



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 12 JULY 2018

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

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

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

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Duncan Flynn (Vice-Chairman)
Councillor Scott Farley
Councillor Becky Haggart
Councillor Henry Higgins
Councillor John Oswell
Councillor Devi Radia
Councillor Robin Sansarpuri
Councillor Steve Tuckwell

Published: Wednesday, 4 July 2018

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW
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Useful information for residents and visitors

Watching & recording this meeting

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

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



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

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

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 10
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|--------------------|--|-------------------------------|
| 6 | Gatehurst Gate End, Northwood - 5761/APP/2018/886 | Northwood Hills | <p>Details pursuant to condition 7 (Landscape Scheme) of planning permission 5761/APP/2015/4374 dated 20/01/2016 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 to revise the design of the proposal and allow the ground floor windows to be non-obscured (Part two storey, part single storey side extension, part two storey, part single storey rear extension to include 2 rooflights to rear, single storey side extension, conversion of roof space to habitable use to include 2 front rooflights and 3 side rooflights involving demolition of existing detached garage and car port to side)</p> <p>Recommendation: Approval</p> | <p>11 - 14</p> <p>68 - 71</p> |

Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|-----------|---|--------------------------------------|
| 7 | Land at Little Acre - 70058/APP/2018/296 | Harefield | <p>Increase in area of stabling and increase in site area.</p> <p>Recommendation: Approval</p> | <p>15 - 24</p> <p>72 - 78</p> |

| | | | | |
|---|--|-----------|--|--------------------|
| 8 | Nine Acres, Asprey Lane - 34289/APP/2018/1452 | Northwood | Retention of part two storey, part single storey side / rear extension, and increase in the height of the roof ridge. Proposed alterations to the roof, involving removal of the two rear gable windows and one rear dormer window, and replacement with new windows within the rear gable ends and a velux window. Recommendation: Approval | 25 - 38 79 - 88 |
|---|--|-----------|--|--------------------|

PART II - Members Only

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

| | | |
|----|--------------------|---------|
| 9 | ENFORCEMENT REPORT | 39 - 44 |
| 10 | ENFORCEMENT REPORT | 45 - 50 |
| 11 | ENFORCEMENT REPORT | 51 - 56 |
| 12 | ENFORCEMENT REPORT | 57 - 64 |

PART I - Plans for North Planning Committee - pages 65 - 88

Agenda Item 3

Minutes



NORTH Planning Committee

19 June 2018

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

| | |
|-----|---|
| | <p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Scott Farley, Becky Haggar, Henry Higgins, John Oswell, Devi Radia, Robin Sansarpuri and Steve Tuckwell</p> <p>LBH Officers Present: James Rodger (Head of Planning, Transportation and Regeneration), Matt Kolaszewski (Planning Team Leader), Glen Egan (Legal Advisor), Richard Michalski (Highways Engineer) and Anisha Teji (Democratic Services Officer)</p> |
| 21. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p> |
| 22. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Eddie Lavery declared a non-pecuniary interest in agenda item 6 – St Thomas More R.C Church Eastcote (482/APP/2017/4564) as he knew the applicant. He left the room when this item was heard.</p> |
| 23. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED – That the minutes from the meeting on 23 May 2018 be agreed as a correct record.</p> |
| 24. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p> |
| 25. | <p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in Part I.</p> |
| 26. | <p>ST. THOMAS MORE R.C. CHURCH, EASTCOTE - 482/APP/2017/4564 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for a car parking area for five spaces with associated</p> |

landscaping and installation of vehicular crossover. Officers highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection to the application. The petitioner referred to a summary document and photographs that had been circulated to Members prior to the meeting. The petition questioned whether the application was necessary and agreed with the highways officers' comments that it was not clear why the applicant required a single access when there was already adequate access from within the church car park. The proposed development was on a residential cul de sac, less than five metres wide with at least two metres taken up with residential parking. The petitioner submitted that there was current access to the church and ample additional parking which was already available on the site. The petitioner submitted that there was no valid reason why an entrance in the Sigers should be considered and the existing car park had sufficient parking with 30 spaces. The church committee informed residents that the future intention was to have a new development on the site and the erection of a siding gate did not eradicate any concerns. Residents believed it to be erroneous to grant access which would lead to horrendous traffic and congestion. There would be disturbance to the long standing residential environment particularly as the applicant was seeking unqualified access thereby underpinning a D1 activity. The petitioner told the Committee that the application was ingenious and totally unnecessary.

The applicant addressed the Committee and told Members that the Diocesan of Westminster was very aware of the importance of preservation of historical buildings and environment, and had great empathy for residents affecting the local area. The applicant submitted that attempts had been made to keep the local characteristics of the area. However, changes to lifestyle and demands for architect planning and design meant that other practical, versatile and meaningful living spaces needed to be introduced to suit contemporary lifestyles. The petitioner reiterated that the Diocesan would not be applying to create a cross over unless they considered it to be absolutely necessary. The applicant submitted that the application was not intended to add additional pressure to existing highways in the area. It was the church's full intention to ensure that any work carried out was done to a high standard and displayed sensitivity to the street and location.

In response to Member questions, the applicant confirmed that there was a planning pre app regarding the future location of the site but this application was submitted to tease out who owned the ranch and strip of land. The site would be used as a residential block for retired priests. It was also confirmed that there was an overspill for parking when mass was held. This application was mainly to ensure that a cross over was available in this location.

The Vice Chairman read the written representation from local Ward Councillor, Nick Denys, into the record:

Dear Committee Members,

I wish to inform you that I strongly support the petition against the planning permission for the creation of a car parking area for five spaces with associated landscaping and installation of vehicular crossover. The strong local objections to this proposal are understandable and valid. As noted in the report, a petition with 59 signatories has been submitted to you, along with a further 14 objections. Please do take them seriously when making your decision.

I disagree with the officers conclusion that: "The proposal would not compromise the character and appearance of the surrounding area or unduly harm the amenities of

neighbouring residents, whilst retaining safe access to the site and the parking spaces.”

The Sigers is a quiet cul-de-sac close to the heart of Eastcote town centre. The residents appreciate the cul-de-sac design as it stops the road being used as a cut through. I will not go further into the reasons why the planning application does compromise the character and appearance of the road, as has been clearly set out by the Eastcote Residents Association. I fully support their arguments, which are shown at the beginning of Section 6 of the paper.

I would like to draw your attention to the part of the application that will create a walk way between the Sigers and the Church. This is a fundamental change in the relationship between the Road and Church. It will allow people, for the first time, to access the Church from the Sigers. This is bound to increase traffic flow and parking when events are being held at the Church. I would ask that the Committee respects the current arrangement where you cannot access the Church and grounds from the Sigers.

Thank you for considering my objection.

Members noted that this application related to a quiet residential road and also noted the strong concerns submitted from local residents, particularly regarding the access and its impact.

The Head of Planning stated that the application before the Committee was about a car park of five spaces associated with the church. He advised the Committee to only consider and determine the merits of the current application, not any plans which may take place at a later date.

Members were concerned that the access was through a cul de sac and considered there would have to be some planning restriction for vehicles turning into the road. Members questioned whether officers would be implementing a parking scheme and whether there would be restricted to the car park. Officers clarified action on whether a parking management scheme was required would be on a monitoring and respond basis, and action would not be taken straightaway. A parking management scheme would be considered on a reactionary basis and a petition would need to be submitted to the Cabinet Member for Planning, Transportation and Recycling. Officers also confirmed that the car park would be segregated so there would not be a through route.

Members were sympathetic to both parties, however considered that there were no robust reasons to refuse the application. Officers drew Members’ attention to the conditions which tried to mitigate some of the concerns raised by the petitioners.

The officer’s recommendation was moved, seconded, and when put to a vote, there were seven votes in favour and one abstention.

RESOLVED: That the application be approved as per officer's recommendations and the additional conditions listed in the addendum.

27. **38 & 40 DUCKS HILL ROAD, NORTHWOOD - 71798/APP/2018/803** (*Agenda Item 7*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the erection of a three storey building to create nine x 3-bed self-contained flats with car parking within basement, with associated parking and landscaping, installation of vehicular crossover to front and detached summerhouse to

rear, involving demolition of existing houses. This was a resubmission. Officers highlighted the addendum and made a recommendation for refusal.

A petitioner spoke in objection to the application and submitted that the development would adversely impact the character of the area due to its out of character, overbearing and intrusive nature. The development would be significantly larger than the neighbouring buildings and would create a visually dominant and intrusive structure affecting neighbouring gardens and patio space. The petitioner urged the Committee to undertake a site visit to understand the impacts of this development. The petitioner read a statement from the residents which indicated that the report and amended plans did not mitigate the concerns raised. The petitioner referred to the appeal decision on 9 February in which it was stated that the main issue was the unacceptable effects on the living conditions of the occupants of neighbouring residential properties, with reference to being over bearing and visually intrusive. The petitioner also identified what provisions of the UDP would be compromised. In light of the large potential impact, the petitioner asked for the decision to be deferred pending a site visit.

The agent addressed the Committee and highlighted the changes made which influenced officers to make a recommendation for approval. The application was in line with all policy and guidance. This was the third application, and the applicant/agent had done their best to address previous issues for refusal. The impact on other property was confirmed by the inspector as being acceptable. This type of development had already been accepted by the inspector who endorsed the visual impact and design. The agent quoted parts of the inspector's reasoning to support his arguments. The agent submitted that the application exceeded all planning requirements and all the technical aspects of the proposal continued to be addressed. The agent asked for the application to be approved given the significant changes made.

The Chairman directed Members attention to the appeal decision which gave one ground to consider. He informed the Committee that the applicant was correct, with the exception to the impact on number 36, the appeal inspector was happy with all other matters.

Members noted the changes made and considered that the applicant had addressed the issues regarding overbearing by reducing the building to two storey. It was considered that significant changes had been made. However, some Members still considered that there was an overbearing issue and it would have been advisable to take it back a metre or so as it was still close. Members questioned the height and the windows on the site. Officers acknowledged Members 'concerns but commented that they could not see any issues with the windows on this proposal.

The officer's recommendation was moved, seconded, and when put to a vote, there were seven votes for and one abstention.

RESOLVED – That the application be approved, subject to the changes in the addendum.

28. **31 FRITHWOOD AVENUE, NORTHWOOD - 8032/APP/2017/3739** (*Agenda Item 8*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for a part two storey, part single storey rear extension, enlargement of roof space involving alterations to elevations and change of use from a bed and breakfast to extra care facility comprising 13 units and an internal communal facility. Officers made a recommendation for refusal.

A petitioner spoke in objection to the application and referred to photographs circulated prior to the hearing. He submitted that the main concern was the hindrance this application would cause to resident parking. The photographs showed the parking issues in the area as a result of the local school. There were already 14 cars that were regularly parked on the road, and if the application was granted the extra care facility would bring in an additional 16 – 18 cars. The petitioners did not accept the assertion that most of the staff would be cycling or using public transport. There would be a huge impact on local residents.

There was no applicant/agent present for the item.

The Chairman reminded Members that parking was not a refusal reason in this application, it was being refused on design grounds and the absence of legal agreement and management plans to operate the premises as a care facility.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED – That the application be refused.

29. **LAND FORMING PART OF 43 THE DRIVE, NORTHWOOD - 70975/APP/2018/1295**
(Agenda Item 9)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the erection of two x 3-bed semi-detached dwelling houses with associated parking and amenity space following the demolition of existing outbuilding. This was a resubmission. Officers highlight the addendum and made a recommendation for refusal.

A petitioner spoke in objection to the application with 85 signatures from Northwood residents. Residents were upset and angry that another application had been submitted. This application was virtually identical to the application last year and there was no logical reason to approve it. It was submitted that by changing the property's purpose from a swimming pool to a dwelling would contradict the permitted development certificate that the applicant had. The independent approved inspector for the site referred it back to the Council as the owner builder had done nothing right. The petitioner stressed that the building should be torn down. The proposed developments would make the drainage problem worse and not help the low water pressure some residents encountered, impact parking and showed a disregard for the area. The trees and greenery formed an integral part of the character of the area, and needed to be protected and the wildlife. The petitioner hoped that the Committee would agree.

There was no applicant/agent present for the item.

Members commented that they agreed with the concerns raised by the petitioner.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED – That the application be refused, subject to the clarification listed in the addendum.

30. **51 WIELAND ROAD, NORTHWOOD - 17990/APP/2018/1101** (Agenda Item 10)

Officers introduced the report and provided an overview of the application. Planning

permission was sought for the variation of condition 2 (Approved Plans) of planning permission ref: 17990/APP/2015/645 dated 24/04/2015 to permit changes to the basement and fenestration (Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roof space to habitable use to include 2 rear roof lights, alterations to front elevation and demolition of existing rear element). Officers highlighted the addendum and made a recommendation for approval

The Head of Planning drew the Committee's attention to a briefing sheet on the local plan part II. He advised the Committee that the plans before the Committee did not cite policies from the emerging part II local plans. Members were referred to paragraph 216 of the national planning policy framework. The Head of Planning highlighted that reference was made to the word "may", and talked the Committee through the three key criterias, highlighting that although draft policies had been published and been subject to public consultation, they had not gone through an inspector evaluation process.

A petitioner spoke in objection to the application on behalf of the Gateshill Residents Association and submitted that the submissions due to be made would be made primarily on the comments in the officer's report, not the comments on the local plan part II. The petitioner referred to documents that were circulated to the Committee prior to the meeting. The petitioner stated that the Council had been putting together the development management policies since 2014. The policies that officers made were sent out for public consultation twice and on neither occasion where any amendments made. The petitioner submitted that the policies did have weight and covered requirements for developments to harmonise with existing street scenes, complement amenity and character of residential area and to be unobtrusive. These are the existing current policies. The petitioner accepted that permission was granted but submitted that the application differed from the application approved. There were significant changes. In summary, the petitioner requested officers to clarify the full length, full width and additional full width of the basement proposals as it would damage the amenity of neighbours and that the front and side light wells and the removal of conifers as they were all contrary to BE 5/6, 13, 15 and 19. The petitioner asked the Committee to refuse the application.

The agent addressed the Committee and submitted that permission for this development had been lawfully commenced and the proposal for an enlargement for an approved basement together with alterations were highlighted by the officers were relatively minor. It was critical to consider the permission granted on appeal for the replacement dwelling, which included a large basement of a comparable size. The inspector raised no issues with the size of that basement. The agent highlighted that a scheme was put forward last year for another replacement dwelling, with a basement and although Members refused that application it was not on the grounds of basement, they refused it on the basis of above ground works which was the subject of the appeal at the moment. There was no objection from the conservation officer, flood water officer or urban design team.

In response to a Member question, the agent said that the lightwells were in the scheme submitted last year.

Members considered that the application depended on the clarification on the difference in size between what the applicant was looking to do now compared to what the inspector provided planning permission. Members questioned officers in relation to the measures and sought clarification on how different it was. Officers confirmed that they did not have the precise dimensions. It was noted that there was an appeal

decision that allowed a basement, then an application was refused but not on the basement grounds. This basement mirrored the basement that the Committee did not previously have an issue with. Officers reiterated that previously, the Committee decided that the basement was considered acceptable. Officers confirmed that it was marginally bigger.

Members required further information as to what marginally bigger meant and they needed more information on the dimensions. Members also questioned the new policies and the Head of Planning confirmed that there were no strict basement policies.

The meeting was adjourned at 08:55 to allow officers to obtain further information in relation to the dimensions of the basement.

The meeting resumed at 21:15 and additional documents were circulated to Members. Officers double-checked the plan and it was confirmed that the depth of the basement before the Committee was 3.8 metres deeper and there was a depth of approximately 23 metres as opposed to 20 metres. There was an extra 3 or so metres difference. Both conservation and flood water officers had no objections to the proposals in any way. The width was the same.

