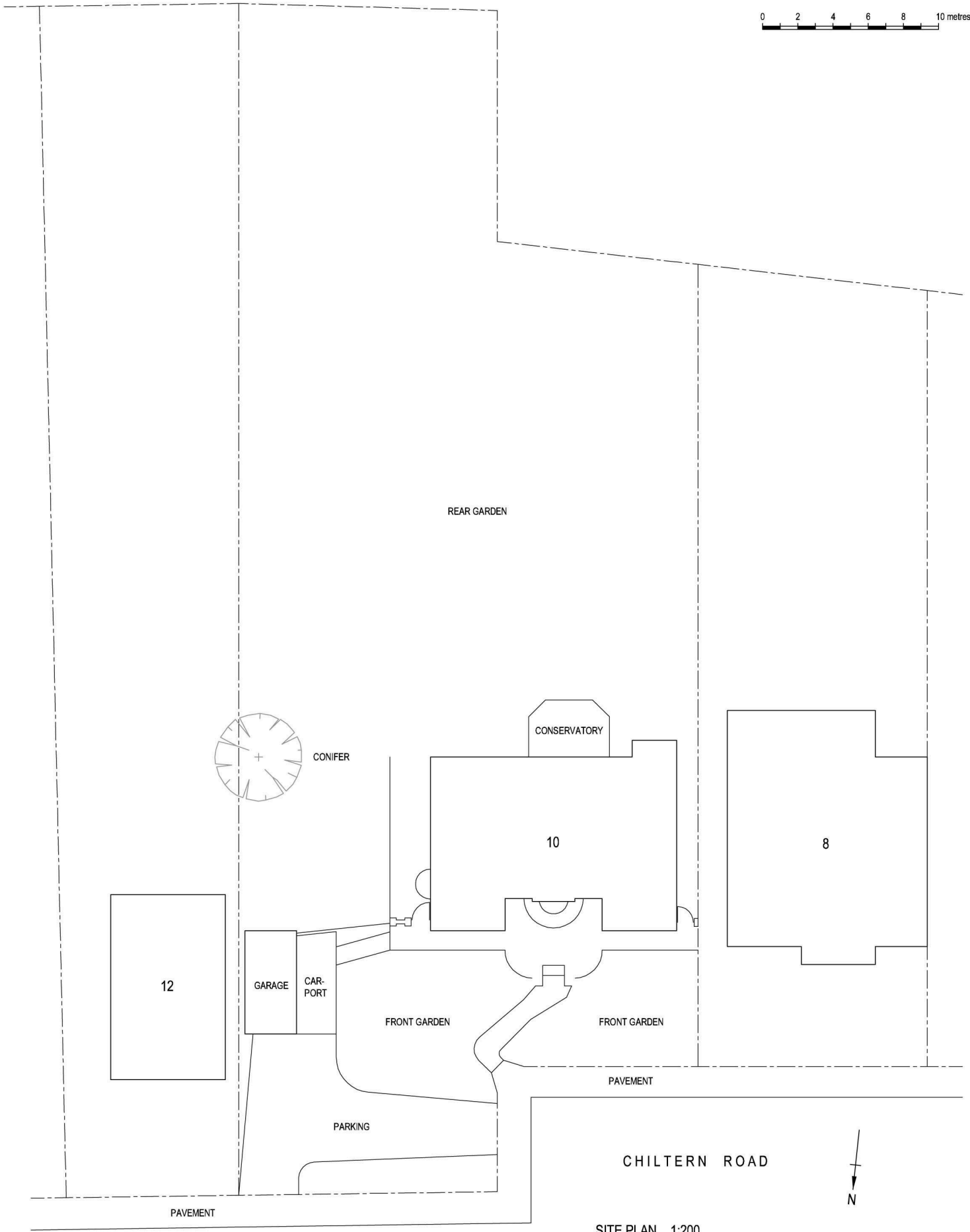
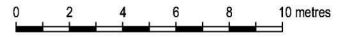
Rev	Date	Amendment
B	23.09.2009	Swimming pool repositioned etc
A	15.09.2009	Swimming pool redesigned

**HAK WORKING DRAWINGS**  
 5 Hoylake Crescent  
 Uxbridge  
 Middlesex UB10 8JD  
 Tel: 01895 672422 / 07711 717295  
 Email: hughkelly59@btinternet.com

Client **MR & MRS C BAILEY**  
 Site **10 CHILTERN ROAD PINNER MIDDLESEX**

Project **PROPOSED GARAGE / SWIMMING POOL**  
 Drawing **SITE PLAN - PROPOSED**

Drawing Number  
**090807 / 03 B**



**HAK WORKING DRAWINGS**  
 5 Hoylake Crescent  
 Uxbridge  
 Middlesex UB10 8JD  
 Tel: 01895 672422 / 07711 717295  
 Email: hughkelly59@btinternet.com

Client **MR & MRS C BAILEY**  
 Site **10 CHILTERN ROAD PINNER MIDDLESEX**

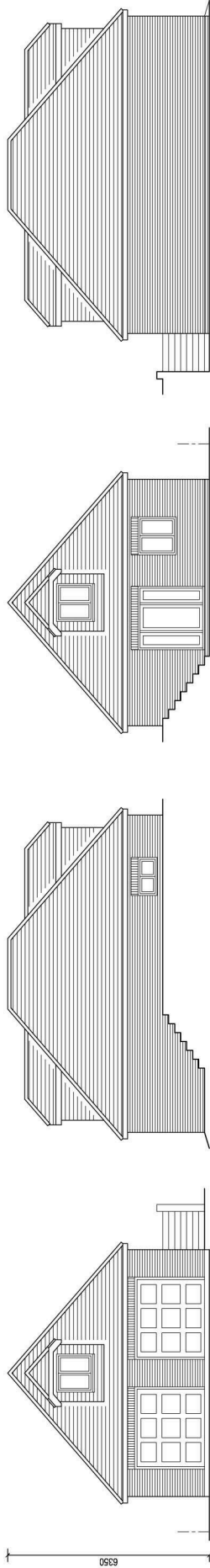
Project **PROPOSED GARAGE / SWIMMING POOL**  
 Drawing **SITE PLAN - SURVEY DRAWING**

Drawing Number  
**090807 / 02**



Notes

1. Materials to be similar in appearance to the existing house.
2. All work is to comply with the current Building Regulations and all other legislation.
3. This drawing is not to be scaled
4. All dimensions shown in millimetres.

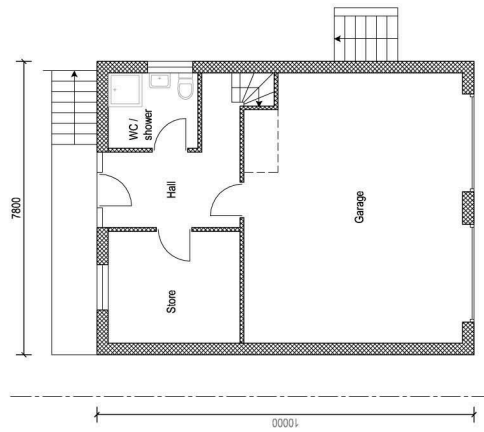


NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

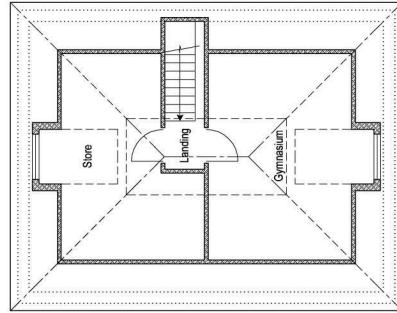
EAST ELEVATION



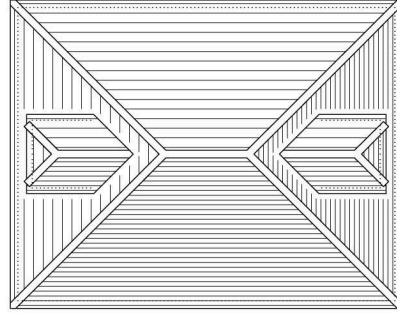
GROUND FLOOR PLAN



Scale 1:100



FIRST FLOOR PLAN



ROOF PLAN

Rev	Date	Amendment
A	23.08.2009	Room uses changed

**HAK WORKING DRAWINGS**  
 5 Hoylake Crescent, Uxbridge, Middlesex, UB8 3JD  
 Tel: 01885 672422 / 07711 717285  
 Email: hughelli59@btinternet.com