Members discussed the difference in measurements and concluded that the difference in basement sizes was not a marginal change. Officers worked out a percentage of the total depth and it was concluded to be around the 15 percent mark.

The Head of Planning commented that there was no reason to refuse the application as there was no strict policy. Members also questioned how many extra light wells the application had.

The Head of Planning explained Members had two options; firstly to approve the officer report or secondly to request a more comprehensive report. The Head of Planning noted the concerns of Members which were not covered in the original report.

For clarity, the Chairman said that the officers indicated that there were no refusal reasons to hold up at appeal. It was clear there were some concerns regarding the size of the basement, the number of lightwells and the impact on neighbours. Members asked officers to research previous schemes to find out what size the basements were. Officers were also asked to seek clarification on whether there were any flooding issues. The Committee agreed that a more robust report was required to make a proper and informed determination.

A motion was called for the item to be deferred pending further information. The officer's recommendation was moved, seconded, and when put to a vote, unanimously.

RESOLVED – That the application be deferred.

31. **AUDIT HOUSE, 260 FIELD END ROAD, RUISLIP - 19365/APP/2017/3088** (*Agenda Item 11*)

Officers introduced the report and provided an overview of the application. Planning permission was sought for the erection of rooftop extensions to existing building to provide nine residential flats, façade alterations and associated works at Audit House. Officers highlighted the addendum and made a recommendation for approval.

| | |
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| | <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendations and subject to the changes in the addendum.</p> |
| 32. | <p>CANADA HOUSE, 272 FIELD END ROAD, RUISLIP - 3894/APP/2018/498 (<i>Agenda Item 12</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the erection of rooftop extensions to existing building to provide nine units, facade alterations and associated works. Officers highlighted the addendum and made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED – That the application be approved, subject to changes in the addendum.</p> |
| 33. | <p>4 ASHBURTON ROAD, RUISLIP - 15579/APP/2018/642 (<i>Agenda Item 13</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for a part two storey, part single storey side/rear extension, single storey front extension, 4 x detached garages to rear and conversion of dwelling from 1 x 4-bed to 1 x 2-bed and 3 x 1-bed dwellings with parking and amenity space. This was a resubmission. Officers made a recommendation for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously refused.</p> <p>RESOLVED – That the application be refused as per officer's recommendations.</p> |
| 34. | <p>178-182 HIGH STREET, RUISLIP - 28388/APP/2018/1303 (<i>Agenda Item 14</i>)</p> <p>Officers had regard to the officer's report. Planning permission was sought for the change of use of part of ground floor from shops to letting office including new entrance and alterations to rear and side elevations. Officers made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED – That the application be approved as per officer's recommendations.</p> |
| | <p>The meeting, which commenced at 7.15 pm, closed at 9.38 pm.</p> |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 27 7655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Report of the Head of Planning, Transportation and Regeneration

Address GATEHURST GATE END NORTHWOOD

Development: Details pursuant to condition 7 (Landscape Scheme) of planning permission 5761/APP/2015/4374 dated 20/01/2016 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 to revise the design of the proposal and allow the ground floor windows to be non-obscured (Part two storey, part single storey side extension, part two storey, part single storey rear extension to include 2 rooflights to rear, single storey side extension, conversion of roof space to habitable use to include 2 front rooflights and 3 side rooflights involving demolition of existing detached garage and car port to side)

LBH Ref Nos: 5761/APP/2018/886

Drawing Nos: Landscape Design Report

Date of receipt: 12/03/2018

Date(s) of Amendment(s):

1. MAIN PLANNING CONSIDERATIONS

The application seeks approval of details pursuant to discharge condition No. 7 (Landscape Scheme) of planning permission 5761/APP/2015/4374 dated 20/01/2016 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 to revise the design of the proposal and allow the ground floor windows to be non-obscured (Part two storey, part single storey side extension, part two storey, part single storey rear extension to include 2 rooflights to rear, single storey side extension, conversion of roof space to habitable use to include 2 front rooflights and 3 side rooflights involving demolition of existing detached garage and car port to side).

A petition of objection has been received signed by 22 signatories raising the following concerns:

The Gateshill Residents Association Committee has agreed an approach which is to object to those applications which breach any of the London Borough of Hillingdon's guidelines or policies, or which do not accurately reflect ownership of the verges and crossovers for properties which adjoin the private road section of the estate. We wish to preserve and enhance the look of the estate, which is designated by LBH as an Area of Special Local Character, for the benefit of all our residents.

As you are aware, this application has been submitted as part of enforcement action taken by the council as the applicant paved over the frontage of his property in breach of condition 7 of both of his planning permissions. He also paved over land which he does not own, namely the verges and crossovers in front of his

property.

The Residents' Association has met with the applicant several times and is pleased that he has withdrawn his previous landscaping application and has submitted a much-improved landscaping design with an attractive proposed planting scheme. He has also taken action to remove some of the paving bricks and put back part of the verge.

We have one area of concern outstanding and that is the health of the TPO oak tree T22 on TPO 169. The applicant's arboriculturalist states that this tree has a remaining lifespan of over 40 years. This beautiful tree is situated in the front garden near the boundary with the neighbouring house, Ellesselle. It can be seen from neighbouring roads and makes a significant visible contribution to the character of the estate and the street scene.

Regrettably, most of its root system has been covered over with non-permeable bricks thus significantly reducing its access to water. This action is contrary to the applicant's stated intentions when planning permission was granted. This may lead to the tree dying and causing land heave which would damage the property."

Condition 7 (Landscaping).

The condition reads:

Prior to any hard or soft landscaping of the front garden area, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

3. Schedule for Implementation

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

4.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The Council's Landscape Officer has confirmed that the landscape masterplan and planting plan, supported by a plant schedule, is acceptable and as such no objection is raised to the details

The Landscape Officer is satisfied that the landscaping plan is acceptable and the

TPO tree can be protected.

It should be stressed that the Council is approving the submitted landscape plan and not the observations of what has occurred on site. If the plans are not complied with then the Council can consider the expediency of enforcement action.

The condition can therefore be discharged and the application is recommended for approval.

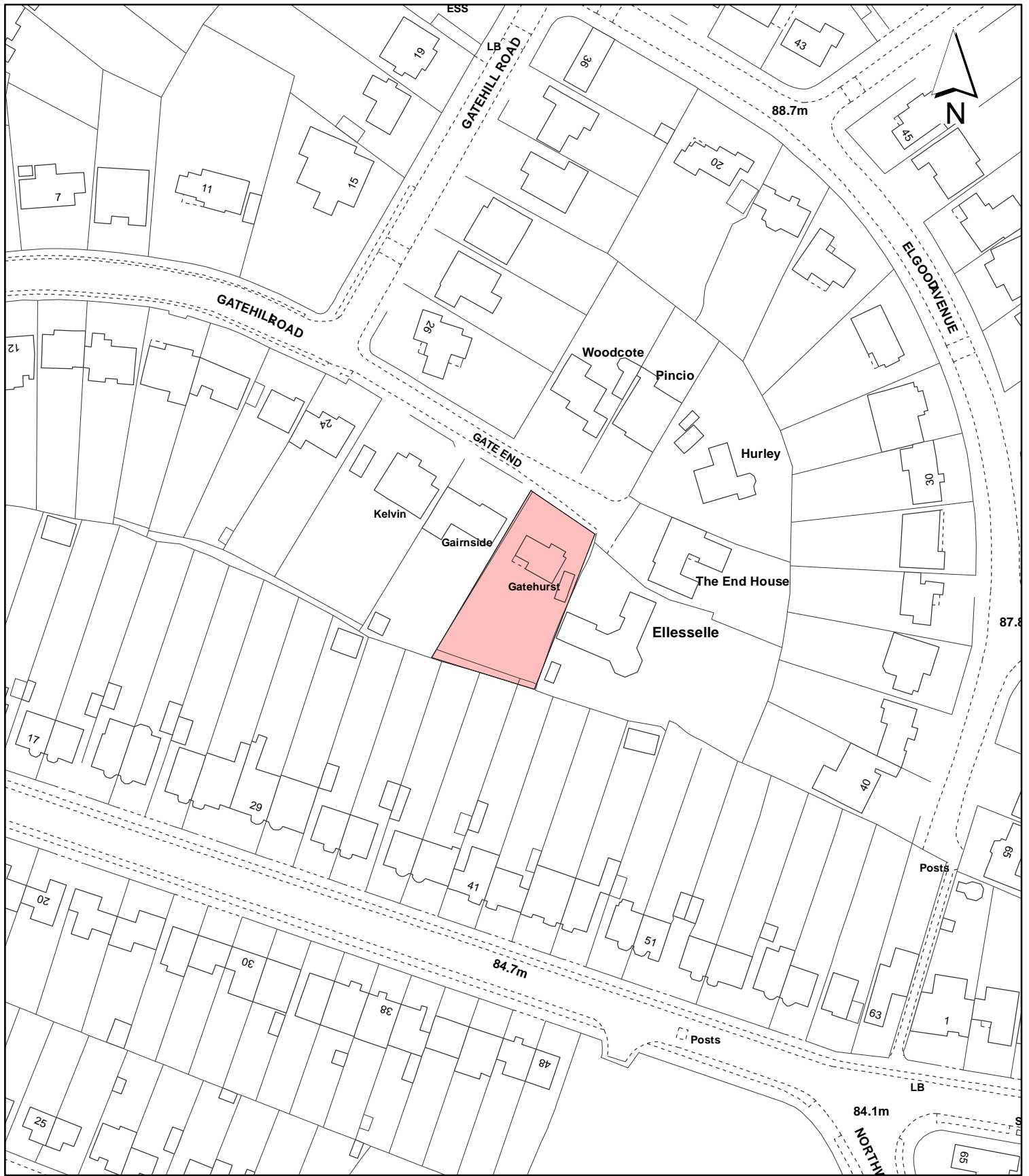
2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Gatehurst

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

Planning Application Ref:
5761/APP/2018/886

Scale:
1:1,250

Planning Committee:
North Page 14

Date:
July 2018



Report of the Head of Planning, Transportation and Regeneration

Address LAND AT LITTLE ACRE NORTHWOOD ROAD HAREFIELD

Development: Increase in area of stabling and increase in site area.

LBH Ref Nos: 70058/APP/2018/296

Drawing Nos: 2478/14
2479/10.
2479/12
2409/2
Design & Access Statement
2479/11

Date Plans Received: 24/01/2018 **Date(s) of Amendment(s):** 24/01/2018

Date Application Valid: 15/02/2018 15/02/2018

1. SUMMARY

The application seeks retrospective planning permission to regularise the proposal as carried out for the erection of a single storey building for use as stabling and a tackroom/feedstore, with 2 parking spaces involving the demolition of an existing timber shelter. This is a variation of the previously approved scheme under application 70058/APP/2014/2045.

The applicants have advised that there is a need for breeding mares and stallions to be accommodated in a separate location to the existing horses at the nearby Equestrian Centre in accordance with British Horse Society (BHS) advice. This facility also accommodates retired/aged horses.

The building is considered to represent an appropriate form of development within the Green Belt, and would not detract from the rural character and appearance of the area. Furthermore it would not result in the loss of residential amenity.

For the reasons outlined above, and given that the development complies with the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2479/12; 2479/11 and 2479/10 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

2 NONSC Non Standard Condition

The use of the site shall be for stables and storage in conjunction with the wider holding of Little Bourne Farm Equestrian Centre and shall not be operated as an independent riding school.

REASON

To prevent the fragmentation of the enterprise in order to protect the character and appearance of the area and the Green Belt and prevent increased traffic movements to the and from the site to the detriment of highway safety in accordance with Policies AM7, BE13, OE1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

Little Bourne Equestrian Centre is located on the South East side of Northwood Road to the West of Harefield Reservoir and comprises a series of farm related buildings. The farm land covers some 21 hectares and incorporates both agricultural and equestrian holdings. The main agricultural activities are the grazing and/or hay/haylage for the winter feeding of the horses and cattle at the holding.

The existing pony club is located to the South-East of Little Bourne Farm. There are currently 121 horses housed at the premises in loose boxes contained within the main block of buildings. The Equestrian Centre is an approved Pony Club Centre where members can learn about riding and pony care.

The application site forms part of the holding of Little Bourne Equestrian Centre and is located to the East of Arihanta, a residential property. This land is on the Northern side of Northwood Road and does not form part of the main building complex of the equestrian centre which is sited on the opposite side of the road. A concrete block wall is located alongside the boundary with Arihanta.

The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Planning permission was granted in 2014 for a single storey building for use as stabling and a tackroom. The development subsequently carried out did not comply with the approved plans. This proposal seeks retrospective permission for the increase in the site

area and stabling as built.

3.3 Relevant Planning History

31966/APP/2005/1810 Land Opposite Harefield Reservoir Northwood Road Harefield
ERECTION OF BARN AND STABLE BLOCK BUILDINGS SITUATED AROUND OPEN
SHOW/EXERCISE AREA (INVOLVING DEMOLITION OF EXISTING BUILDING)(OUTLINE
APPLICATION)

Decision: 04-08-2005 Refused

70058/APP/2014/2045 Land Opposite Harefield Reservoir Northwood Road Harefield
Single storey building for use as stabling and tackroom/feedstore with 2 parking spaces, involvir
demolition of timber shelter

Decision: 10-12-2014 Approved

70058/APP/2017/2792 Land At Little Acre Northwood Road Harefield
Single detached dwelling for a key worker (Outline application with some matters reserved).

Decision: 18-01-2018 Withdrawn

70058/APP/2017/2793 Land At Little Acre Northwood Road Harefield
4 x stables, storage building and horse walker.

Decision:

70058/APP/2018/295 Land At Little Acre Northwood Road Harefield
Installation of a mobile home for a temporary period of 3 years.

Decision:

Comment on Relevant Planning History

70058/APP/2018/295 - Temporary mobile home (undecided)
70058/APP/2017/2793 - 4 stables, storage building and horsewalker (undecided)
70058/APP/2014/20145 - Single storey building for use as stabling and tackroom/feedstore
with 2 parking spaces (approved)
31966/APP/2005/1810 OUT - Barn and stable clock (refused)

4. Planning Policies and Standards

Advertisement Expiry Date - Not applicable
Site Notice Expiry Date - 21/3/18

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
 PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
 PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

- AM14 New development and car parking standards.
 AM7 Consideration of traffic generated by proposed developments.
 BE13 New development must harmonise with the existing street scene.
 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.
 OL1 Green Belt - acceptable open land uses and restrictions on new development
 OL2 Green Belt -landscaping improvements
 LPP 2.18 (2016) Green Infrastructure: the multi functional network of open and green spaces
 LPP 7.16 (2016) Green Belt
 NPPF National Planning Policy Framework

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

4 Neighbouring properties and the Harefield Tenants and Residents Association were consulted for a period of 21 days expiring on the 22 March 2018. A site notice was also erected on the lamp post to the front of the access road. Two responses were received raising the following issues:

- Object on the grounds of intensification of buildings on a green belt site.
- Concerned if there are going to be more horses moving between the main stables and this site, then something needs to be done about the speed of the traffic or there could be a really serious accident.

Internal Consultees

Trees/Landscaping - This site is occupied by a narrow lane and plot of land to the North of Northwood Road, opposite Harefield Reservoir. The site contains some stables along the East boundary approximately halfway down the track. The roadside boundary is defined by a mature mixed native hedge and within the site there are recently planted hedges with occasional trees. The site lies within designated Green Belt. The existing stables and recent planting within the site follow the approval of a previous application ref. 2014/2045. No objection and no need for landscape conditions.

Highways - Northwood Road is an existing classified road on the Council road network. The site has an existing access off Northwood Road and already has stables on the site. The access already deals with horse boxes and this proposal would be a further intensification of use on a Green Belt site. The site has 2 car parking spaces shown on the proposed layout which meets the Council's parking policies. I do not have significant highway concerns over this proposal providing the proposal does not become a riding school where groups of people turn up for lessons and groups of riders move along Northwood Road disrupting busy traffic.

Sustainability Officer - No response.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Paragraph 89 of the NPPF states that Local planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this rule include buildings for agriculture or forestry and for outdoor sport and recreation. The proposal relates to this exception use and the principle of development is therefore considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities.

In consideration of the original scheme the proposed stables were assessed as having a conventional design, sited parallel to the existing concrete block wall enclosing the neighbouring residential curtilage of Arihanta House to the South West, which would appear appropriate within the rural Green Belt setting. The stables as built are of a similar footprint, height and finish with the addition of a central archway surmounted by a clock tower. This additional feature is often included within equestrian developments, respecting the local vernacular as well as providing an open covered area for Veterinary inspections or Farrier stall. The building is set further from the road and off the adjacent concrete wall, however it is still viewed against the substantial tree/shrub belt along this boundary. The area intervening between the stables and the road incorporates an access road and an enclosed paddock with the area to the front of the stables providing parking.

Although larger than as previously approved it is considered that the proposed stable building would appear appropriate in its rural Green Belt setting and would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies OI1, OL2, BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

As above.

7.08 Impact on neighbours

The closest residential property is Arihanta House which is a substantial detached dwelling sitting in a generous curtilage to the South West of the application site. A substantial tree screen provides a screen of the building and in view of its separation, it is considered that there would be no detrimental effect on nearby properties and complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The submitted plans show on site parking for 2 cars. The Council's Highways Officer has raised no objection providing the proposal does not become a riding school where groups of people turn up for lessons and groups of riders move along Northwood Road disrupting busy traffic. Given the specific use of this site it is not considered that would be the case.

As such the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

Saved policies OL1 and OL2, London Plan Policies and the National Planning Policy Framework seek to restrict built development or intensification of buildings in the Green Belt and control conspicuous development through landscape proposals and good design.

The Landscape Officer has advised that the roadside boundary is defined by a mature mixed native hedge and within the site there are recently planted hedges with occasional trees. The recent planting within the site follow the approval of a previous application ref. 2014/2045 and is acceptable. As such the proposed scheme is deemed to accord with Policy BE38 of the Hillingdon Local Plan (2012).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Comments raised have been addressed within the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

This is a retrospective application to regularise the development as is. Should the proposal be deemed unacceptable, the expediency of Enforcement Action will need to be considered.

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

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act

1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

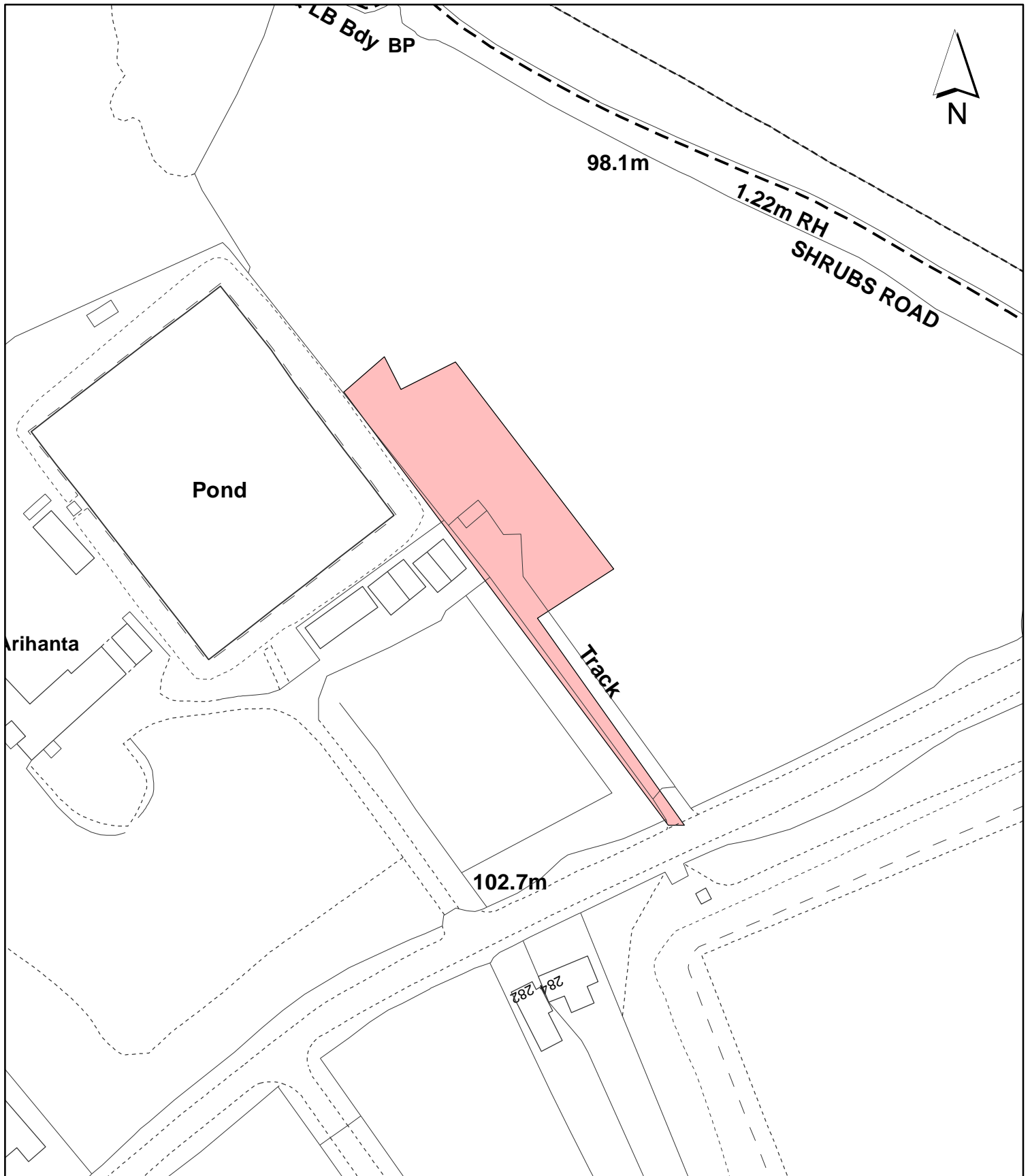
The building is considered to represent an appropriate form of development within the Green Belt, would not detract from the rural character and appearance of the area and would not result in the loss of residential amenity. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Land at Little Acre

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

Planning Application Ref:
70058/APP/2018/296

Scale:
1:1,250

Planning Committee:
North Page 23

Date:
July 2018



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Report of the Head of Planning, Transportation and Regeneration

Address NINE ACRES, ASPREY LANE CAREW ROAD NORTHWOOD

Development: Retention of the part two storey, part single storey side / rear extension, and the increase in the height of the roof ridge. Proposed alterations to the roof, involving removal of the two rear gable windows and one rear dormer window, and replacement with new windows within the rear gable ends and a velux window.

LBH Ref Nos: 34289/APP/2018/1452

Drawing Nos: Drawing No 4
Drawing No 2
PA-02
PA-03
PA-04
PA-05
Drawing No 3
Drawing No 5
Nine Acres - Covering Letter - April 2018

Date Plans Received: 19/04/2018 **Date(s) of Amendment(s):**
Date Application Valid: 01/05/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached dwelling house located in a backland position to the North of Carew Road. It is accessed by a long private driveway (Asprey Lane) which runs between Viceroy Court to the South and the properties fronting Eastbury Road to the West. The properties fronting Kiln Way and Pines Close are situated on the Northern and Eastern boundaries. The property itself has been extensively extended under permitted development with a part two storey, part single storey side/rear extension. There is also a part built detached garage to the front.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site is also covered by TPO 150 and the Northwood Frithwood Conservation Area runs along the Western and Southern boundaries of the site.

1.2 Proposed Scheme

This householder planning application is for the retention of the part two storey, part single storey side / rear extension, and the increase in the height of the roof ridge. The proposal also includes alterations to the roof, involving removal of the two rear gable windows and one rear dormer window, and replacement with new windows within the rear gable ends and a new velux window.

The application has been submitted following the appeal of an enforcement notice and has

been designed following the inspectorates review of the development undertaken.

1.3 Relevant Planning History

34289/APP/2014/2197 Carisbrooke Carew Road Northwood

Part two, part single storey extension to the front, single storey detached outbuilding to rear for use as a garden room, detached double garage to rear and internal alterations (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 22-09-2014 **Approved** **Appeal:**

34289/APP/2015/277 Nine Acres, Asprey Lane Carew Road Northwood

Part two storey, part single storey side/rear extension, installation of basement involving demolition of existing garage to side (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 25-03-2015 **Approved** **Appeal:**

34289/APP/2016/4394 Nine Acres, Asprey Lane Carew Road Northwood

Erection of double garage (Part retrospective)

Decision Date: 22-03-2017 **Approved** **Appeal:**

34289/APP/2016/4627 Nine Acres, Asprey Lane Carew Road Northwood

Enlargement of roofspace to create additional habitable roofspace to include 1 rear dormer (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 24-03-2017 **Refused** **Appeal:**

Comment on Planning History

The application site is subject to a lengthy and complex history of planning applications as well as previous enforcement history.

34289/APP/2016/4627 - Enlargement of roofspace to create additional habitable roofspace to include 1 rear dormer (Application for a Certificate of Lawful Development for a Proposed Development) - Application was refused as the cubic content exceeded the permitted 50 cubic metres.

34289/APP/2016/4394 - Erection of a double garage (Part retrospective) - Approved

34289/APP/2014/3577 - Installation of basement to the front of property - Refused

34289/APP/2014/3574 - Two storey detached outbuilding for use as a garage/annexe - Refused

34289/APP/2014/2197 - Part two, part single storey extension to the front, single storey detached outbuilding to rear for use as a garden room, detached double garage to rear and internal alterations (Application for a Certificate of Lawful Development for a Proposed Development) - Approved

By far the most important piece of planning history is the recent appeal decision connected to the retention of the dwelling as currently built. The part of the appeal decision which dealt with the merits of the case is copied in full below (the other parts of the appeal decision deal purely with procedural matters and other issues which did not affect the appeal

decision):

'The Appeal on Ground (a):

9. The main issue in respect of the appeal on ground (a) is the effect of the development on the character and appearance of the property and the surrounding area, including the effect on the setting of the Northwood Frithwood Conservation Area (the CA).

10. The dwelling, currently known as Nine Acres, is situated on a backland plot with access to Carew Road via a long driveway which passes in between the rear gardens of the dwellings at Eastbury Road to the west and the side of Viceroy Court to the east. Kiln Way and Pine Close are immediately to the north and north-east and the site is surrounded on all sides by residential development.

11. The house itself sits outside the boundary of the CA but the majority of the driveway is within it. The boundary of the CA has been drawn to include the attractive Edwardian and early twentieth century housing developments of Eastbury Avenue, Frithwood Avenue and Carew Road as well as the school buildings on Carew Road. For the most part, the later twentieth century housing, which has largely been constructed on sites to the rear of the above roads, is excluded from the CA, hence the somewhat convoluted form of the boundary as shown on plan. There are notable exceptions to that rule, including the relatively modern flats at Viceroy Court and the dwellings at Cullera Close which were added to the CA when the boundary was extended in 2009.

12. No Conservation Area Appraisal exists but the character of the CA is briefly defined within the leaflet produced by the Council. That refers to large, individually designed, houses in the Arts and Crafts style with references to the input of well-known architects. The tree lined and leafy character is also noted. Notwithstanding the presence of modern additions, the prevailing character

remains as described in the leaflet and, to a large extent, the significance of the CA is derived from the individual style and design of the dwellings and other buildings within it and the verdant character of the surrounding streets and open spaces. The Arts and Crafts style is the predominant influence on the character of the area, with the typical use of sweeping asymmetrical roofs and irregular patterns of fenestration but there are notable examples of early twentieth century classicism, particularly on Frithwood Avenue.

13. I could detect no views of the dwelling from either Carew Road, Eastbury Road or Frithwood Avenue and the prevailing pattern of development along those tree lined streets remains unaffected. Public views are limited to vantage points within Pines Close to the rear and from the tennis club and recreation ground to the east. From those vantage points the increased height and mass of the roof, when compared to the previous dwelling, has undoubtedly resulted in a structure that is far more prominent.

14. That said, purely in terms of scale, the property, as extended, is not unduly large in the context of other adjacent buildings. Whilst the ridgeline is taller than the two storey properties at Pines Close and Kiln Way the dwelling is also set against the backdrop of the much taller building at Viceroy Court. In the context of the range of building heights there is nothing unusual or excessive about the height of the property in this instance.

15. Similarly, I am satisfied that the footprint of the dwelling is not disproportionate to the size of the plot. A number of dwellings within the CA benefit from generous gardens but there is no uniform pattern; the gardens of the dwellings on Eastbury Road backing onto the driveway to the site are substantial but the gardens of houses further to the north along Eastbury Road and along Frithwood Avenue are comparatively small. The gardens of dwellings at Pines Close and Kiln Way are modest in scale. In effect, the dwelling sits between the larger gardens to the west and the smaller gardens to the north and east. The available open space is somewhere between the two scales and is commensurate with

the size of the dwelling such that no discernible harm arises in that respect.

16. Consequently, whilst the extensions to the dwelling are significant the scale of the dwelling does not cause harm, of itself, to the character and appearance of the surrounding area or to the setting Conservation Area. To my mind, the principal issue is not whether the scale of the property has caused harm but whether the design and external appearance have caused harm, having regard to the established character of the area.

17. At the Hearing, the Council confirmed that it had no specific concerns regarding the design or appearance of the single storey side annex on the northern side of the dwelling or with the appearance of the west facing elevation which overlooks the entrance drive. The single storey extension is modest in size and appearance with a pitched roof terminating in a hipped gable adjacent to the boundary. It is essentially a stand-alone extension and no specific harm arises from it. Regardless of my conclusions in relation to the other extensions, there is no reason to withhold permission for that element in the absence of any identifiable harm.

18. Previously, the principal elevation of the dwelling faced to the south but the addition of the two storey wing on that aspect has effectively changed the orientation of the dwelling through 90 degrees. The main entrance is now to the west, facing onto the access drive. The proportions of that elevation are well balanced, as is the fenestration. The chimney stack and hipped roof on the pre-existing gable have been retained and the front facing gable on the new wing incorporates a matching hipped gable. The frontage is not unduly out of character with some of the neo-classical dwellings within the adjacent Conservation Area and, regardless of that point, that elevation is not visible from outside the confines of the site.

19. The most significant visual change has occurred on the eastern facing elevation; what has now become the rear of the dwelling. Of those changes it is the extension and alteration of the roofspace that has had the most noticeable impact from public vantage points. The box-like proportions of the dormer window are unlike any comparable design feature in the surrounding area and the feature neither reflects the more sedate and balanced proportions of the front of the house or the prevailing style of neighbouring properties within and without the CA.

20. The top of the dormer is roughly level with the top of the roof of the dwelling, there is a minimal set back behind the eaves, and its width spans the space between the two opposing gables. The use of white render draws the eye and the fascia and side cheeks appear disproportionately bulky in relation to the size of the glazing, adding to the box-like effect.

21. Similarly, the large windows that have been inserted into the two gable ends are an overtly modern addition that has little regard to the surrounding context. The proportion of the windows does not reflect the domestic scale of the original dwelling or the much smaller openings found within properties at Pines Close, nor does it reflect the prevailing Arts and Crafts style within the wider Conservation Area. The overall effect, in combination with the dormer window, is more akin to a commercial or religious building as opposed to a dwelling in a residential setting. As with the dormer, the rendered sections of wall surrounding the windows are bulky in appearance.

22. The effect of the alterations is such that very little of the roof itself is visible to the onlooker. The eye is drawn to the glazed sections, the large dormer and the rendered surrounds. That is uncharacteristic of the surrounding area in which the asymmetrical design of the roofs is an important design feature. The original dwelling had characteristics of that pattern with a variety of roof hips and an asymmetrical gable to the principal

elevation. The roof design as built pays little regard to those characteristics. The dwellings at Pines Close and Kiln Way are also designed to include a variety of roof pitches and hipped gables at first and second floor level and, although not within the CA, the roof design is an attractive and integral part of the character of the estate.

23. Similarly, although the development at Viceroy Court represents a modern addition to the Conservation Area, the sweeping roof pitches, smaller and sensitively designed dormer windows and the overall pattern of fenestration undoubtedly pays regard to the established pattern of development within the CA. For the reasons given, the same cannot be said of the appeal scheme.

24. Consequently, whilst the height of the roof, of itself, does not cause harm, that height, in addition to the incongruous design of the dormer and gable windows, results in an extremely unsympathetic addition when viewed in the context of the original dwelling, the prevailing pattern of development within the CA and the attractive roof design of the dwellings at Pines Close and Kiln Way. Whilst I can appreciate the appellant's desire for a dwelling of modern appearance the

site is within a sensitive location on the edge of the CA in an area with a welldefined character. Roof design is integral to that character. The design and external appearance of the third storey to the rear has no regard to that character and causes harm as a result.

25. I note the Council's concerns relating to the alignment of the rear fenestration and the proportion of windows at ground and first floor level. However, as Mr Rose correctly pointed out at the Hearing on behalf of the appellant, one of the characteristics of the prevailing Arts and Crafts style is the asymmetrical arrangement of roof pitches and fenestration. Thus, there is no particular reason why perfect alignment should be sought in this instance. Moreover, the

ground and first floor windows are not prominent from surrounding vantage points, unlike the roofspace which is a striking feature in the local context.

26. The harm is most acutely felt within Pines Close, when viewed from public vantage points but also from numerous private vantage points within the gardens and rooms of adjacent properties. Regardless of the effect on the setting of the CA, local and national planning policies set a requirement for good design.

27. Policy BE1 of the Hillingdon Local Plan: part 1 - Strategic Policies (2012) (the LP) states that the Council will require all new development to improve and maintain the quality of the built environment and, amongst other things, achieve a high quality design in all new buildings and extensions. More specifically, saved Policy BE13 of the London Borough of Hillingdon Unitary

Development Plan (1998) (the UDP) states that development will not be permitted if the appearance fails to harmonise with the existing street scene or other features of the area that the Local Planning Authority (LPA) considers it desirable to retain or enhance.

28. Similarly, policy BE19 notes that the LPA will seek to ensure that new development within residential areas complements or improves the amenity and character of the area. Whilst of some vintage, those policies remain consistent with the design related aims of section 7 of the National Planning Policy Framework (the Framework), including paragraph 58 which, amongst

other things, states that decisions should ensure that developments respond to local character and history and reflect the identity of local surroundings and materials and paragraph 64 which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

29. Due to the harmful effect on the character and appearance of the surrounding

area, as described above, the development in this case is contrary to the aims of those policies. Similarly, it is contrary to the aims of policy BE15 of the UDP which states that extensions will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

30. The impact on the setting of the CA is limited in its extent due to the location of the property. There are no views of the unsympathetic elements of the scheme from the main thoroughfares of Carew Road, Eastbury Road and Frithwood Avenue. The prevailing character of those streets, which would appear to be the over-riding feature of significance, remains unaffected by the development. The harmful effects are noticed most strongly in views from Pines Close which is outside of the CA.

31. Nonetheless, views are available from within the tennis club which is within the boundary and, from that vantage point, the dwelling is seen against Pines Close in the foreground and mature trees within adjacent gardens in the background. I have no doubt that the rear elevation of the dwelling appears as an overtly modern and alien feature, especially for anyone with an appreciation of the prevailing characteristics and form of dwellings within the CA. Thus, to that very limited extent the extension has caused harm to the setting of the CA, contrary to the aims of policy 7.8 of the London Plan (2016) which states that development affecting heritage assets and their settings should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Similarly, paragraph 132 of the Framework notes that great weight should be given to the conservation of heritage assets and that significance can be lost as a result of development within its setting.'

The inspector dismissed the appeal on the above grounds only.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 13th June 2018

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Letters were sent to neighbouring properties and a site notice was displayed outside of the site for a period of 21 days. Both methods of consultation expired 13.06.2018

A total of 11 objections were received which in summary outlined concerns such as the impact the current development as built has on the properties within close proximity and the conservation area for which it borders. Some objections raised contained extracts or reference to the planning inspectors comments/report and these are addressed elsewhere in the report.

INTERNAL CONSULTEES

Trees and Landscapes:

This site is occupied by a detached house, situated to the north of Carew Road, behind Viceroy Court. It is accessed via a long driveway to the west of Viceroy Court and is not visible from the public realm. The site lies within the area covered by TPO 150 and the driveway (only) is within a Conservation Area - a designation which protects trees. On this

site, two groups/hedges of Lawson cypress, G3 and G4 are protected by the TPO. Please note that these observations rely on a desk-based survey only. COMMENT According to the aerial photographs, the extension is well away from the boundary and all of the boundary vegetation, including the protected trees remain on site. No objection. the second part of the application proposes alterations to the roof - within the existing footprint of the building. No vegetation will be directly affected by the proposal. However, the potential indirect impacts of construction work on site should be controlled with tree protection measures in place. RECOMMENDATION No objection subject to landscape conditions RES8 and RES10.

Principal Landscape Architect

OFFICER NOTES:

The remedial works required are in relation to the dormers within the roof at the rear of the property therefore it has been agreed with the Trees and Landscapes Officer that no landscape conditions are required.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

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.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.8 (2016) Heritage assets and archaeology

NPPF12 NPPF - Conserving & enhancing the historic environment

5. **MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property. There is no impact on parking provision as a result of this development.

The application site has been subject to an enforcement notice served by the council for which the applicant appealed. The appeal inspector has highlighted the revisions required and elements of the build which are considered to be acceptable

Policy BE1 of the Hillingdon Local Plan: part 1 - Strategic Policies (2012) (the LP) states that the Council will require all new development to improve and maintain the quality of the built environment and, amongst other things, achieve a high quality design in all new buildings and extensions.

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

More specifically, saved Policy BE13 of the London Borough of Hillingdon Unitary Development Plan (1998) (the UDP) states that development will not be permitted if the appearance fails to harmonise with the existing street scene or other features of the area that the Local Planning Authority (LPA) considers it desirable to retain or enhance.

Policy BE15 of the UDP which states that extensions will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building. Similarly, policy BE19 notes that the LPA will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

Policy BE20, BE21, BE23 of the Hillingdon Local Plan Part two (Saved UDP Policies) states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. It is considered that the extension is of a size and scale which would not impact on the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance

The proposed development is for the retention of the existing part two storey, part single storey side / rear extension, and the increase in the height of the roof ridge.

With regards to the retention of the raised ridge height application reference - Part two, part single storey extension to the front, single storey detached outbuilding to rear for showed the maximum height to be 8.35 metres. This application proposes to retain the as built ridge height which the as built plans demonstrate to be 8.7 metres and for which the appeal inspector stated "Whilst the ridgeline is taller than the two storey properties at Pines Close and Kiln Way the dwelling is also set against the backdrop of the much taller building at Viceroy Court. In the context of the range of building heights there is nothing unusual or excessive about the height of the property in this instance." Given the inspectors findings it is considered that the increase in roof ridge height is considered to be acceptable when viewed in context with those buildings within close proximity to the

application site.

With regards to the two storey side/rear extension the as built plans confirm the two storey side element as been built marginally larger than what was approved as part of application reference - Part two, part single storey extension to the front, single storey detached outbuilding to rear for . When measuring the approved plans in comparison to the as built floor plan Officers noted a increase in width of approximately 0.4 metres however this being said the appeal inspector states in appeal decision APP/R5510/C/17/3183097 "purely in terms of scale, the property, as extended, is not unduly large in the context of the adjacent buildings. Similarly I am satisfied that the footprint of the dwelling is not disproportionate to the size of the plot". The inspector adds "Consequently, whilst the extensions to the dwelling are significant the scale of the dwelling does not cause harm, of itself, to the character and appearance of the surrounding area or to the setting of the Conservation Area".

The application site has a complex history of planning applications of which include the re-positioning of the front entrance door which effectively changes the position of the front and rear elevations. The most significant visual change is to the eastern facing elevation which has bow become the rear of the dwelling. The alterations to this area of the dwelling include box-like proportions of the dormer window for which the appeal inspector states "are unlike any comparable design feature in the surrounding area and the feature neither reflects the more sedate and balanced proportions of the front of house or the prevailing style of neighbouring properties within and without the conservation area". This element of the proposal is therefore considered to be acceptable.

The proposed plans demonstrate the dormer within the centre of the roof is to be removed and replaced with a much smaller velux window to be obscure glazed below 1.8m height from the finished floor level. The large windows inserted into the two gable ends for which the inspector states "the proportion of the windows does not reflect the domestic scale of the original dwelling" and "is more akin to a commercial or religious building" are to be removed and replaced with much smaller windows and those of which are a common feature of properties within close proximity to the application site.

The impact on the setting of the CA is limited in its extent due to the location of the property. There are no views of the unsympthetic elements of the as built extensions from the main thoroughfares of Carew Road, Eastbury Road and Frithwood Avenue. The prevailing character of those streets, which would appear to be the over-riding feature of significance, remains unaffected by the development. It is considered that the proposed alterations would satisfy the appeal inspectors view of the development and is therefore considered to be acceptable.

Recommendation: Approval

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The development hereby permitted shall be completed within six (6) months of the date of this permission.

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Drawing No4, Drawing No3 and Drawing No2.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO7 No roof gardens

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

REASON

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

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 12 Pines Close, 14 Pines Close, 7 Kiln Way and 6 Kiln Way.

REASON

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

INFORMATIVES

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

to be considered favourably.

Standard Informatives

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

Part 1 Policies:

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

Part 2 Policies:

| | |
|----------|--|
| AM14 | New development and car parking standards. |
| 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. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5 | (2016) Quality and design of housing developments |
| LPP 7.8 | (2016) Heritage assets and archaeology |
| NPPF12 | NPPF - Conserving & enhancing the historic environment |

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

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

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

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

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Christopher Brady

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Nine Acres, Asprey Lane

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

34289/APP/2018/1452

Scale:

1:1,250

Planning Committee:

North Page 38

Date:

July 2018



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Plans for North Applications Planning Committee

Thursday 12th July
2018



HILLINGDON
LONDON



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Report of the Head of Planning, Transportation and Regeneration

Address GATEHURST GATE END NORTHWOOD

Development: Details pursuant to condition 7 (Landscape Scheme) of planning permission 5761/APP/2015/4374 dated 20/01/2016 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 to revise the design of the proposal and allow the ground floor windows to be non-obscured (Part two storey, part single storey side extension, part two storey, part single storey rear extension to include 2 rooflights to rear, single storey side extension, conversion of roof space to habitable use to include 2 front rooflights and 3 side rooflights involving demolition of existing detached garage and car port to side)










LBH Ref Nos: 5761/APP/2018/886

Date Plans Received: 09/03/2018

Date(s) of Amendment(s):

Date Application Valid: 12/03/2018

Notes:

- KEY:**
-  Existing TPO tree
 -  With root protection area
 -  Proposed cherry tree
 -  Existing 1.8m high softwood timber featherboard fencing with timber posts
 -  Proposed timber sleeper retaining wall
 -  Shrub and perennial planting
 -  Lawn
 -  Block paving
 -  Flush paver edging



| Rev | Date | Details |
|-----|------|---------|
| D | | |
| C | | |
| B | | |
| A | | |



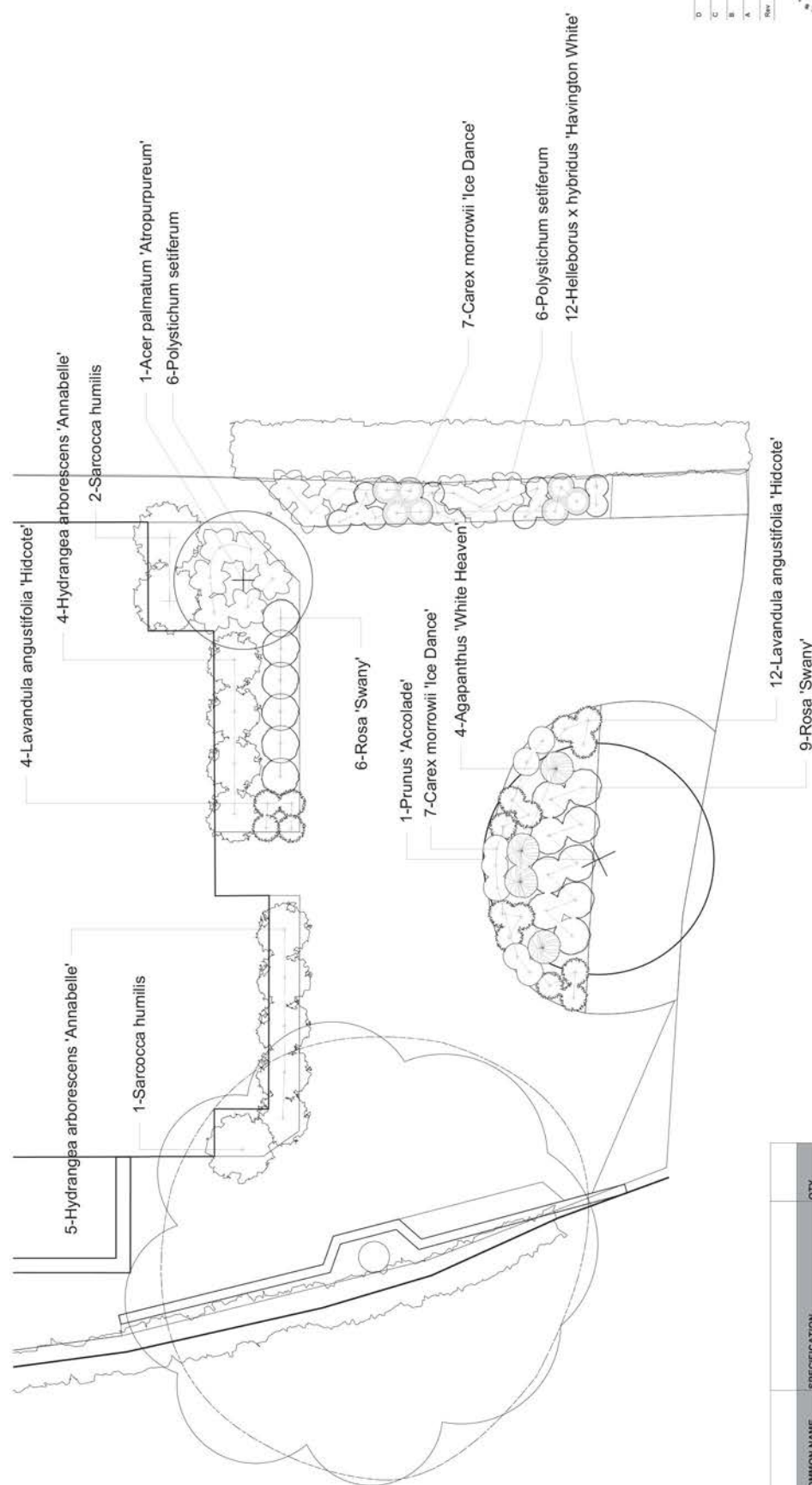
Aerial French Associates Ltd
 100, The Gallop Rock
 100, The Gallop Rock
 100, The Gallop Rock
 100, The Gallop Rock
 100, The Gallop Rock

Project: Gasburst, Gate End, Northwood, HAG 30G

Drawing Title: Front Driveway Landscape Plan

| FOR PLANNING | |
|---------------------------|-------------------|
| Drawing Number: | 173-PL-001 |
| Drawn by: | AF/QZ |
| Scale: | 1:50@A1, 1:100@A3 |
| Date: | 05.03.18 |
| DO NOT SCALE FROM DRAWING | |

www.aerialfrench.co.uk
 01273 834444
 01273 834444



| PLANT SCHEDULE - GATEHURST | | | |
|--|-----------------------------|---|-----------|
| LATIN NAME | COMMON NAME | SPECIFICATION | QTY |
| Acer palmatum 'Atropurpureum' | Red Leaf Japanese Maple | CG. Ht. 150cm min. | 1 |
| Prunus 'Accolade' | Ornamental Cherry | CG. Ct. 18-20, Ht. 350cm min., c/s 200cm min. | 1 |
| TOTAL TREES | | | 2 |
| SHRUBS | | | |
| Hydrangea arborescens 'Annabelle' | Hydrangea 'Annabelle' | | 3L |
| 1-Sarcococca humilis | Sarcococca humilis | | 3L |
| TOTAL SHRUBS | | | 27 |
| PERENNIALS | | | |
| Agapanthus 'White Heaven' | White African Lily | | 2L |
| 12-Helleborus x hybridus 'Havington White' | Hellebore 'Havington White' | | 2L |
| 12-Lavandula angustifolia 'Hidcote' | French Lavender | | 2L |
| TOTAL PERENNIALS | | | 32 |
| GRASSES AND BAMBOOS | | | |
| Carex morrowii 'Ice Dance' | Ice Dance Japanese Sedge | | 2L |
| TOTAL GRASSES AND BAMBOOS | | | 14 |
| FERNS | | | |
| Polystichum setiferum | Alaskan Fern | | 2L |
| TOTAL FERNS | | | 12 |
| TOTAL | | | 87 |

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1:50@A1, 1:100@A3

DO NOT SCALE FROM DRAWING

Client: Gatehurst, Gate End, Northwood, HA6 3QG

Drawing Title: Front Driveway Planting Plan

FOR PLANNING

Drawing Number: 173-PL-002

Drawn by: AF/OZ

Scale: 1:50@A1, 1:100@A3

Date: 05.03.18

ANMA Landscape Architecture Ltd
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Timber Sleeper Retaining Wall



Block Paving and Edging





Acer palmatum 'Atropurpureum'



Prunus 'Accolade'



Carex 'Ice Dance'



Polystichum setiferum



Lavandula angustifolia 'Hidcote'



Hebe rakatensis



Hydrangea 'Annabelle'



Rosa 'Swany'



Salvia x sylvestris 'Mainacht'



Agapanthus 'White Heaven'



Helleborus x hybridus 'Harvington White'



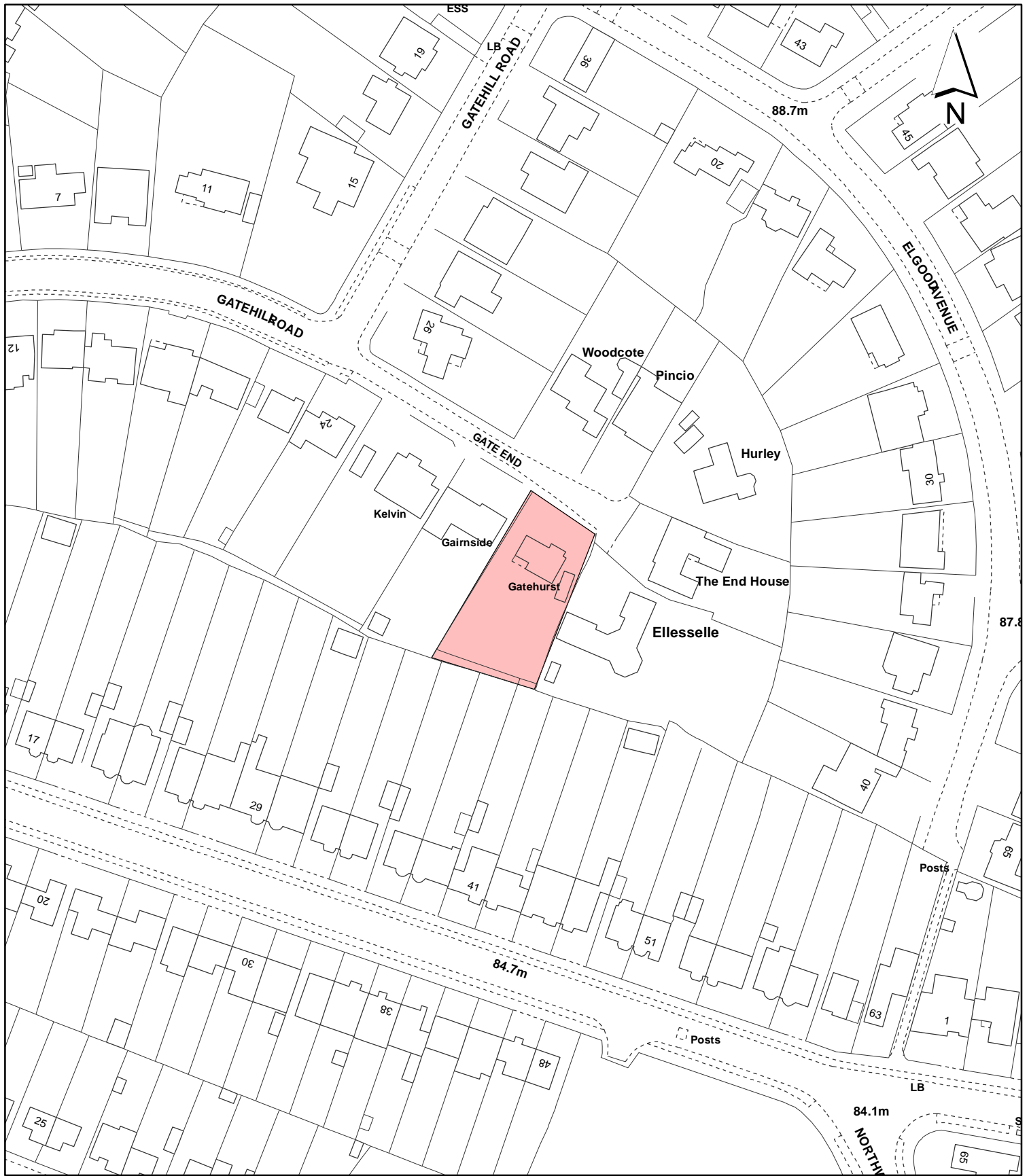
Sarcococca humilis

Soft Landscape

Gatehurst, Northwood



ANNA FRENCH ASSOCIATES
LANDSCAPE ARCHITECTURE + ECOLOGY



Notes:

 Site boundary

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Site Address:

Gatehurst

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

Planning Application Ref:
5761/APP/2018/886

Scale:
1:1,250

Planning Committee:
North Page 71

Date:
July 2018



Report of the Head of Planning, Transportation and Regeneration

Address LAND AT LITTLE ACRE NORTHWOOD ROAD HAREFIELD
Development: Increase in area of stabling and increase in site area
LBH Ref Nos: 70058/APP/2018/296

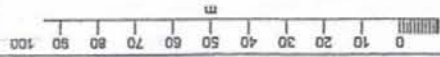
Date Plans Received: 24/01/2018
Date Application Valid: 15/02/2018

Date(s) of Amendment(s):

Proposed stabling, hay/bedding store & horse walker on land at Little Acre, Northwood Road, Harefield, Middx. UB9 6PU.

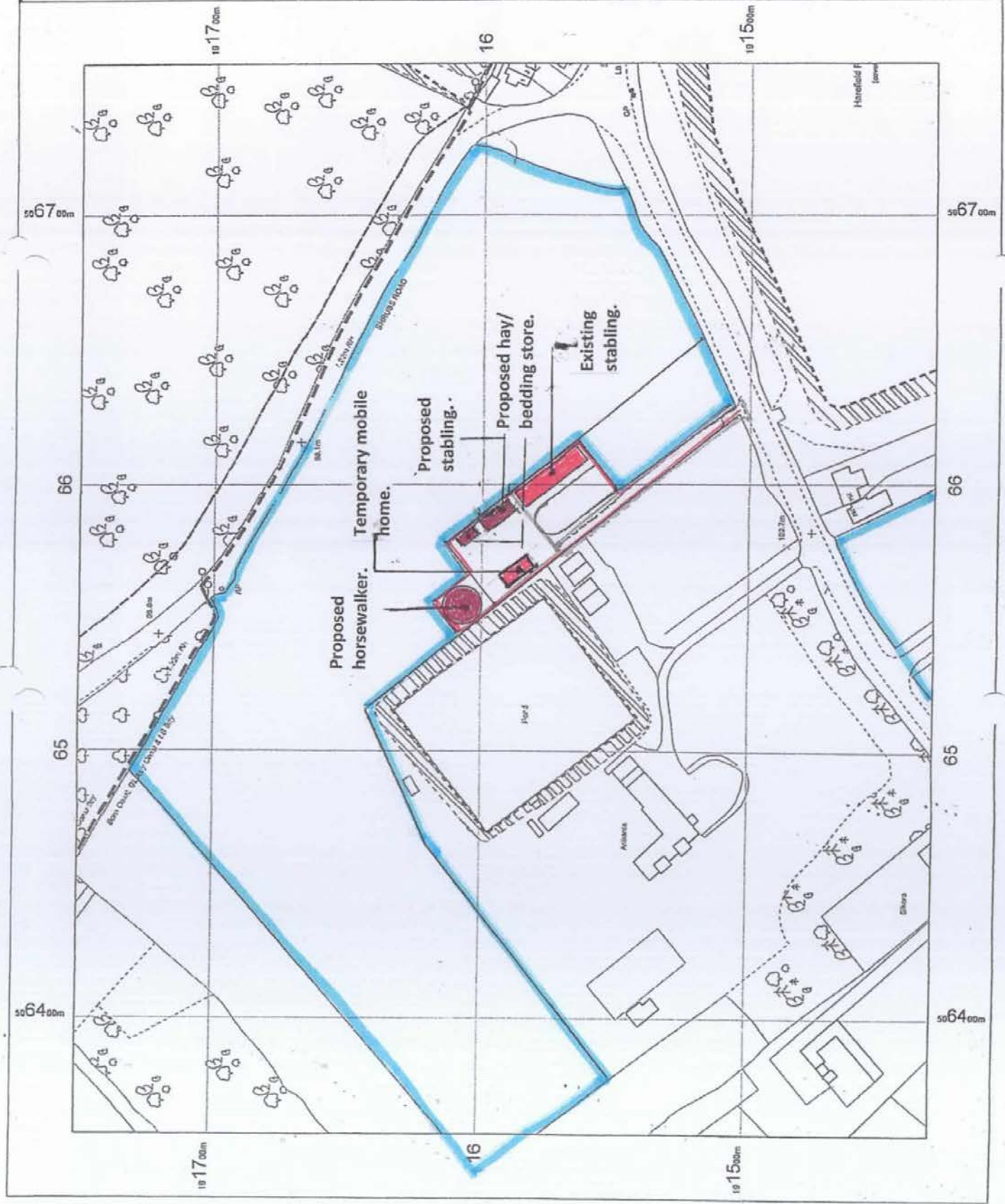
Drng. No: 2478/7.
 Scale: 1 : 2000.
 Date: 10.7.2017.

Revisions 24.11.2017.
 Temporary mobile Home added.



OS MasterMap 1250/2500/10000 scale
 02 June 2014, ID: MDP-00330560
 www.mapdataportal.co.uk
 1:2000 scale print at A4, Centre: 506558 E, 191590 N
 © Crown Copyright Ordnance Survey. Licence no. 100019980
 Mapping sourced from **OS** Ordnance Survey

MAPS@AWORTH
 SURVEY CONSULTANTS

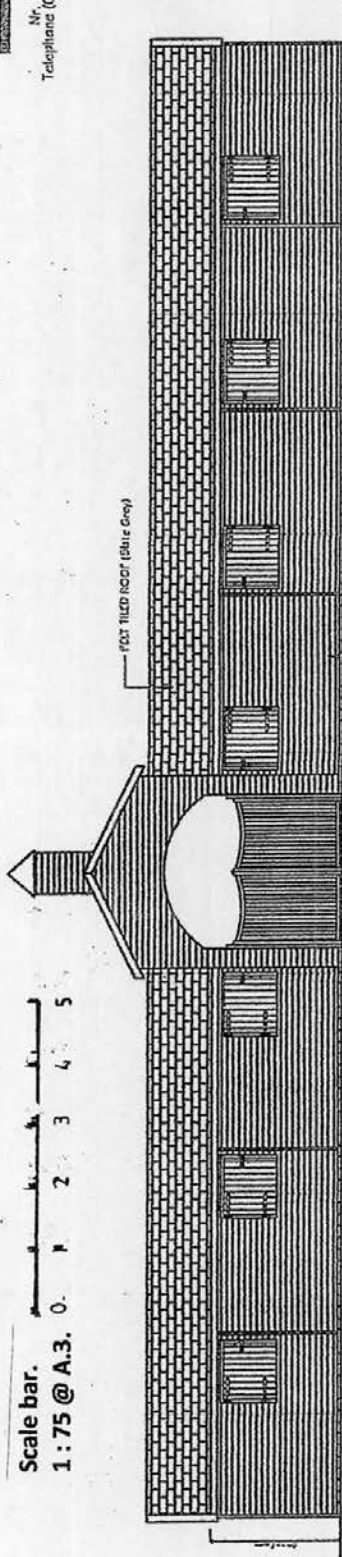


**EXISTING STABLING, TACK ROOM & BARN/ARCHWAY ON LAND AT LITTLE ACRE,
NORTHWOOD ROAD, HAREFIELD, MIDDX UB9 6PU.**

Harlow

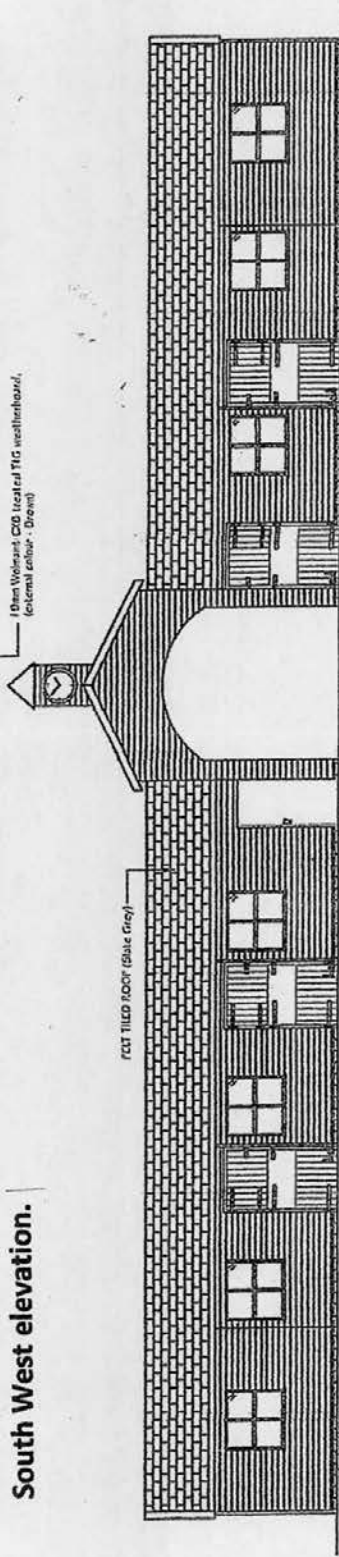
LONG WHATTON
MR. LOUPELLOUGH - Landscaping
Telephone (01508) 842561 Fax. (01508) 843577

Scale: 1:75 @ A.3. Drg. No: 2479/10. Date 4.1.2018.

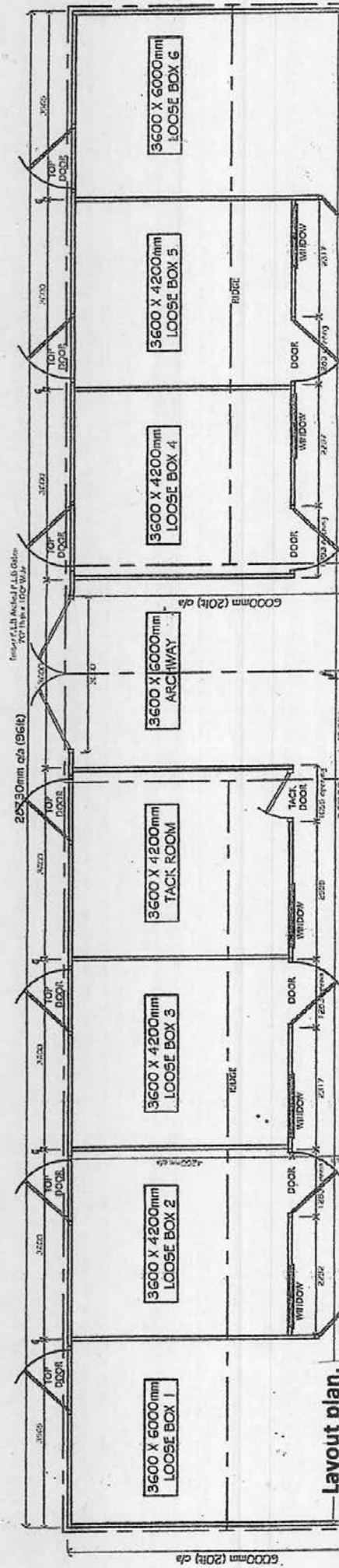


South West elevation.

13 FEB 2018



North East elevation.



Layout plan.

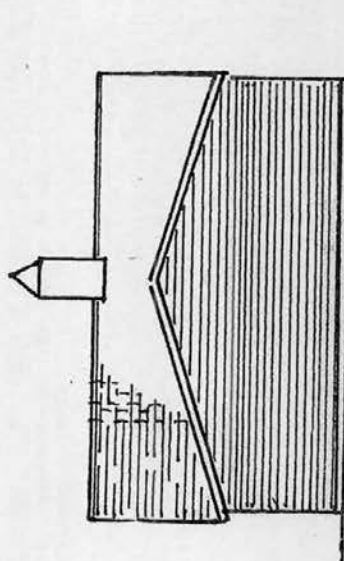
EXISTING STABLING, TACK ROOM & BARN/ARCHWAY ON ALND AT LITTLE ACRE,
NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PU.

Scale: 1 : 75 @ A.3.

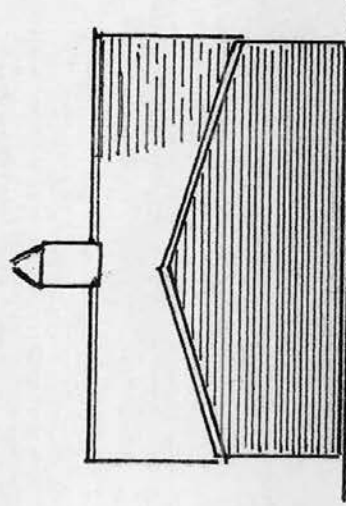
Drg. No: 2479/11.

Date: 4.1.2018

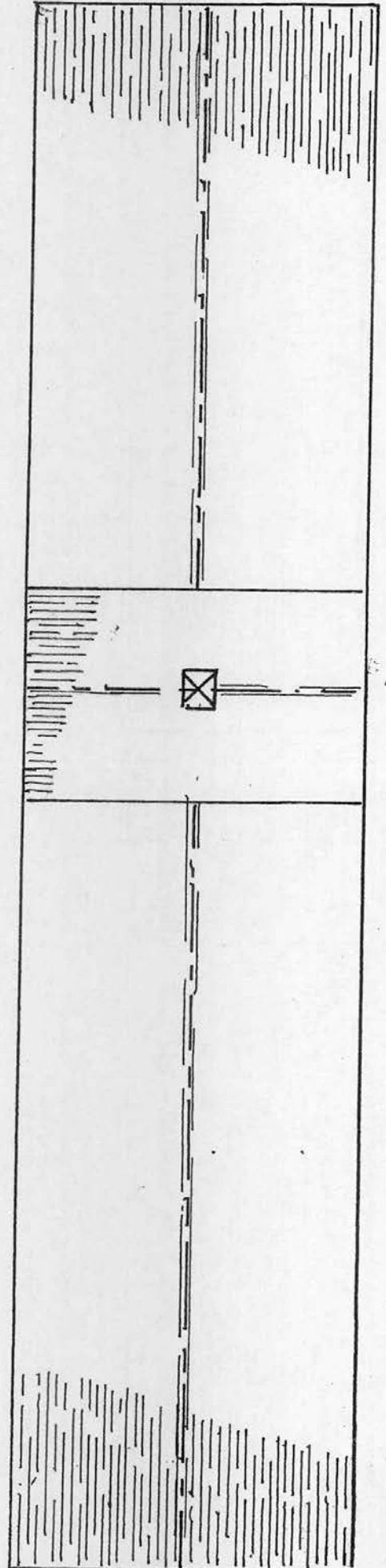
13 FEB 2018



North West elevation.



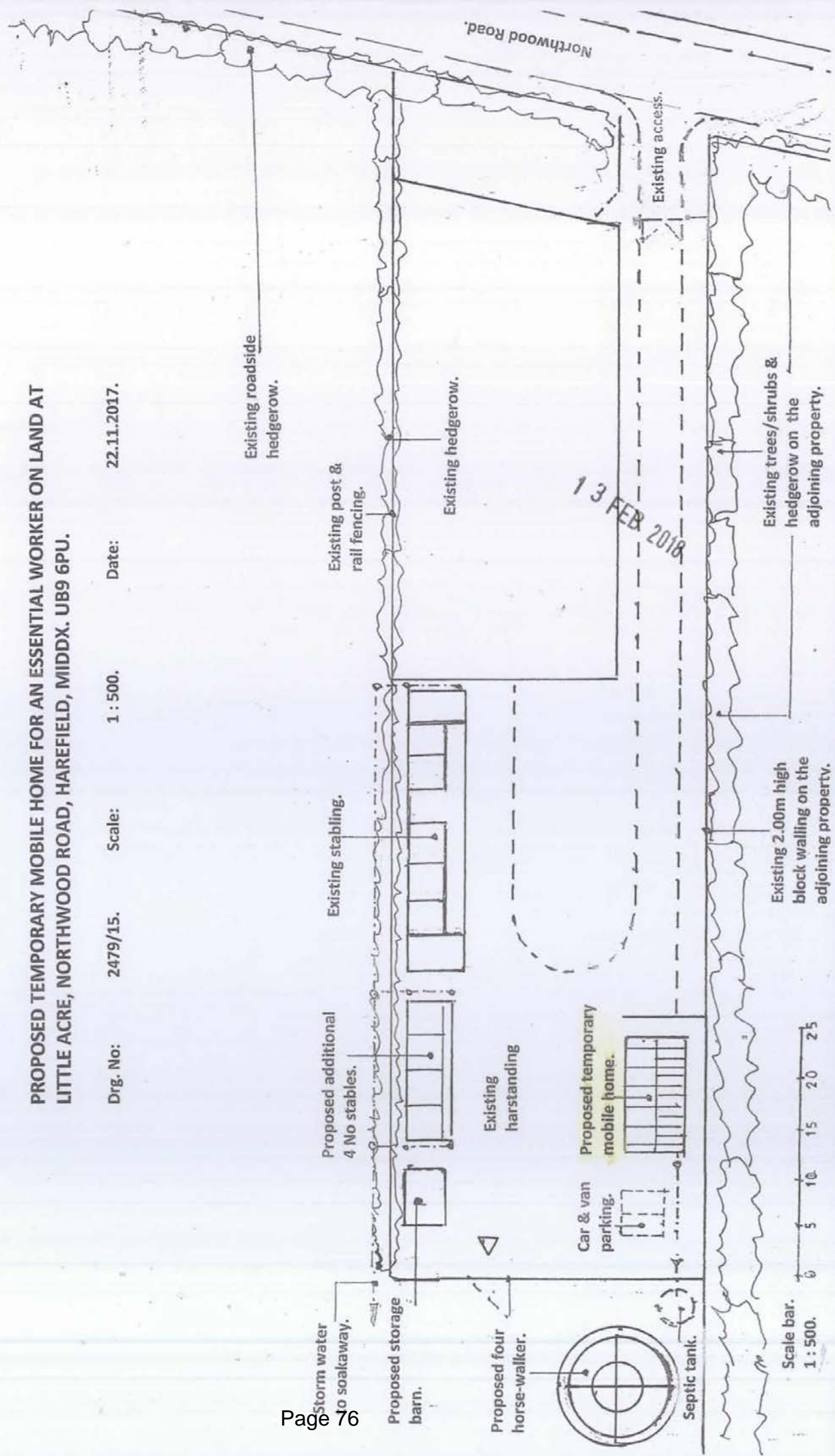
South East elevation.



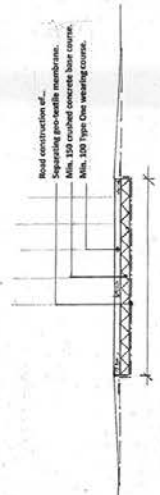
Roof plan.

**PROPOSED TEMPORARY MOBILE HOME FOR AN ESSENTIAL WORKER ON LAND AT
LITTLE ACRE, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PU.**

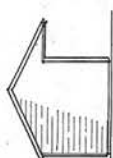
Drg. No: 2479/15. Scale: 1:500. Date: 22.11.2017.



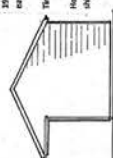
NOTES:
All dimensions must be checked on site and not scaled from this drawing.



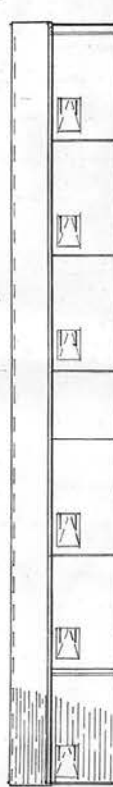
Cross section entry road.



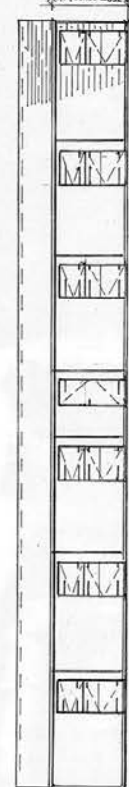
North West elevation.



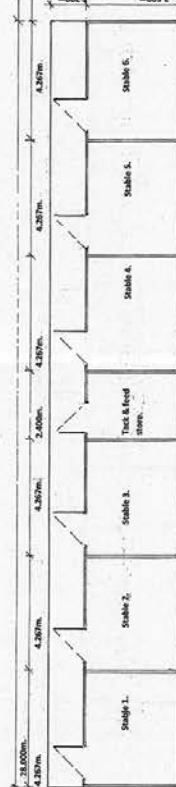
South East elevation.



North East elevation.



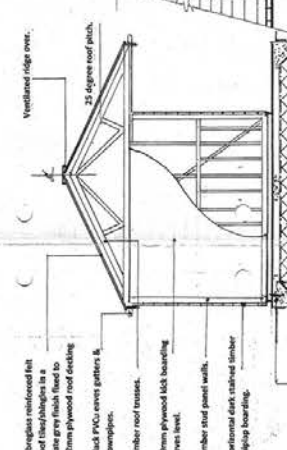
South West elevation.



Internal layout plan.

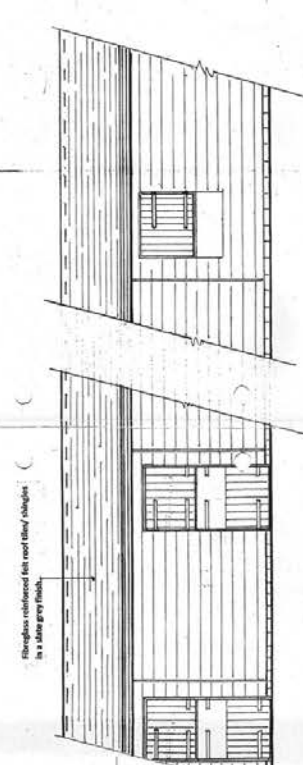


Roof plan.



Typical section, part front & rear elevations.

Min. 100 x C15 milk concrete floor.
1200 PVCu damp proof floor membrane.
125 crushed concrete bladed with fleck.



| Revisions | |
|------------------------------------|------|
| A | Disc |
| © copyright 2014 SDC Reprographics | |

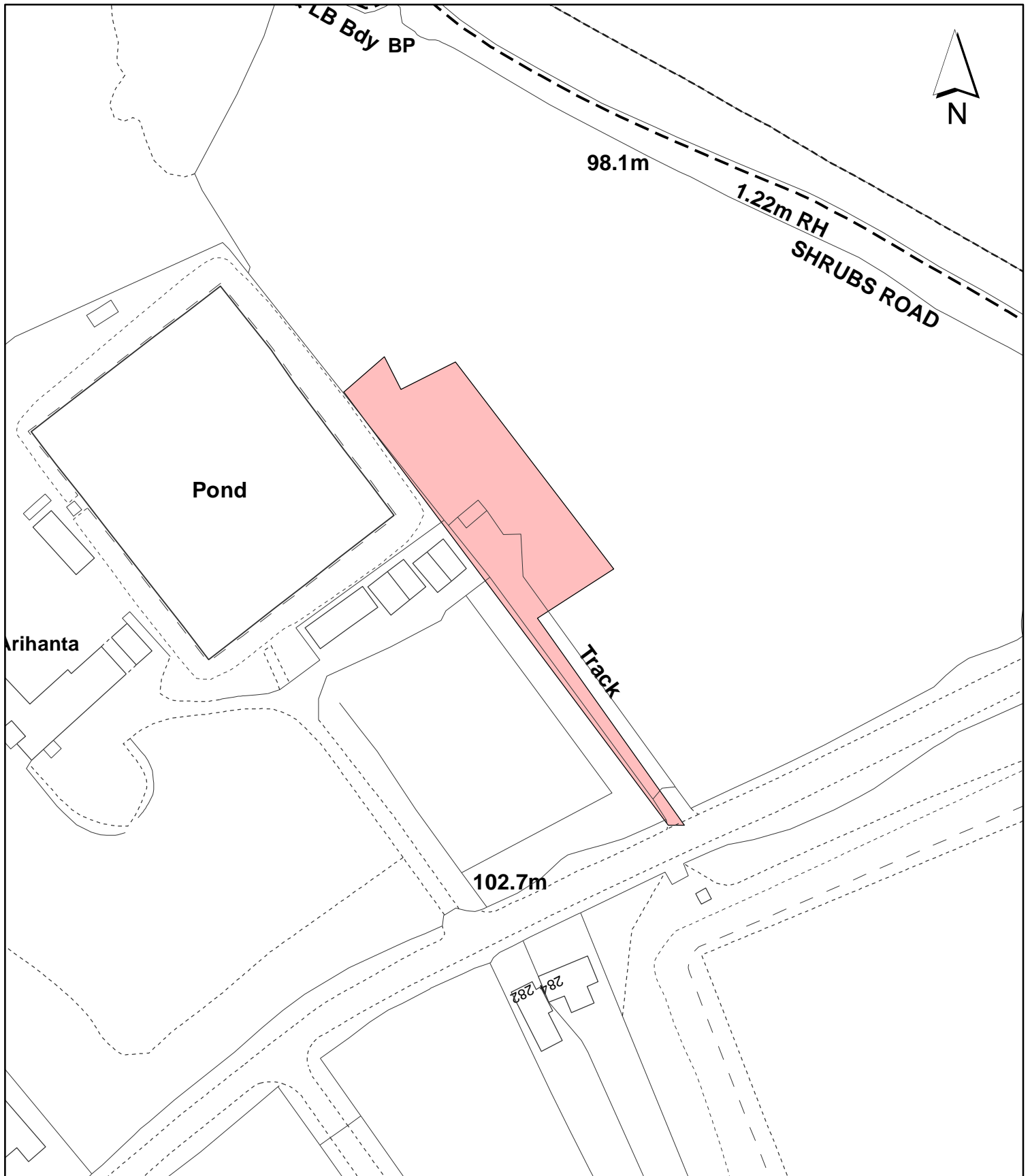
- BIS Vets Ltd. friendly hedgehog mix of 0.500m 'major' double row placed at 0.600m diagonal centres with PVCu spiral guard.
- 40% Colaptes pacificus
 - 20% Prunella spodiophaea
 - 10% Corvus corax
 - 10% Me. aquilina
 - 5% Vireum t. t. t.
 - 5% Corvus corax
 - 5% Me. aquilina

Client: MR & MRS J. DENT, LITTLEBOURNE FARM, EQUESTRIAN CENTRE, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 9PU.
Job Title: PROPOSED STABLES WITH TACK ROOM/ FEED STORE.
13 FEB 2014

AGRIQUESTRIAN CONSULTANTS
AGRICULTURAL & EQUESTRIAN BUILDING ARCHITECTURAL & PLANNING CONSULTANTS
120, Edgar Road, Farnham, Surrey, GU14 7JH
Tel: 01253 82424, Fax: 01253 824255, Email: info@agriquestrian.co.uk

Scale: 1:150, 1:100, 1:500.
Date: 2.6.2014.
Drawn by: [Signature]

Draw. No. 2409/2.
Rev. []



Notes:

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Site Address:

Land at Little Acre

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

Planning Application Ref:
70058/APP/2018/296

Scale:
1:1,250

Planning Committee:
North Page 78

Date:
July 2018



Report of the Head of Planning, Transportation and Regeneration

Address NINE ACRES, ASPREY LANE CAREW ROAD NORTHWOOD

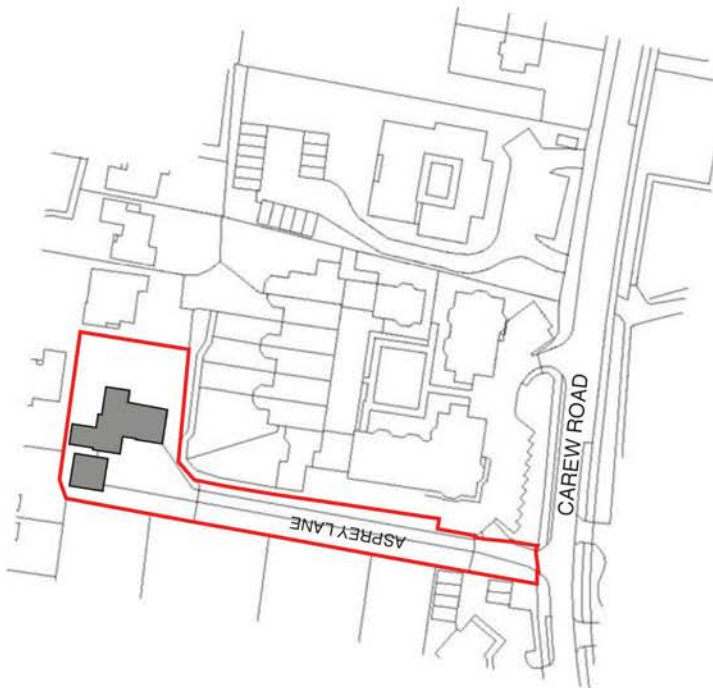
Development: Retention of the part two storey, part single storey side / rear extension, and the increase in the height of the roof ridge. Proposed alterations to the roof, involving removal of the two rear gable windows and one rear dormer window, and replacement with new windows within the rear gable ends and a velux window.

LBH Ref Nos: 34289/APP/2018/1452

Date Plans Received: 19/04/2018

Date(s) of Amendment(s):

Date Application Valid: 01/05/2018

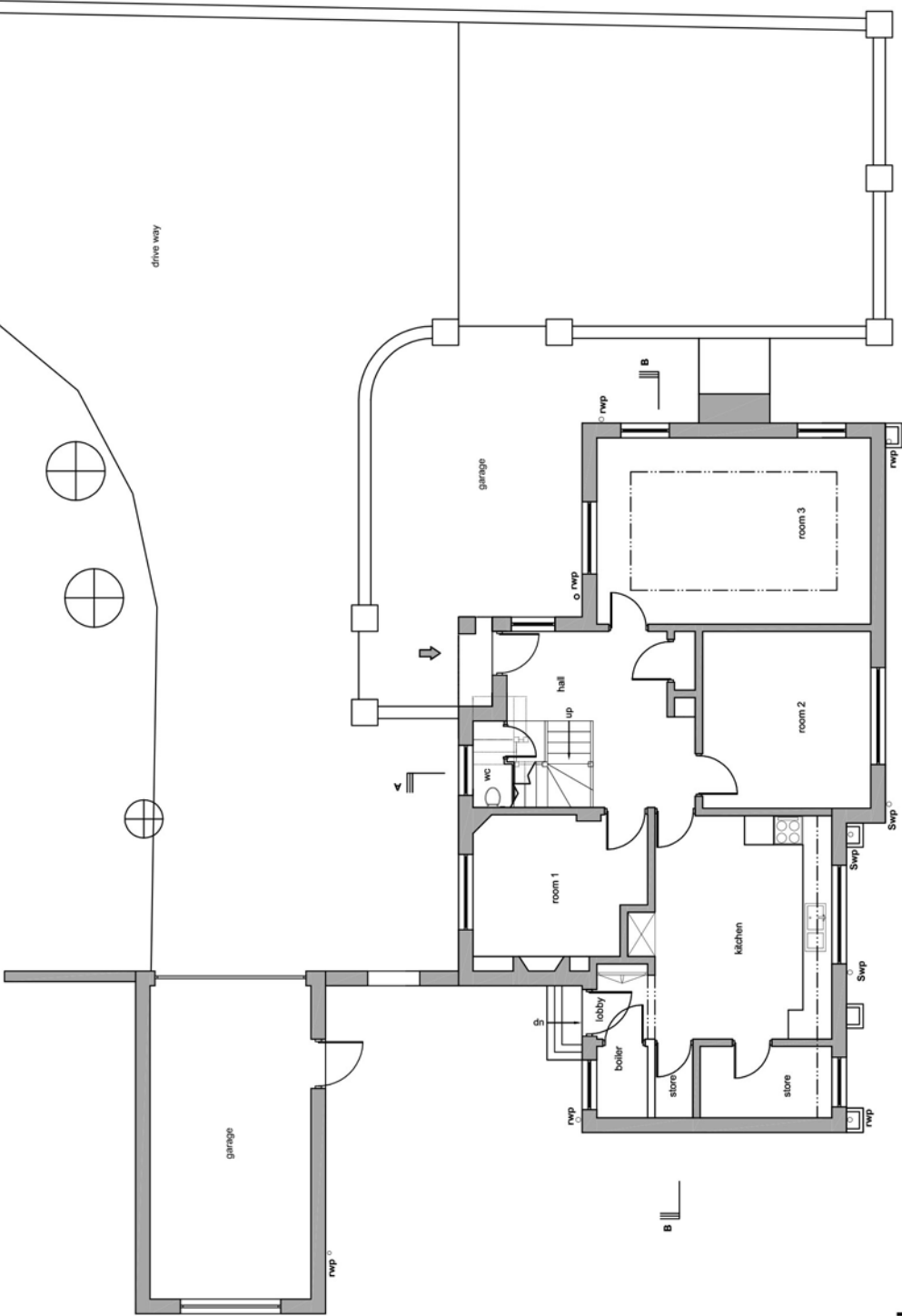


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NOT APPROVED FOR CONSTRUCTION



EXISTING GROUND FLOOR PLAN

Scale 1:100

JETVIEW PROPERTIES LIMITED
 CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS
 ARGYLE HOUSE, 3RD FLR, JOEL STREET,
 NORTHWOOD HILLS MIDDLESEX HA6 1NW
 TEL: 01923 834 290 FAX: 01923 825 122 EMAIL: info@jvpdesignbuild.com

NOTES
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

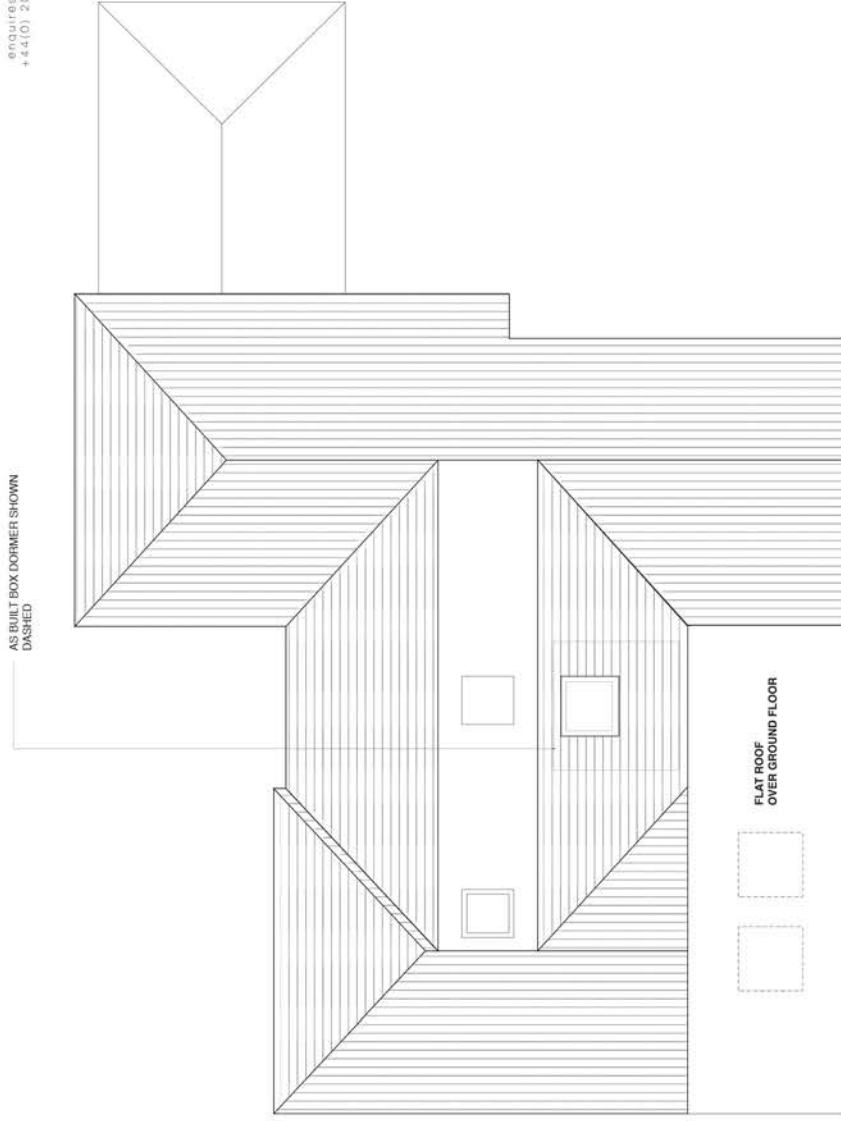
| REVISION | DESCRIPTION | DATE |
|----------|-------------|------|
| | | |

PROJECT
NINE ACRES (formerly CARISBROOKE), ASPREY LANE, OFF CAREW ROAD, NORTHWOOD
 DESCRIPTION
TWO STOREY FRONT EXTENSION, SINGLE STOREY EXTENSION, BASEMENT AND INTERNAL ALTERATIONS
 JOB NO. EMAIL:
 DWG. NO. PA-02

| DRAWING TITLE | | STATUS | |
|-----------------------------------|------------|----------|----|
| EXISTING GROUND FLOOR PLAN | | @ A3 | PA |
| SCALE | 1 : 100 | CHECKED | MC |
| DATE | 19/01/2015 | DRAWN | PL |
| JOB NO. | | REVISION | |
| DWG. NO. | PA-02 | | |



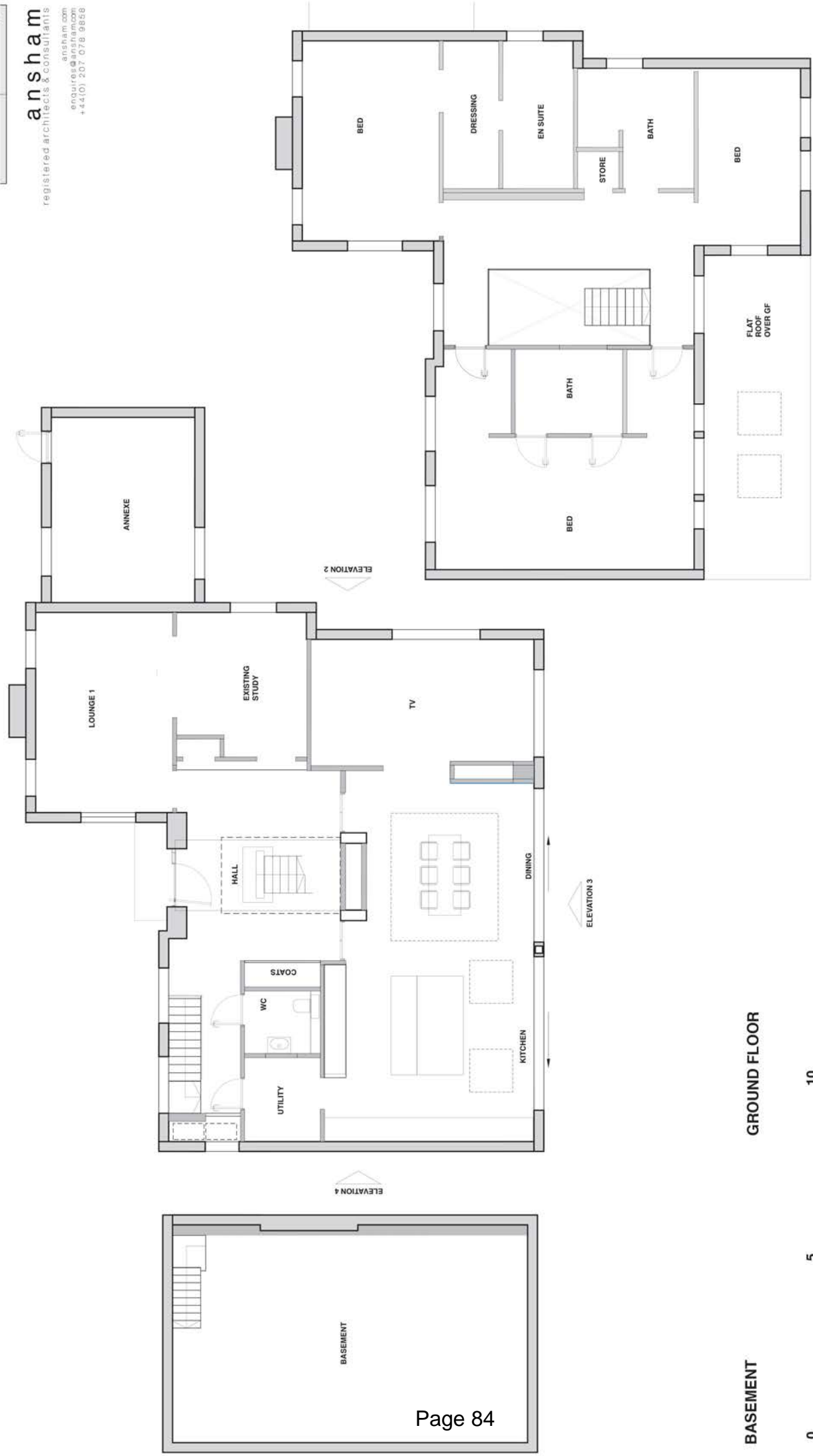
LOFT



ROOF



**NINE ACRES
1:100 BASEMENT, GROUND, FIRST FLOOR PLANS**



**DRAWING NO.4
MARCH 2018**

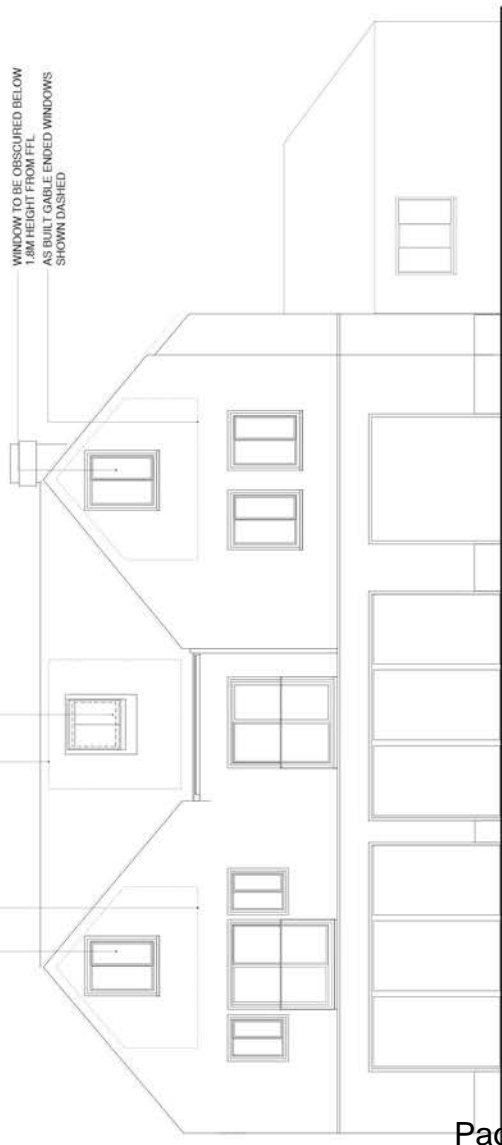
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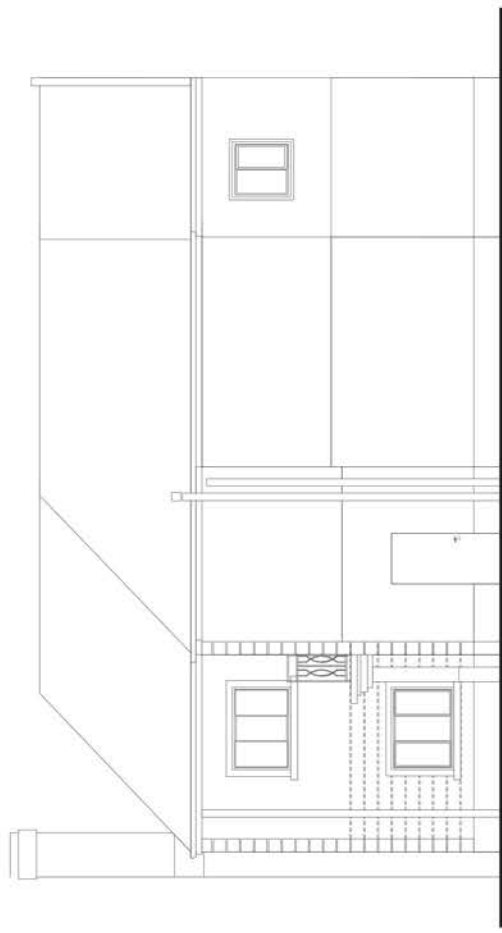


**NINE ACRES
1:100 ELEVATIONS**

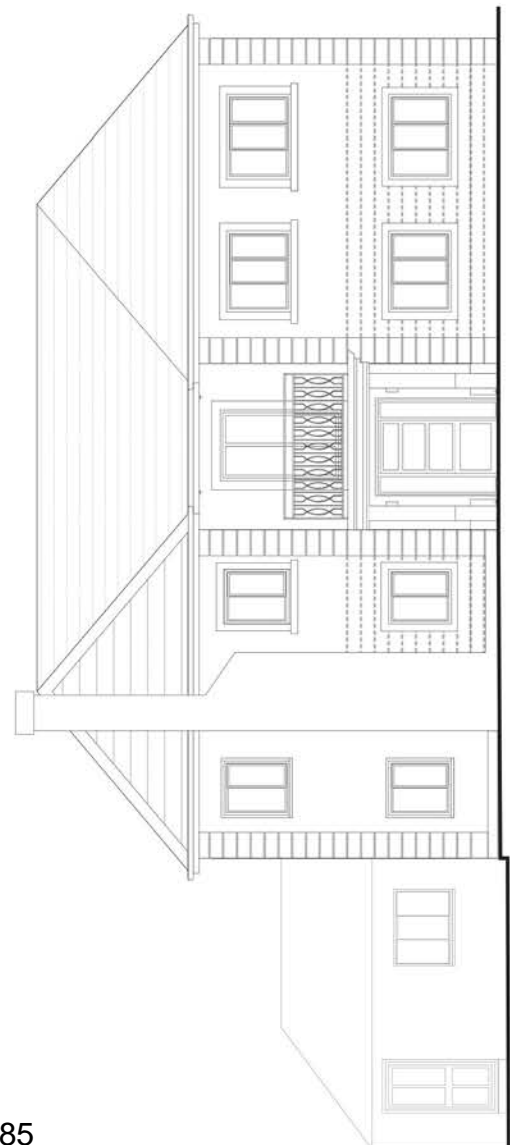
- WINDOW TO BE OBSERVED BELOW 1.8M HEIGHT FROM FFL
- AS BUILT GABLE ENDED WINDOWS SHOWN DASHED
- AS BUILT BOX DORMER SHOWN DASHED
- VELUX GPL WINDOW - FK08 OR EQ. APP. WINDOW TO BE OBSERVED BELOW 1.8M HEIGHT FROM FFL
- WINDOW TO BE OBSERVED BELOW 1.8M HEIGHT FROM FFL
- AS BUILT GABLE ENDED WINDOWS SHOWN DASHED



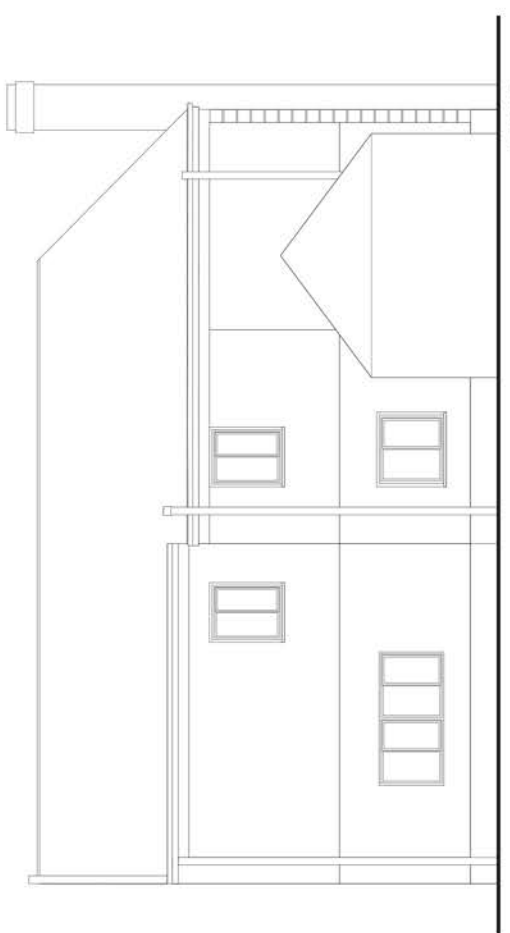
ELEVATION 3



ELEVATION 4



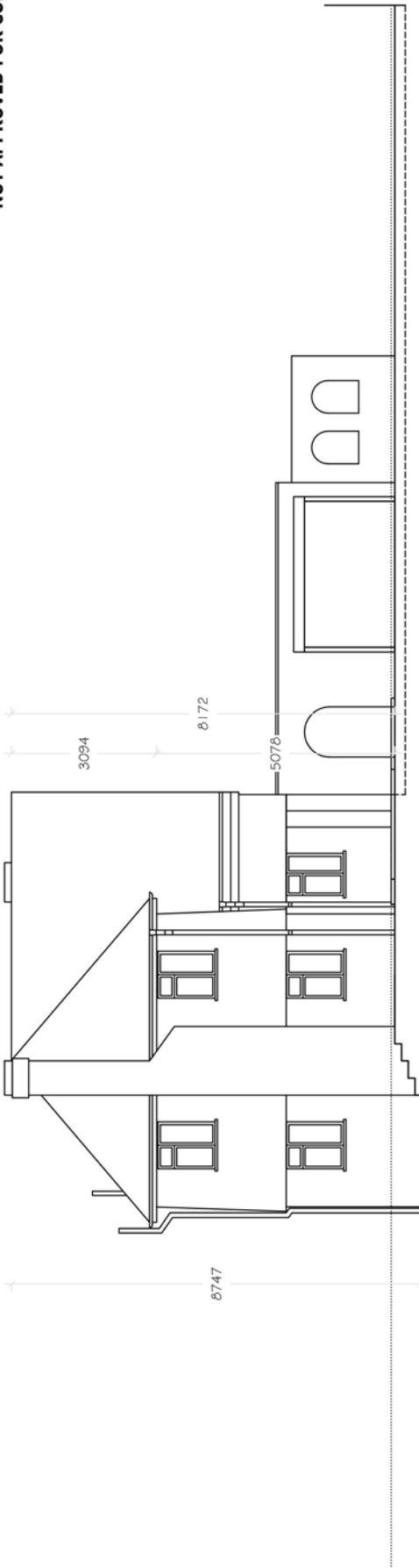
ELEVATION 1



ELEVATION 2

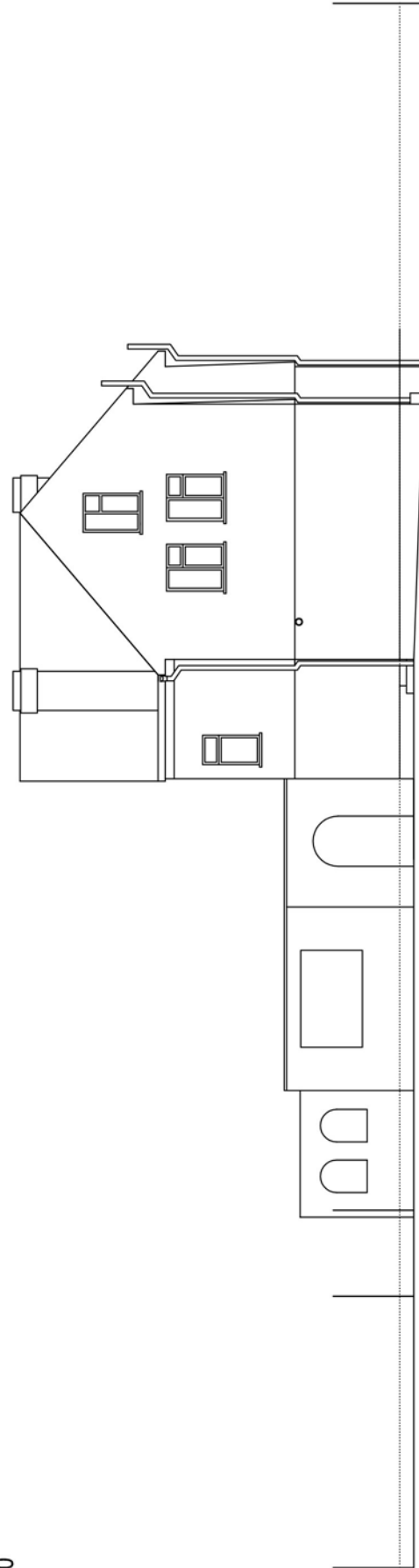
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EXISTING FRONT ELEVATION

Scale 1:100

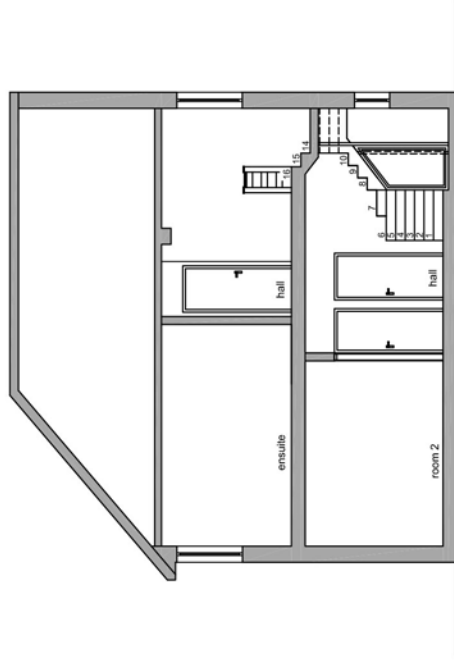


EXISTING REAR ELEVATION

Scale 1:100

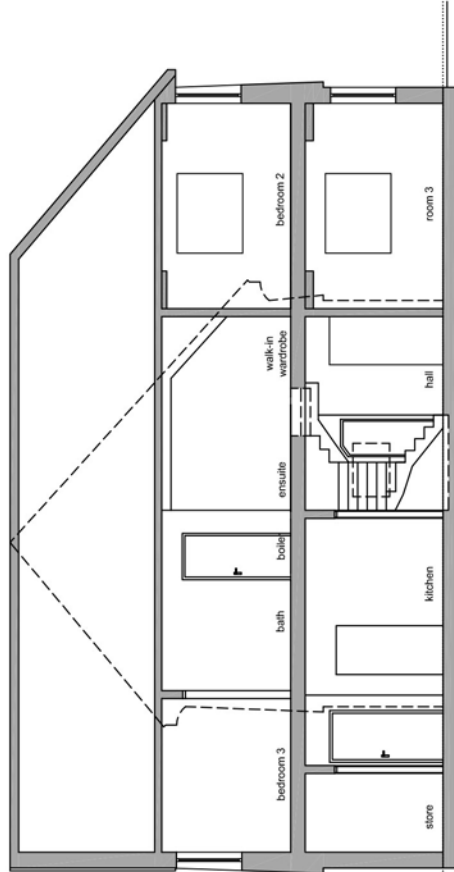


| | | | | | | | | | | | | | | | |
|--|--|--|--|------------------------|--|---------------------------|--|--------------------|--|---|--|--|--|---|--|
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EXISTING SECTION B-B

Scale 1:100



EXISTING SECTION A-A

Scale 1:100

| | | | | | | | |
|--|--|--|--|--|----------------------|---|-----------------|
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| <p>REVISION</p> | | <p>DATE</p> | | <p>SCALE 1 : 100</p> | <p>@ A3</p> | <p>STATUS PA</p> | <p>REVISION</p> |
| <p>DESCRIPTION</p> | | <p>DATE</p> | | <p>DATE 19/01/2015</p> | <p>JOB NO.</p> | <p>CHECKED MC</p> | <p>DRAWN PL</p> |
| <p>REVISION</p> | | <p>DATE</p> | | <p>NOB:</p> | <p>DWG.NO. PA-04</p> | <p>EMAIL:</p> | <p>REVISION</p> |
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Site Address:

Nine Acres, Asprey Lane

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

34289/APP/2018/1452

Scale:

1:1,250

Planning Committee:

North Page 88

Date:

July 2018