Client  
**MR & MRS C BAILEY**

Site  
**10 CHILTERN ROAD  
 PINNER, MIDDLESEX HA5 2TD**

Project  
**PROPOSED GARAGE  
 AND SWIMMING POOL**

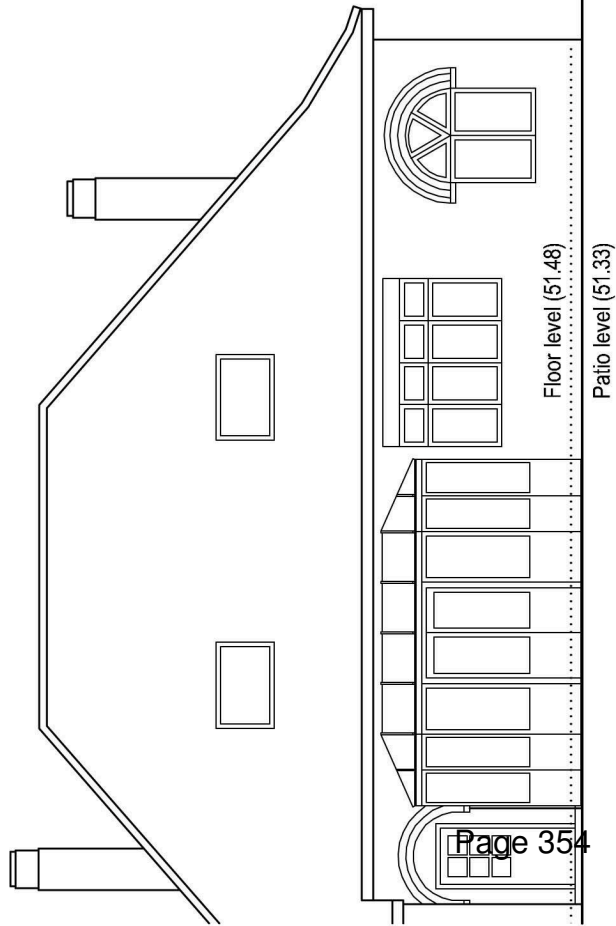
Drawing  
**PLANS AND ELEVATIONS**

Date  
**30.08.2009**

Drawing Number  
**090807 / 04 A**

Scale 1:100

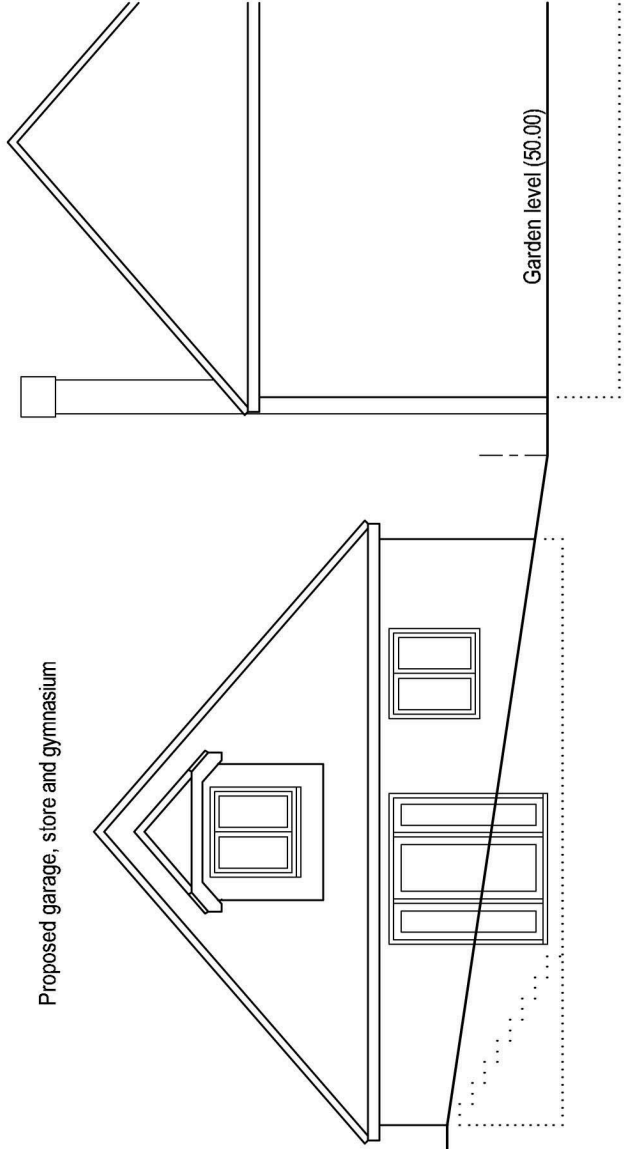
No.10



Page 354

Proposed garage, store and gymnasium

No.12



Garden level (50.00)

SECTION ON A - A



A 23.09.2009 Swimming pool repositioned etc

Rev Date Amendment

**HAK WORKING DRAWINGS**  
 5 Hoylake Crescent Uxbridge Middlesex UB10 8JD  
 Tel: 01895 672422 / 07711 717295  
 Email: hughkelly59@btinternet.com

Client MR & MRS C BAILEY

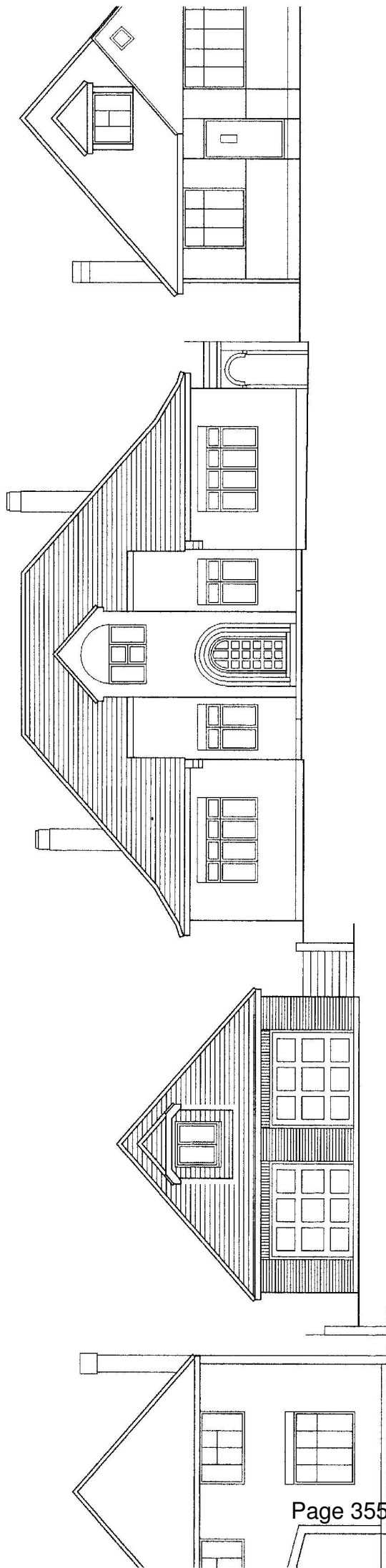
Site 10 CHILTERN ROAD PINNER MIDDX

Project PROPOSED GARAGE / POOL

Drawing SECTION ON A - A

Drawing Number

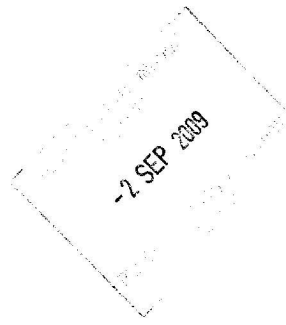
**090807 / 06 A**



8 CHILTERN ROAD

10 CHILTERN ROAD

12 CHILTERN ROAD



A 31.08.2009 Minor amendment  
Rev Date Amendment

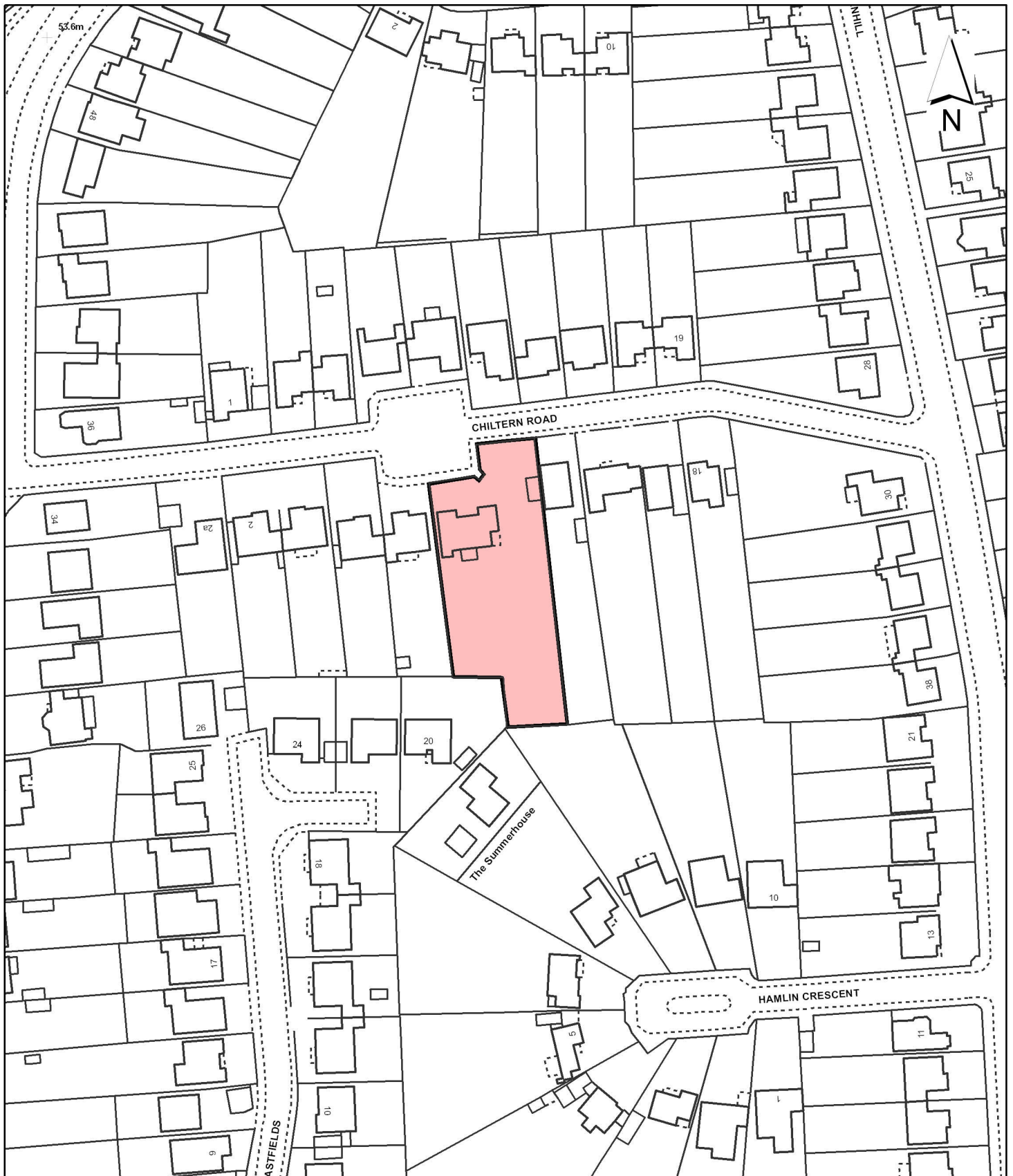
**HAK WORKING DRAWINGS**  
5 Hoylake Crescent Uxbridge Middlesex UB10 8JD  
Tel: 01895 672422 / 07711 717295  
Email: hughelli59@btinternet.com

Client **MR & MRS C BAILEY**  
Site **10 CHILTERN ROAD PINNER MIDDLESEX HA5 2TD**

Project **PROPOSED GARAGE AND SWIMMING POOL**  
Drawing **STREET SCENE**

Date **30.08.2009**  
Scale **1:100**

Drawing Number  
**090807 / 05 A**



**Notes**

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Site Address

**10 Chiltern Road,  
Eastcote**

Planning Application Ref:

**13772/APP/2009/1897**

Planning Committee

**North** Page 356

Scale

**1:1,250**

Date

**January 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON