



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 22 AUGUST
2018

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

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

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

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor 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: Tuesday, 14 August 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
www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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

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

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



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.

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

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Emergency procedures

If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 12
- 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	287 West End Road, Ruislip - 1084/APP/2018/291	South Ruislip	Two storey building with habitable roofspace, parking and amenity space to form 3 x 1-bed and 2 x 2-bed self contained flats involving demolition of existing dwelling. Recommendation: Approval	13 - 32 68 - 75

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	7 Breakspear Road, North Harefield - 69041/APP/2018/1843	Harefield	Part two storey, part single storey side/rear extension, including demolition of existing conservatory. Recommendation: Approval	33 - 44 76 - 79

8	18 High Street, Northwood - 42807/APP/2018/2081	Northwood	Change of use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Service) and Use Class B1 (Office other than A2) and installation of new shop front. Recommendation: Approval	45 - 54 80 - 85
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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.

	Address	Ward	Description & Recommendation	Page
9	ENFORCEMENT REPORT			55 - 60
10	ENFORCEMENT REPORT			61 - 66

PART I - Plans for North Planning Committee - pages 67 - 86.

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Agenda Item 3

Minutes



NORTH Planning Committee

12 July 2018

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

	<p>Committee Members Present:</p> <p>Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Scott Farley, Becky Haggar, Henry Higgins, John Oswell, Robin Sansarpuri, Steve Tuckwell and Nicola Brightman</p> <p>LBH Officers Present:</p> <p>James Rodger (Head of Planning, Transportation and Regeneration), Matt Kolaszewski (Planning Team Leader), Glen Egan (Legal Advisor), Richard Michalski (Highways Engineer), Liz Penny (Democratic Services Officer) and Kerrie Munro (Planning Lawyer)</p>
35.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Devi Radia with Councillor Nicola Brightman substituting.</p>
36.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
37.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 19 June 2018 were approved as an accurate record.</p> <p>RESOLVED: That the minutes of the meeting on 19 June 2018 were agreed as a correct record.</p>
38.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
39.	<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 the items of business marked Part I would be heard in public and the items of business marked Part II would be considered in private.</p>

40. **GATEHURST GATE END, NORTHWOOD - 5761/APP/2018/886** (*Agenda Item 6*)

Officers introduced the report and highlighted the information in the addendum. The application sought approval of details pursuant to discharge condition 7 (Landscaping Scheme) relating to a planning application dated 20/01/2016. Additional correspondence objecting to the proposals had been received and had been circulated to Members prior to the meeting. A key issue raised had regard to the permeability of the paving used. The Council's tree officer and landscaping officers had assessed the application and raised no objection regarding the extent of the hardscaping providing it was correctly installed and permeable. Members were advised that the second to last paragraph in the addendum was incorrect and should be disregarded. The Committee was informed that the paving works had been carried out since the application came in. The objection received related to the permeability of the paving; however, having visited the site, the Council's landscaping officer believed it to be permeable. The application was therefore recommended for approval.

A petitioner spoke on behalf of the Gateshill Residents' Association Committee in objection to the application and expressed concern regarding the health of the oak tree covered by TPO 169. Members were informed that the application was part-retrospective since the hard landscaping had already been done; however, the minimum 25% soft landscaping had yet to be completed. Permission had been granted for extensive building work at the property in 2012 and an arboricultural report had been submitted by the applicant as part of this process. A tree protection area around the TPO oak tree had been agreed. The arboricultural report had stated that the driveway would be retained or replaced by a permeable material suitable for use in a root protection area. The petitioner stated that the developer had in reality paved over 85% of the root protection area with non-permeable blocks which contravened the Council's own paving front gardens guidance sheet. Photos had previously been submitted to the Council which indicated that the blocks used were non-permeable. In addition to this, Councillors were advised that no arrangements had been made for water to be collected and directed to a permeable area; surface water was directed straight into the drains away from the tree. This not only deprived the tree of water, but also contributed to the risk of flooding further down the road.

The applicant's representative addressed the Committee and informed Members that the previous building team had not built the house in accordance with the building inspector's requirements. The current building team had therefore been requested to take over the work. The driveway had, naively, been constructed using block paving as the builders were unaware of the landscaping rules. They were subsequently made aware of the 25% soft landscaping requirement and were advised by the GRA of the need to install drainage which they did. A landscape artist was instructed to check the 25% requirement and it came out to be about 28%. Members were advised that the GRA visited the site and approved of the work.

Members requested confirmation that the paving installed was permeable and were informed that $\frac{3}{4}$ of it was. The left side of the previous drive had been solid concrete with tarmac over the top. Members enquired as to whether the applicant's representative had spoken directly to the Council's officers who visited the site and were informed that he had not.

Councillors also asked for confirmation that the work would meet the Council's definition of permeable had it been carried out as specified by the applicant's representative, and were advised that this would be the case. Members also requested clarification as to where the water was being discharged to and were informed that the

water ran into a gully which would lead to a manhole; this was deemed to be acceptable.

Members were reminded that they were being requested to discharge the condition only. If it were to transpire at a later date that the work had not been carried out in accordance with the Council's policy, this would be a matter for the enforcement team.

The Head of Planning and Enforcement stated that the plans were acceptable but required an annotation to clarify that the plans being approved were for a permeable surface. Enforcement action could subsequently be undertaken should this requirement not be adhered to. Members expressed concern regarding the longer term effect on the tree should it transpire that the landscaping work had not been carried out correctly and were reminded that this would be a separate enforcement issue. Members also enquired whether the tree had been damaged due to the concrete base which had previously been in place and were reminded that the landscape officer had raised no concerns regarding the condition of the tree.

Members commented that the officer comments regarding the enforcement report should be included in the addendum sheet and the situation should be kept under active review, particularly in view of the current hot weather being experienced.

The officer's recommendation was moved, seconded and, when put to a vote, seven Members voted in favour with one abstention.

RESOLVED: 1) That the application be approved;

2) That authority be delegated to the Head of Planning to annotate the plans as discussed to ensure the permeability of the landscaping.

41. **LAND AT LITTLE ACRE - 70058/APP/2018/296** (*Agenda Item 7*)

Officers introduced the report and highlighted the addendum. The application sought 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. The report indicated that there was a need for breeding mares and stallions to be accommodated in a separate location to the other horses. A new plan had been submitted which replaced the previous one. The application was recommended for approval.

Members noted that the proposed development was appropriate and compliant. The Committee requested clarification regarding the movement of horses between the two sites both at present and in the future; they were advised that any increase would be minimal.

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

RESOLVED: That the application was approved.

42. **NINE ACRES, ASPREY LANE - 34289/APP/2018/1452** (*Agenda Item 8*)

Officers introduced the report and highlighted the information in the addendum. The application sought to retain the part two storey, part single storey side / rear extension and increase the height of the roof ridge. The proposal also included 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 latter to be glazed with obscured glass. It was recommended that the application be approved.

Members noted that, following an inspector's report which objected to the windows in the gable and dormer, the submitted plans had been altered and the proposed Church-style windows had been replaced with standard ones.

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

RESOLVED: That the application was approved.

43. **ENFORCEMENT REPORT** (*Agenda Item 9*)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.

2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

44. **ENFORCEMENT REPORT** (*Agenda Item 10*)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.

2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

45. **ENFORCEMENT REPORT** (*Agenda Item 11*)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.

2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

46. **ENFORCEMENT REPORT** (Agenda Item 12)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.

2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

47. **ENFORCEMENT REPORT** (Agenda Item 13)

RESOLVED:

1. That the enforcement action as recommended in the officer's report was agreed.

2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

The meeting, which commenced at 7.00 pm, closed at 7.46 pm.

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

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

Minutes



NORTH Planning Committee

1 August 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 Roy Chamdal (Reserve).</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Mandip Malhotra (Strategic and Major Applications Manager), Richard Michalski, Kerrie Munro, Richard Phillips (Principal Planning Officer), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
48.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Tuckwell, with Councillor Chamdal substituting.</p>
49.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
50.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>The Chairman agreed that Item 12 would be considered as an urgent item.</p>
51.	<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 4</i>)</p> <p>It was confirmed that all items marked as Part I would be heard in public, and all items marked as Part II would be heard on private.</p>
52.	<p>53 & 53A HAWTHORNE AVENUE, EASTCOTE - 15248/APP/2018/982 (<i>Agenda Item 5</i>)</p> <p>Four two-storey, two-bed, semi-detached dwellings with associated parking and installation of vehicular crossover to front, involving demolition of existing detached bungalows.</p> <p>Officers introduced the report and noted the addendum.</p> <p>A petitioner in objection to the application addressed the Committee, and cited the bulk,</p>

size and dominance on the street scene as a potential further reason for refusal. Members heard that the car parking arrangements could lead to neighbours parking in front of other houses, and the change to the side roof elevations would have a detrimental impact on the street scene.

The agent for the application commented that the application was designed to not affect neighbours, and was styled on neighbouring properties such as No. 55 Hawthorne Avenue. The Committee were informed that the application would not adversely impact neighbouring properties and meets the Council's standards for amenity space.

Following a clarification on the parking arrangements, Members moved the officer's recommendation. This was then moved, seconded, and unanimously agreed.

RESOLVED: That the application be refused.

53. **27 DUCKS HILL ROAD, NORTHWOOD - 40711/APP/2017/4470** (*Agenda Item 6*)

Two two-storey, semi-detached dwellinghouses with habitable roofspace to include associated parking and amenity space and vehicular crossover, involving demolition of existing dwellinghouse.

Officers introduced the report, noted the addendum and commented that an email that detailed a number of plans that were superseded had been circulated to the Committee.

Members heard from a petitioner in objection to the application who stated that the application failed to harmonise with the surrounding area, impacted on the lighting to the properties behind the site, the roof was too high and the property would be just 1.5m from the partition wall. The petitioner commented that the local residents appreciated the applicant had moved the dormer windows from the back to the front, but the proposed development would change street scene and the Committee was asked to preserve the invaluable character of the road by refusing the application.

Councillors noted that the issues surrounding the wall were outside the Committee's control and the replacement of a building is only relevant if the building is listed. Members commented that the decision rested on the design which was subjective, but the proposed plans appeared to be more in keeping with the neighbouring area than the current dwelling.

The Committee stated that there was a condition on building materials, but requested that the materials must be a colour that suited the street scene. The Head of Planning, Transportation and Regeneration confirmed that an informative could be added to state that the building materials must be a style and colour that was in keeping with the street scene, and also confirmed that it should be ensured that the car parking area be made with permeable paving in the landscaping condition.

Members moved, seconded and unanimously agreed the officer's recommendation, subject to the additional informative and change to condition 10.

RESOLVED: That the application be approved, subject to:

- 1. An additional informative to state that building materials must be a style and colour that remains in keeping with the street scene; and**

2. Condition 10 being changed to ensure the car parking area being constructed with a permeable paving material.

54. **LAND TO THE REAR OF 40 DUCKS HILL ROAD, NORTHWOOD - 73183/APP/2017/3355** (*Agenda Item 7*)

Two-storey, four-bed, detached dwelling with habitable roof space and detached double garage with associated parking and amenity space and installation of vehicular crossover from Cygnet Close.

Officers introduced the report and noted the addendum, which included the omission of reason for refusal 3.

A petitioner spoke in objection to the application and noted that 38 local residents opposed the application. The Committee heard that the petitioner agreed with the officer's report and key reasons for refusal, but also stated that the application was overdominant, disruptive to the local area, too close to surrounding dwellings and resulted in a loss of amenity for neighbouring properties.

Councillor Carol Melvin, Ward Councillor for Northwood, addressed the Committee and noted that, in addition to the points raised by the petitioner, a number of trees with Tree Preservation Orders would need to be removed for the development to take place. Members heard that all the local Ward Councillors opposed the application and wished for it to be refused.

The Head of Planning, Transportation and Regeneration confirmed that the addendum omitted reason for refusal 3, but added a further reason for refusal regarding the size, siting and dominant appearance of the proposal.

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

RESOLVED: That the application be refused, subject to:

- 1. The omission of reason for refusal 3; and**
- 2. The addition of a reason for refusal which stated "The proposal, by reason of its size and siting, would result in an unduly dominant appearance from the neighbouring property, No. 7 Muscovy Place, resulting in a significant reduction in the residential amenities afforded by the property, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012) and the Council's HDAS Design Guidance".**

55. **46 THE DRIVE, NORTHWOOD - 65098/APP/2018/1128** (*Agenda Item 8*)

Demolition of existing building (containing three self-contained flats) and replacement with a new three-storey building containing one three-bedroom and seven two-bedroom self-contained flats. Proposal includes basement parking (Resubmission following 65098/APP/2016/3555).

The officers introduced the report to the Committee.

A petitioner spoke in objection to the application, and stated that 107 residents from 51 homes supported the refusal of the application. Members heard that the cul-de-sac has a wide road and strong building line, while the existing property is an attractive building surrounded by hedging at right angles to the road. In contrast, the petitioner commented that the proposed dwelling was out of proportion and keeping with the street scene, would dominate the lower part of the road and street scene and impact on the amenity of neighbouring properties, and the proposed basement filled almost the entire plot and would impact on surface water flow and lead to a loss of openness and green space.

The Legal Counsel for the applicant informed the Committee that following the Planning Inspectorate's decision last year, the concerns raised were addressed. Members heard that the current dwelling was not a listed building, and was in a poor state with no significant value, and the cost of renovation would be substantial and unjustified, therefore the benefits of demolishing the current dwelling and replacing it would outweigh the loss and include the provision of new homes. The applicant's representative noted that amenity space, access, parking, and flood risk were acceptable and urged the Committee to grant planning permission.

Councillor Melvin, Ward Councillor for Northwood, noted that it was important to keep old buildings for the sake of the local area, and this building was very significant in the street scene. Councillor Melvin informed the Committee that flats at the end of The Drive including a large basement would be unacceptable and only exacerbate the significant flood risk to the area.

The Committee commented that the current building does require renovation, but the current plans, particularly the proposed basement, were not acceptable, and would increase the number of bedrooms at the dwelling from three to 17, which was a substantial increase.

As such, Members moved, seconded and unanimously agreed the officer's recommendation.

RESOLVED: That the application be refused.

56. **4 WILLOW END, NORTHWOOD - 70835/APP/2017/4023** (*Agenda Item 9*)

Installation of timber staircase for access (Retrospective).

Officers introduced the report and the Committee noted that a petition in objection to the application was withdrawn by the lead petitioner prior to the meeting.

Members thanked officers for working with the applicant to find a sensible compromise to the application, and moved, seconded and unanimously agreed the officer's recommendation when put to a vote.

RESOLVED: That the application be approved.

57. **5 CHILTERN ROAD, EASTCOTE - 54673/APP/2018/1363** (*Agenda Item 10*)

Part two-storey, part single-storey side/rear extension and conversion of roofspace to habitable use to include two side dormers.

The application was withdrawn prior to the meeting.

58.	<p>178 - 182 HIGH STREET, RUISLIP - 28388/APP/2018/1303 (<i>Agenda Item 11</i>)</p> <p>Change of use of part of ground floor from Use Class A1 (Shops) to Use Class A2 (Letting Office) including new entrance and alterations to rear and side elevations.</p> <p>Officers introduced the application and noted the addendum, which included the deletion of condition 4.</p> <p>The officer's recommendation was moved, seconded, and upon being put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the deletion of Condition 4.</p>
59.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11a</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.15 pm, closed at 8.50 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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	287 WEST END ROAD RUISLIP		
Development:	Two storey building with habitable roofspace, parking and amenity space to form 3 x 1-bed and 2 x 2-bed self contained flats involving demolition of existing dwelling.		
LBH Ref Nos:	1084/APP/2018/291		
Drawing Nos:	516/P/01 516/P/02 Noise Impact Report Design and Access Statement West End Road No Lift Justification 516/P/03 Rev.B 516/P/04 Rev.D 516/P/05 Rev.C 516/P/06 Rev.B		
Date Plans Received:	23/01/2018	Date(s) of Amendment(s):	01/06/2018
Date Application Valid:	08/03/2018		06/02/2018 23/01/2018

1. SUMMARY

The application seeks permission for the demolition of the existing bungalow and to replace it with a two storey brick building with habitable roofspace, parking and amenity space to form 3 x 1-bed and 2 x 2-bed self contained flats. A crossover is also proposed on West End Road.

There are currently no new flats/apartments in this part of West End Road, therefore the construction of flats is acceptable in principle.

Given that there is no particular pattern or character of development along West End Road, it is considered that on balance the two storey block of flats, with a pitched hipped roof and two small rear dormers is in keeping with the overall character of the area and of the street scene and the area in general.

It is considered that the proposal would not result in an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

The proposal would provide an acceptable standard of living internally and externally for future occupiers and that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2016).

There are no objections to parking provision or parking layout. The application has been reviewed by the Highway Engineer who is satisfied that the proposal would not exacerbate congestion or parking stress to any measurable degree, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development

Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

The scheme is therefore acceptable in principle, and complies with planning policies, as set out below.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

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

516/P/06 Rev.B
516/P/03 Rev.B
516/P/04 Rev.D
516/P/05 Rev.C

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance

with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO10 Front Garden Landscaping

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

REASON

To ensure 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: Part Two Saved UDP Policies (November 2012) and Policy 5.17 of the London Plan (2016).

6 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in

the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

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

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

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

REASON

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

9 RES13 Obscure Glazing

All proposed side windows at ground and first floor level facing no. 283 West End Road shall be glazed with permanently obscured glass to at least level 4 on the Pilkington Scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

11 RES23 Visibility Splays - Pedestrian

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

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building regulation standards as set out in the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

13 NONSC Non Standard Condition

No development shall take place until a full and detailed Construction Logistics Plan (CLP) has been submitted to and approved in writing by the Local Planning Authority. The CLP will be a requirement given the constraints and sensitivities of the local residential road network in order to minimise/avoid potential detriment to the public realm.

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: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

14 NONSC Non Standard Condition

Prior to their first use as such, the noise level in rooms at the development hereby approved shall meet the noise standard specified in BS8233:2014 for internal rooms and external amenity areas.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

15 NONSC Non Standard Condition

Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, namely [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 152 Compulsory Informative (1)

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

3 153 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.13	(2016) Sustainable drainage
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 7.14	(2016) Improving air quality
LPP 7.4	(2016) Local character

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

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

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

9

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the proposal would trigger a CIL liability which is estimated to be £26,723.86 and MCIL of £10,463.74 from Section 8 of Spreadsheet which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

10

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, Cranes and Other Construction Issues (available at <http://www.aoa.org.uk/policysafeguarding.htm>)

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

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

12 I70 **LBH worked applicant in a positive & proactive (Granting)**

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.

13 I73 **Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction

works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillington.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the corner of West End Road and Edwards Avenue. It is currently occupied by a brick built bungalow that is utilised as a single family dwelling. The existing property is positioned significantly forward of the house immediately next to it at 285 West End Road. The site benefits from an existing vehicular access off Edward's Avenue.

3.2 Proposed Scheme

The proposal is to demolish the existing bungalow and replace it with a two storey brick building with habitable roofspace, parking and amenity space to form 3 x 1-bed and 2 x 2-bed self contained flats. A crossover is also proposed on West End Road.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillington Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillington and the GLA.

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.H1 (2012) Housing Growth

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 3.8 (2016) Housing Choice
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.18 (2016) Construction, excavation and demolition waste
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.7 (2016) Renewable energy
- LPP 7.14 (2016) Improving air quality
- LPP 7.4 (2016) Local character

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

18 neighbouring properties and the South Ruislip Residents Association were notified of the

proposed development on 12th March 2018 and a site notice was erected adjacent to the site on 18th March 2018.

Neighbours were reconsulted on the revised plans and 3 additional objections were received.

By the close of the consultation period 7 neighbouring residents had objected to the proposed development and a petition with 28 signatures was received which objects to the proposal and asks for it to be refused.

The objections can be summarised as the following:

- i) Increase in traffic;
- ii) Overlooking;
- iii) Out of character in terms of local context and street pattern;
- iv) Loss of light;
- v) Loss of the bungalow;
- vi) Loss of privacy;
- vii) Set a precedent for further similar developments;
- viii) Pressure on local services;
- ix) Traffic from construction vehicles;
- X) Highway and pedestrian safety;
- Xi) Increase risk of flooding.

Case Officer Comments: These above concerns will be considered in the main body of the report.

Internal Consultees

HIGHWAYS

The application has been reviewed by the Highway Engineer who is satisfied that the proposal would not exacerbate congestion or parking stress to any measurable degree*, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

*subject to appropriate planning condition

TREES & LANDSCAPE

Conditions should be added to ensure that the landscape details satisfy saved policies BE23 and BE38. No objection subject to conditions RES8, RES9 (Parts 1, 2, 4 and 5) and RES10.

ACCESS OFFICER

Having reviewed this application, it is clear that step free access to the proposed dwellings above ground floor would not be possible for wheelchair users and other persons unable to use a staircase. Paragraph 3.48A of the London Plan (March 2016) recognises that the application of M4(2), which requires lift access (a step free approach to the principle private entrance), may have particular implications for developments of four storeys or less where historically the London Plan may not have not required a lift. Local Planning Authorities are therefore required to ensure that dwellings accessed above or below the entrance storey in buildings of four storeys or less have step-free access. Research indicates that the provision of a lift does not necessarily have a significant impact on viability and does not necessarily lead to a significant increase in service charges. However, in certain specific cases, the provision of a lift where necessary to achieve this aim, may cause practical difficulties, make developments unviable and/or have significant implications for the affordability of service charges for intended residents. Unless the developer/applicant submits a clear, well evidenced and compelling case to the LPA as to why lift access cannot be provided, the application should not be supported on the grounds of non-compliance with London Plan policy 3.8(c). To accord with London Plan Policy 3.8(c), the internal

layout of the proposed flats is required to be compliant with the prescribed standards set out in M4(2) of Approved Document M to the Building Regulations (2015 Edition). Plans should be amended and annotated as appropriate. Conclusion: revised plans should be requested.

Officer Note: The applicant has provided a brief explanation of the lack of a lift in the building. Economic/viability reasons together with the fact that future service charges to maintain the lift would render the development entirely unviable. These have been assessed by the Access Officer who has accepted the applicants explanation as to why a lift cannot be provided. It should also be noted that a lift in a scheme of this size, whilst desirable, is not a requirement of the relevant accessibility legislation. A condition is proposed required that all units meet the standards set out in M4(2) of Approved Document M to the Building Regulations (2015 Edition).

EPU

The submitted information in which an acoustic assessment in support of the application has been submitted. The report suggest reasonable mitigation against environmental noise and facade protection. The report has not addressed the transference of internal noise between individual residential units in which could give rise to complaints about noise. These can be dealt with by way of conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the developed area as identified in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seek to protect the impacts of flatted development on the character and amenity of established residential areas. There are currently no new flats/apartments in this part of West End Road, therefore the construction of flats is acceptable in principle.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

No safeguarding issues arise from the proposal.

7.05 Impact on the green belt

The site is not within or adjacent to Green Belt land.

7.07 Impact on the character & appearance of the area

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

The surrounding area is largely characterised by a mix of semi-detached and detached two-storey and bungalow properties. The proposed building would comprise of 5 flats, one of which would be provided within the roof space of the building. The proposed building is 2 storeys in height with a pitched hipped roof.

The West End Road street scene is characterised by a variety of 2 storey dwellings and single storey bungalows. The property immediately adjacent to the site, no. 283 West End Road, is the end property in a 2 storey terrace of 3 dwellings. The properties opposite are two stories also.

Given that there is no particular pattern or character of development along West End Road, it is considered that on balance the two storey block of flats, with a pitched hipped roof and two small rear dormers is in keeping with the overall character of the area and of the streetscene and the area in general.

As such, the proposal is in compliance with Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in three principal ways. The effect of the siting, bulk and proximity of a new building on the general outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 m will be the minimum acceptable back to back distance between buildings whilst a minimum of 21 m overlooking distance should be maintained.

Local Plan Policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

The application is a corner property and as such the only property that could be potentially be impacted is no. 283 West End Road. The only windows in the side elevation of this house appear to be non habitable landing and bathroom windows which are already obscure glazed. No detrimental overlooking or loss of light to habitable rooms will therefore occur.

Furthermore, whilst the proposed building is closer to no. 283 and forward of its building

line (although it is set further back from the existing bungalow at 287) the 45 degree line at ground and first floor levels is not breached. As such it is considered that the proposed building would not have a detrimental impact on the amenities of the adjoining occupiers.

As such it is considered that the proposal would not result in an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

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

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. The London Plan recommends that for a 1 bed, 2 person flat a minimum of 50 sq.m should be provided and for a 2 bed 3 person flat a minimum of 61 sq.m. The total internal floor area for each of the proposed flats would be well in excess of these standards and therefore they are in accordance with the London Plan.

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

The minimum level of amenity space required for a 1 bed flat is 20sq.m and 2 bed flat is 25sq.m. The proposal is for 3 x 1 bed and 2 x 2 bed flats resulting an amenity requirement of 110sqm. A total of 146sqm of shared amenity space is proposed. The amenity space proposed for the flats would far exceed these standards and would be in accordance with the HDAS.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

The ground floor windows of the proposed ground floor flats will require defensible space at 0.5 m deep to protect the privacy of future occupiers. this will be secured through a landscaping condition.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2016).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is located in South Ruislip and fronts onto West End Road which is designated as classified in the borough's road hierarchy. It is located just North of the Polish war memorial (A40) and lies due East of RAF Northolt.

An existing vehicular access off Edward's Avenue is to remain with a new carriageway crossing proposed onto West End Road to serve the new build.

The surrounding road network extensively covered by parking controls in the form of an all day Controlled Parking Zone (CPZ) in Edward's Avenue and surrounding roads with the exception of West End Road which only exhibits localised double yellow lines at certain road junctions. The address exhibits a PTAL of 2 which is considered below average.

Policy AM14 of the Hillingdon Local Plan: Part Two - saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards. It is proposed to provide 3 x 1 and 2 x 2 bedroom residential units. The Council's maximum standard requires up to 1.5 spaces per unit hence a total quantum of up to 8 spaces should be provided on-site to comply with the adopted parking standard. The suggested provision falls below this quantum with 5 spaces proposed on-site. It is noted that the surrounding residential catchment and road network exhibits certain characteristics which support a lower quantum of on-site parking provision. To expand the local area is covered by extensive daytime CPZ controls operating for the working week with additional double yellow line waiting restrictions in the vicinity of the address. Also there are relatively generous off-street parking facilities for most of the surrounding residential properties in the area.

It is also noted that the heavily trafficked nature of West End Road inherently dissuades parking even on the unrestricted section of the road due to the perception of 'potential exposure to vehicle damage' and therefore becomes 'self-regulating' by acting as a natural deterrent to on-street parking. These factors combined inherently reduce general on-street parking demand and therefore subsequent parking pressures on the highway.

To further assist in this aim it is also recommended that the site address be made 'Resident Permit Restricted' in order to prevent future occupiers from obtaining parking permits for the local area which exhibits a Controlled Parking Zone. When contextualising the above factors and facets of the surrounding local area, it is considered that the quantum of parking proposed is to an acceptable level.

In terms of cycle parking there should be a provision of at least 1 secure and accessible spaces for each of the flatted units (totalling 5 spaces) to conform to the adopted minimum borough cycle parking standard. 5 spaces are proposed with an acceptable positioning of a secure and accessible compound thereby conforming to the standard.

In accordance with the Housing Design Guide 2010 - 10% of parking spaces should be disabled compliant equating to a minimum of 1 space. This has been indicated within the submission to the required standard and hence is acceptable.

The only existing access into the site from Edward's Avenue is to remain unaltered and will serve as an access to 2 parking spaces. A new access directly from West End Road is proposed to serve a further 3 spaces including 1 disabled compliant. The formation of a new access conforms to the Council's dimension and safety standards and is therefore considered acceptable. The new access will need to be undertaken to an appropriate Council standard under a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) at the applicant's expense.

The proposed on-site parking arrangement conforms to DfT (Manual for Streets circa 2007) best practice for road and parking layouts. On the West End Road frontage, there is adequate turning space within the site envelope to allow for vehicles using the site to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds. On this premise the arrangement of parking provision and internal layout are considered acceptable within the design context.

The proposal would marginally increase traffic generation from the site as compared to the single bungalow unit. However peak period traffic movement into and out of the site is expected to rise by up to 2-3 additional vehicle movements during the peak morning and

evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local residential and classified road network in order to minimize/avoid potential detriment to the public realm. It will need to be secured under a suitable planning condition.

The application has been reviewed by the Highway Engineer who is satisfied that the proposal would not exacerbate congestion or parking stress to any measurable degree, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with.

7.12 Disabled access

If the scheme had been found acceptable a condition would have been recommended to ensure the development would meet building regulation M4 (2) 'accessible and adaptable dwellings' in accordance with Policy 3.8 c of the London Plan (March 2015) and the Mayor's Housing Standards: Transition Policy Statement.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no notable trees on site and no Tree Preservation Orders or Conservation Area designations affecting the site. However, there is a mature street tree, a purple leafed maple (*Acer Platanoides* Crimson King), ref. 01287, within the West End Road verge.

A proposed dropped kerb and access to a new car park will be a few metres (approximately 3 metres) from the street tree. Although not ideal, on balance it is considered that the tree should not be adversely affected by the construction of the dropped kerb and car park beyond. Elsewhere, within the site there is space for soft landscaping within the front side and rear gardens - particularly along the boundaries - with amenity space to the rear. Conditions should be added to ensure that the landscape details are satisfied.

7.15 Sustainable waste management

Refuse collection will continue from Edward's Avenue. A specific bin store location is depicted on plan and its positioning is considered acceptable.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. This matter could be dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

The site is not within a flood zone. However a sustainable water management condition is recommended.

7.18 Noise or Air Quality Issues

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

7.20 Planning Obligations

A section 106 is required to meet the Highway requirements for restrictions on the ability to obtain residents parking permits.

7.21 Expediency of enforcement action

There are no enforcement issues on this site.

7.22 Other Issues

CIL.

The scheme would be CIL liable.

Presently calculated the amounts would be as follows;

LBH CIL £26,723.86

London Mayoral CIL £10,463.74

Total CIL £37,187.60

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

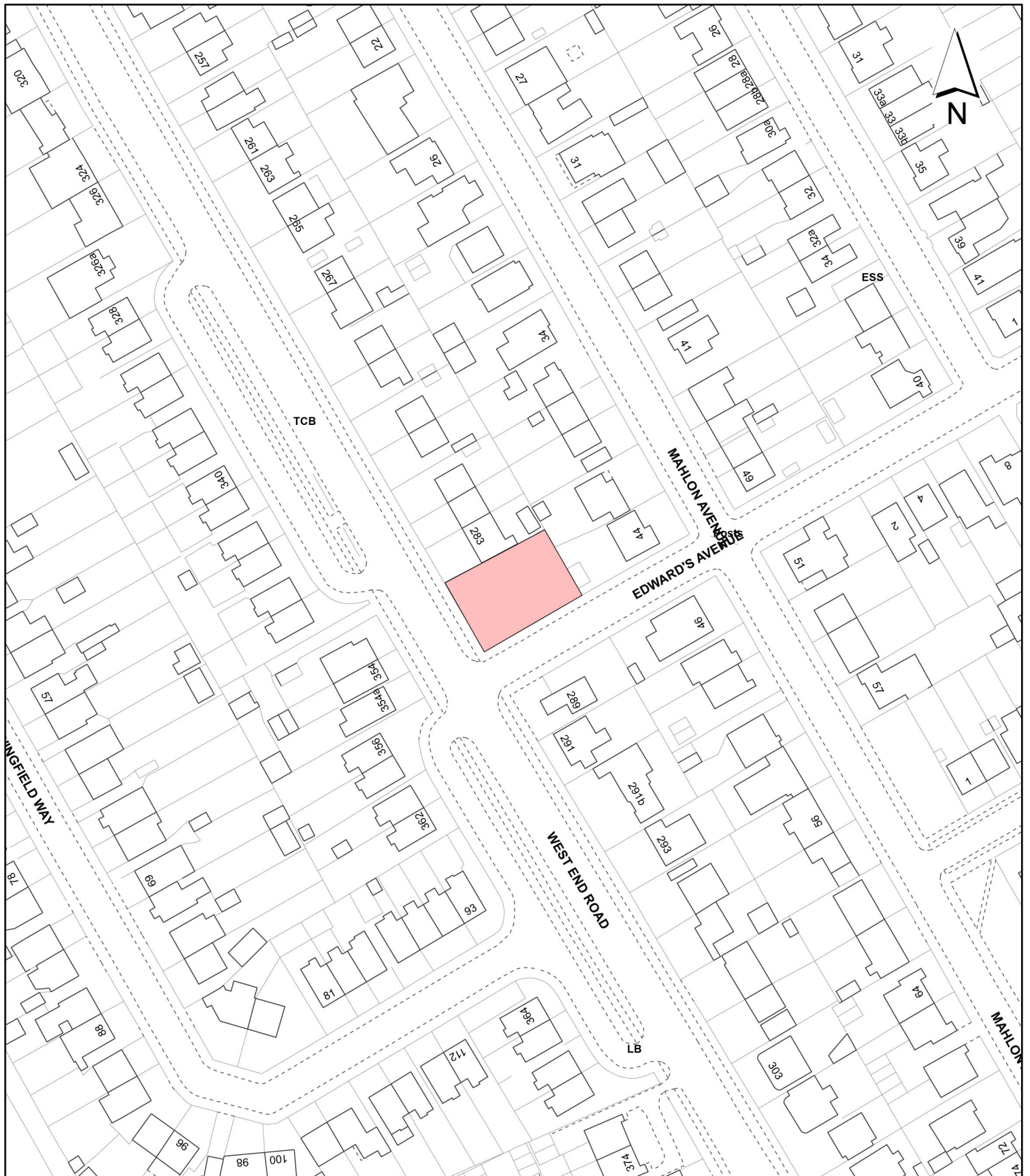
The development is considered to comply with national, regional and local policies and is recommended for approval.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (2016)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**287 West End Road
 Ruislip**

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

Planning Application Ref:
1084/APP/2018/291

Scale:
1:1,250

Planning Committee:
North Page 32

Date:
August 2018



Report of the Head of Planning, Transportation and Regeneration

Address 7 BREAKSPEAR ROAD NORTH HAREFIELD

Development: Part two storey, part single storey side/rear extension, including demolition of existing conservatory.

LBH Ref Nos: 69041/APP/2018/1843

Drawing Nos: 1016/P/2
1016/P/1B

Date Plans Received: 18/05/2018

Date(s) of Amendment(s):

Date Application Valid: 18/05/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached property located on the North Eastern side of Breakspear Road North. It is situated towards the rear of a good sized plot, with an extensive front garden and smaller rear garden. The property currently benefits from a rear conservatory.

The street scene is residential in character and appearance comprising primarily detached properties in good sized plots. Opposite are the grounds of Harefield United football club and beyond the neighbouring property Farm View is open countryside. The application site lies within the Harefield Village Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the demolition of the existing conservatory and the erection of a part two storey, part single storey side/rear extension. This is a re submission of a previously refused scheme.

1.3 Relevant Planning History

69041/APP/2013/1595 7 Breakspear Road North Harefield

Single storey side/rear extension with roof lantern.

Decision Date: 05-08-2013 Approved **Appeal:**

69041/APP/2013/462 7 Breakspear Road North Harefield

Two storey side extension

Decision Date: 22-04-2013 Refused **Appeal:**

69041/APP/2018/857 7 Breakspear Road North Harefield

Part two storey, part single storey side/rear extension, including demolition of existing conservatory

Decision Date: 30-04-2018

Refused

Appeal:

Comment on Planning History

69041/APP/2018/857 - Part two storey, part single storey side/rear extension (refused)
ENF/204/14/ - Overheight fence adjacent to highway and new access to classified road (enforcement notice issued and subsequently complied with)
69041/APP/2013/1595 - Single storey side/rear extension with roof lantern (approved)
69041/APP/2013/462 - Two storey side extension (refused)

The previous application for the two storey side extension was refused on the basis of the size and scale which was considered to be a disproportionate and incongruous addition detrimental to the character of the original dwelling and the wider Conservation Area. It was also considered the proposed layout would be detrimental to the amenities of the occupiers of Farm View.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbours and the Harefield Tenants and Residents Association were consulted for a period of 21 days expiring on the 30 July 2018. A site notice was also erected on the lamp post to the front. Two responses were received raising the following comments:

- I am also planning to extend my property in a similar manner. Although I have no objection to their development, there are a number of caveats;

1) There should be no objection to my proposal.

2) Any side windows should be mutually planned to ensure privacy and sufficient light.

3) The Party Wall Act will be mutually observed.

- We are in favour of the development and note the inclusion of an obscure screen to prevent overlooking. It would be good if the removal of this is not permitted unless replaced by something similar.

Officer response: Any agreement under the Party Wall Act is a civil agreement between interested parties and not a material planning consideration. Other issues raised are noted and addressed within the report.

Harefield Village Conservation Area Panel - No response.

Conservation and Urban Design - No response has been received from the Conservation Officer with regard to this proposal.

The Conservation Officer advised on the previous two storey side proposal that 'The scheme proposes to add a considerable extension to the side, forming a projecting wing as the extension would sit forward of the hall and in line with the dining area of the existing house. As such the extension would not be considered subordinate and would compete with the original elevation of the house, making it architecturally unreadable, and would ultimately detract from the appearance of the conservation area.'

Officer response: This proposal has removed this element.

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.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

NPPF National Planning Policy Framework

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 the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special

architectural and visual qualities; development should avoid the demolition or loss of such features. As such, there will be a presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. This policy reflects the relevant legal duties.

Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that extensions of two or more storeys should be set-in a minimum of 1.0 m from side boundary.

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey side extensions should be set back 1 m from the boundary. This protects the character and appearance of the street scene and protects the gaps between the buildings preventing houses combining visually.

HDAS also advises that rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight. In particular, a two storey rear extension should not protrude out too far from the rear wall of the original house and should not extend beyond a 45 degree line of sight from adjacent first floor windows. If this can be achieved, then the maximum depth of 4 m for a detached property would be acceptable. Front extensions are eye catching and change the face of the building. Not only do they effect the character and appearance of the building itself but also the wider street scene.

The proposal includes a single storey rear extension, which replaces the existing conservatory. This would measure 4 m in depth, 6.6 m in width with a flat roof of 2.9 m in height. This would comply with HDAS requirements and is considered acceptable. The two storey side extension measures 3.52 m in width and 10.47 m in depth, including a rear projection of 4 m. The element is set beneath an extended ridgeline and the rear projection is set beneath a hipped roof set down 0.5 m from the main ridge. The proposed side extension would be set-in 1 m from the boundary and would be less than 2/3 rds the width of the property and would comply with HDAS requirements. This proposal has addressed the Conservation Officers previous concerns and the open porch feature to the front of the property is retained as existing which helps to define the character of the original property. As such it is considered that the proposal would respect the character and appearance of the original dwelling and the open character of the street scene and wider Conservation Area in accordance with the requirements of Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS; Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. To the North West no. 5 is set back from the shared boundary and would be separated from the proposed extension by approximately 5.5 m. It is noted that the proposal would not compromise a 45 degree line of sight from the rear first floor windows. To the other side Farm View is also set back from the application proposal by approximately 10.3 m, separated by their double garage. Given the separation distances between the proposed extensions and neighbouring occupiers and the presence of existing screening afforded by the flora and vegetation, it is considered that the proposed development would not cause any undue loss of daylight, sunlight or

visual intrusion. As such, the proposal would comply with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposal includes one first floor window facing the front garden and one window in the side elevation facing no. 5, however this window would serve a bathroom and is shown as obscure glazed and non opening below 1.7 m. No first floor window is proposed in the rear elevation however a Juliette balcony is positioned in the side of the rear extension facing towards Farm View. In order to prevent direct views of the private amenity space immediately to the rear of that property at a distance of less than 21 m a 1 m high obscure glazed privacy screen is proposed. This would be conditioned to be permanently retained. It is therefore considered that the proposal would not significantly impact on the amenity of the neighbouring properties by virtue of loss of privacy. As such, the proposal complies with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. Approximately 88 sq.m of private garden space would be retained to the rear of the property, which is less than 100 sq.m for the resultant 4 bed property. However it is noted that the dwelling also benefits from a substantial enclosed front garden and is situated within easy access to The Green. It would therefore be unreasonable to refuse on this basis.

There is no impact on the existing parking provision as a result of this proposal.

The proposal is referred to Committee for decision due to the previously issued Enforcement Notice, which does not relate to this proposal.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 1016/P/1B.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 Farm View and 5 Breakspear Road North.

REASON

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

5 HO6 Obscure Glazing

The privacy screen fixed to the top of the parapet above the single storey extension shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and shall be retained for so long as the development remains in existence.

REASON

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

6 HO7 No roof gardens

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

REASON

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

INFORMATIVES

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

repairs, including damage to grass verges.

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

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

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

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

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

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

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

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

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

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
NPPF	National Planning Policy Framework

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a

development that results in any form of encroachment.

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

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

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

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

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

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

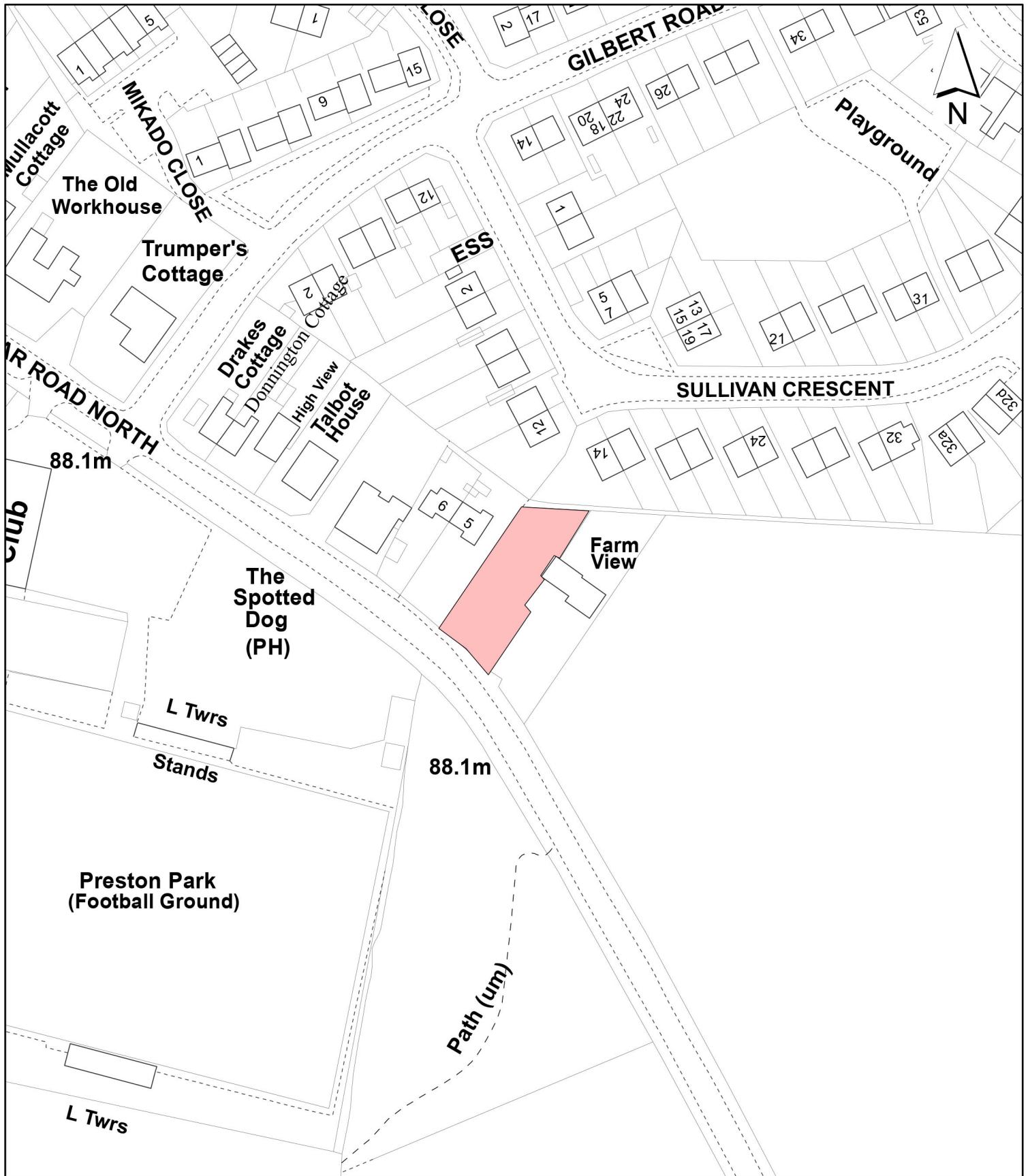
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result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

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

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**7 Breakspear Road
 North Harefield**

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

Planning Application Ref:
69041/APP/2018/1843

Scale:
1:1,250

Planning Committee:
North Page 43

Date:
August 2018



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Report of the Head of Planning, Transportation and Regeneration

Address 18 HIGH STREET NORTHWOOD

Development: Change of use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Service) and Use Class B1 (Office other than A2) and installation of new shop front.

LBH Ref Nos: 42807/APP/2018/2081

Drawing Nos: 18/3192/2
18/3192/3A
18/3192/1
18/3192/4A

Date Plans Received: 05/06/2018

Date(s) of Amendment(s): 05/06/2018

Date Application Valid: 15/06/2018

1. SUMMARY

The application seeks planning permission for the Change of Use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Service) and Use Class B1 (Office other than A2) and installation of new shop front.

There is no objection in principle to the change of use as sufficient A1 units would be retained within the parade of units. It is considered that it would not result in an increased demand for parking and traffic generation and the new shop front would not have a detrimental impact on the appearance of the street scene.

The proposal is recommended for conditional approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 18/3192/3A; 18/319/4A dated September 2017 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 1 bicycle has been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

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

2 147 Damage to Verge - For Council Roads:

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

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

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

3 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 170 LBH worked applicant in a positive & proactive (Granting)

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a mid-terraced property to the East of High Street. It is currently used as a carpet shop. The property is located within a parade of shops, however, it does not form part of a primary or secondary shopping area or a Town Centre. It lies within the developed area and the Old Northwood, Area of Special Local Character (ASLC) as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application is seeking planning permission for the Change of Use of the ground floor unit from Use Class A1 (Shops) to Use Class A1/B1 (Financial Services/Offices). In addition, the shop front would be altered. The size of the fascia sign would remain as existing, the door would be related to the centre of the shop front and a stall riser would be installed.

During the determination process the plans were amended to change the size of the fascia sign and show the neighbouring properties correctly.

3.3 Relevant Planning History

42807/88/2640 18b High Street Northwood
Change of use of part of delicatessen [A1] for the preparation and serving of hot food[A3] 25/11

Decision: 05-04-1989 Approved

42807/ADV/2005/5 18b High Street Northwood
INSTALLATION OF INTERNALLY ILLUMINATED FASCIA SIGN (RETROSPECTIVE APPLICATION)

Decision: 03-03-2005 Approved

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE28 Shop fronts - design and materials

BE5 New development within areas of special local character

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

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

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

S7 Change of use of shops in Parades

LPP 6.13 (2016) Parking

LPP 6.3 (2016) Assessing effects of development on transport capacity

LPP 6.9 (2016) Cycling

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Twelve neighbouring properties and the Resident's Association were notified of the proposal on 18/06/2018. A site notice was also displayed which expired on 16/07/2018.

No responses were received.

Internal Consultees

Highways Officer:

The site is located within the main High Street in Northwood. The public transport accessibility level (PTAL) is rated as 2 which is considered below average.

There are no specific concerns with this change of use due to the small scale of the proposal and the existing retail/commercial mix of the local district centre which is likely to contribute to linked trips to the site given these established use attractions. This would inherently reduce the potential for any new vehicular activity generated by the proposal. The only parking requirement in this case is 1 cycle space to conform to the Council's adopted cycle parking standard. This has not been demonstrated but can be secured via planning conditions.

The application has been reviewed by the Highway Authority who are satisfied that the proposal (subject to the recommended cycle provision and condition) would not exacerbate congestion or parking street and would not raised any highway safety concerns in accordance with Policies AM2, AM7 and AM14 of the Development Plan (2012) and Policies 6.3, 6.9 and 6.13 of the London Plan (2016).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within a parade of shops within an mainly residential area. The parade of shops does not form part of a Town Centre or a Primary or Secondary shopping area. Sufficient A1 properties would be retained within the parade of shops and so it is considered that in principle the change of use would be 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

The site lies within Old Northwood Area of Special Local Character. The impact on this ASLC will be discussed as part of the impact on the character and appearance of the area below.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

Furthermore Policies, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or Area of Special Local Character or would fail to safeguard the design of the existing and adjoining sites. Policy BE28 states that new shopfronts will only be permitted where their design and materials harmonise with the architectural composition of individual buildings or improve the character of the area.

The size of new fascia would match that of the existing and so would follow the design of the fascias within the shopping parade. The commercial properties along High Street have some variance within the style, design and material use. Subsequently, it is considered that the use of the timber framed fenestration, rather than aluminium and the use of a stall riser would not appear out of keeping within the shopping parade. Subsequently, it is considered that the proposal would comply with Policies BE5, BE13, BE15 and BE28 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Impact on Neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties.

Although, no hours of operation have been provided within the planning forms, the use is likely to match that of the existing use and neighbouring commercial properties. Subsequently, it is considered that the proposal would have no material impact on the residential amenity of the neighbouring occupiers, in compliance with Policy OE1 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

It is considered that the proposal would not exacerbate the congestion or parking stress within the immediate area and would not result in any highway safety concerns. To ensure that the proposal would comply with the Council's adopted cycle parking standard a condition can be added following any approval to ensure that one cycle space is provided. Subsequently, it is considered that the proposal would comply with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 6.3, 6.9 and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

No urban design, access and security issues raised for this application.

7.12 Disabled access

The access to the unit would be altered as the door would be relocated to the centre. However, it is considered that it would not have an an impact on disabled access to the unit.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The forms do not state any detailed regarding waste management. However, as the existing use is commercial it is considered that the existing waste management provisions would be suitable for the proposed use.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No public comments were received for this application.

7.20 Planning Obligations

No planning obligations are required for this application.

7.21 Expediency of enforcement action

7.22 Other Issues

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that change of use will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and would not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion. Policy S7 establishes the criteria where service use would be permitted in parades and states the change of use from A1 will only be granted if the parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and to its function in the Borough and that the surrounding residential area is not deficient in essential shop uses. As many essential shop uses will be protected and ideally there should be no less than three in smaller parades and a choice of essential shops in larger parades and in local centres should be retained.

High Street Northwood consists of numerous commercial units with a variety A1, A2 and A3 Use Classes. It is considered that there would be sufficient A1 units following the proposed Change of Use. The unit which forms part of the proposal is relatively small with floorspace of 33.1 square metres. Subsequently, it is considered that no objection is raised in principle to the change of use in compliance with Policies S6 and S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the Change of Use of the property from A1 (Shops) to A2 (Financial and Professional Services) and B1 (Office) would not have a detrimental impact on the parade of commercial units as sufficient A1 units would be retained. It is considered that it would not result in an increased demand for parking and traffic generation. In addition, it is considered that the proposed new shop front would not have a detrimental impact on the street scene, surrounding area and Old Northwood Area of Special Local Character.

In conclusion, the application is recommended for conditional approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012)
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
Hillingdon Design and Accessibility Statement: Shopfronts
National Planning Policy Framework.

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**18 High Street
 Northwood**

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

Planning Application Ref:
42807/APP/2018/2081

Scale:
1:1,250

Planning Committee:
North Page 54

Date:
August 2018



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Plans for North Applications Planning Committee

Wednesday 22nd August
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 67

Report of the Head of Planning, Transportation and Regeneration

Address 287 WEST END ROAD RUISLIP

Development: Two storey building with habitable roofspace, parking and amenity space to form 3 x 1-bed and 2 x 2-bed self contained flats involving demolition of existing dwelling.

LBH Ref Nos: 1084/APP/2018/291

Date Plans Received: 23/01/2018 **Date(s) of Amendment(s):** 01/06/2018

Date Application Valid: 08/03/2018 06/02/2018
23/01/2018



Site Area = 526.2m² / 0.05265ha



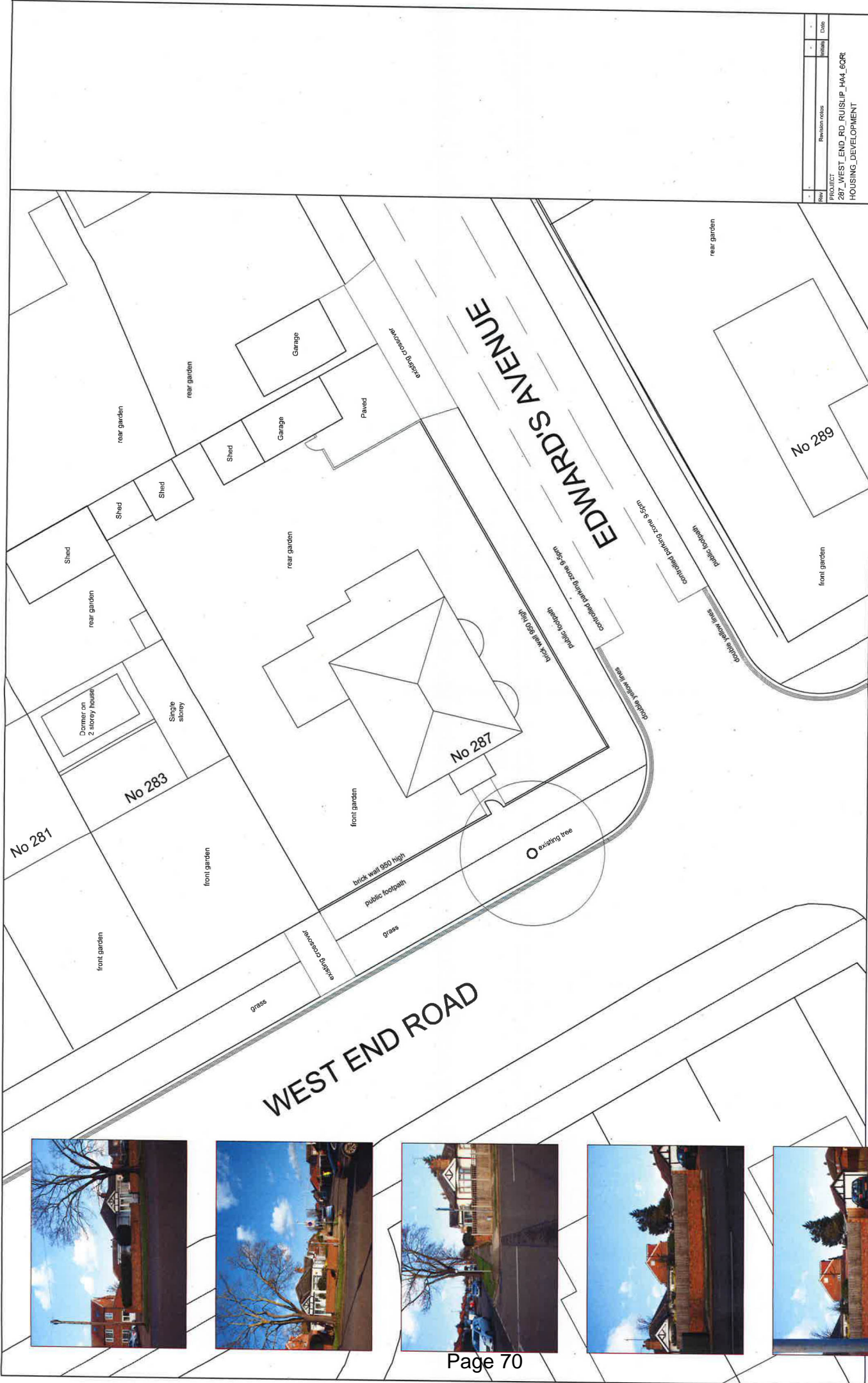
Rev	Revision notes	Issued	Date

PROJECT	287_WEST_END_RD_RUSLIP_H41_GQR
HOUSING DEVELOPMENT	

DESCRIPTION	SITE_LOCATION_PLAN
-------------	--------------------

SCALE	1:1250@A3	DRAWN BY	CHECKED BY	DATE
				JAN18
DRAWING NO.			REV.	

516/P/01



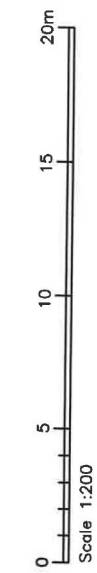
Rev	Revision notes	Initials	Date

PROJECT: 287_WEST_END_RD_RUJSLIP_HA4_GCR
HOUSING_DEVELOPMENT

DESCRIPTION: EXISTING_SITE_PLAN

NO	DRAWN BY	CHECKED BY	DATE
1	1-200@A3	JAN18	JAN18

REVISION NO: 516/P/02



NOTES

SCHEDULE OF ACCOMMODATION:

- GROUND FLOOR
- 1 No 2B 3P @ 68.0m²
- 1 No 1B 2P @ 57.3m²
- FIRST FLOOR
- 1 No 2B 3P @ 68.0m²
- 1 No 1B 2P @ 57.3m²
- LOFT FLOOR
- 1 No 1B 2P @ 54.3m²
- 5 TOTAL FLATS**

TOTAL HABITABLE ROOMS = 17

SITE AREA = 0.053Ha

SHARED AMENITY AREA:
AREA REQUIRED = 110m²
ACTUAL AREA = 146m²

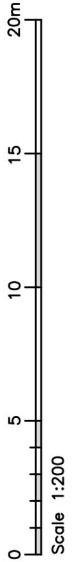
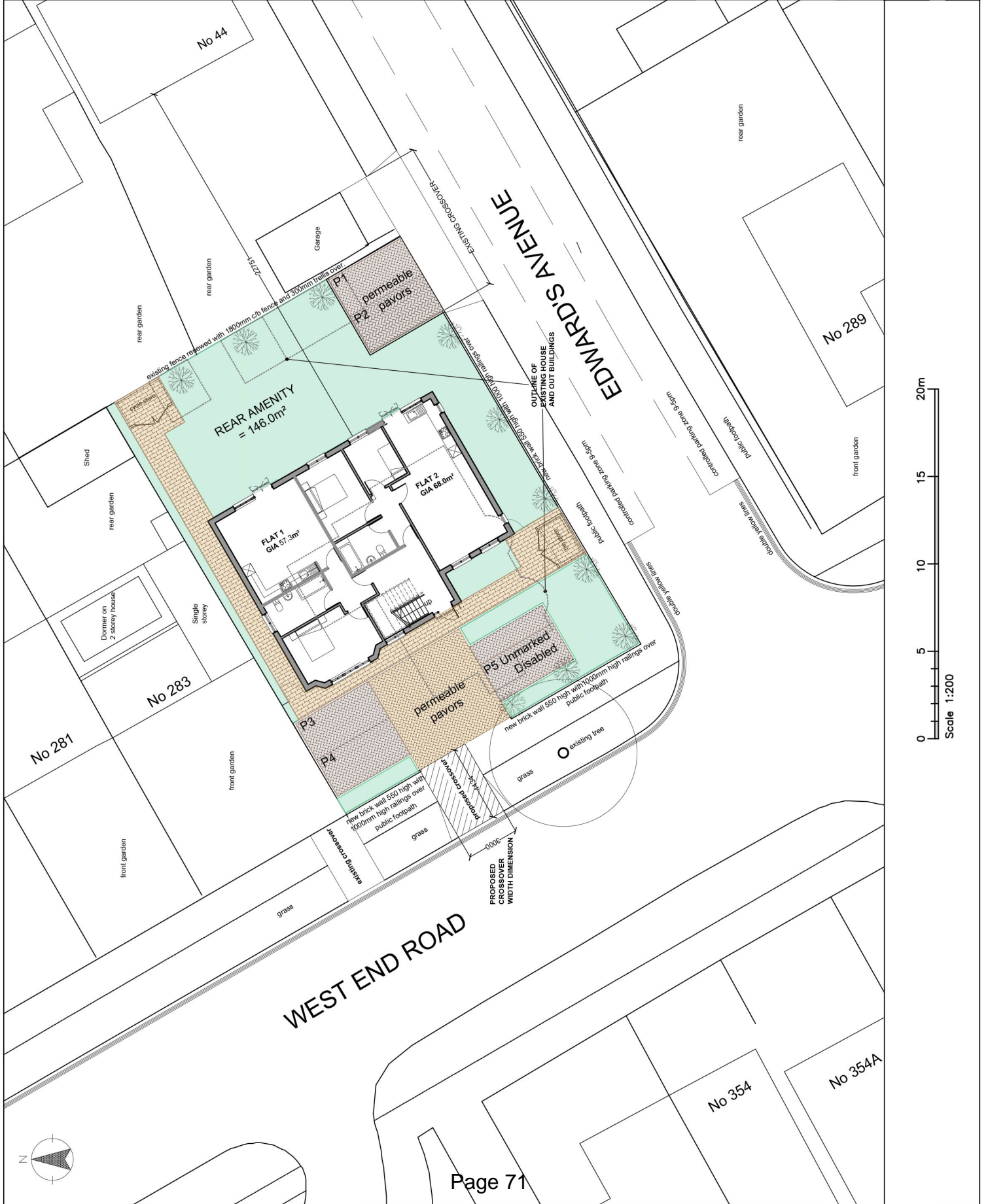
PARKING:
ON SITE 5 SPACES
INCLUDES 1 DDA SPACE

Rev B: Building footprint and schedule updated. Jun 18
Rev A: Crossover dims added and existing crossovers highlighted. Note added to existing house and out buildings. Jan 18

PROJECT
287_WEST_END_RD_RUISLIP_HA4_GCR
HOUSING_DEVELOPMENT

DESCRIPTION
PROPOSED_SITE_PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:200@A3	-	-	JAN 18
DRAWING No.	516/P103		REV.
			B



MATERIALS KEY:

- (1) Plain tiles.
- (2) Fairface Brickwork
- (3) PPC Aluminium Windows with Stone Lintels
- (4) Roof light.
- (5) PPC Aluminium Patio Door with Stone Lintel.
- (6) PPC Aluminium Dormer Windows
- (7) Entrance Canopy
- (8) 550mm Brick wall with 100mm Railings over
- (9) Projecting Brick Quoins
- (10) Contrasting colour brick plinth
- (11) Render

Rev C: Elevation revised generally. Window added to Flat 2 and 4, fenestration and lintels added to windows and doors throughout. Quoins added. Render removed. Key updated. Dormers centred. Jun 19
 Rev B: Brickwork Added. Render areas added. Stair windows revised. Bathroom rooflight removed. Porch revised. Jun 18
 Rev A: Mullions added to stair window Jun 18

PROJECT
 287_WEST_END_RD_RUISLIP_HA4_GCR
 HOUSING_DEVELOPMENT

DESCRIPTION
 FRONT_AND_REAR_ELEVATIONS

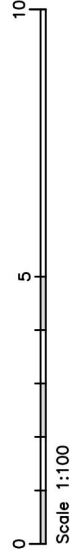
SCALE	DRAWN BY	CHECKED BY	DATE
1:100@A3	-	-	JAN 18
DRAWING No.	516/P105		REV. C



FRONT ELEVATION



REAR ELEVATION



SCHEDULE OF ACCOMMODATION:

- GROUND FLOOR
- 1 No 2B 3P @ 68.0m²
- 1 No 1B 2P @ 57.3m²
- FIRST FLOOR
- 1 No 2B 3P @ 68.0m²
- 1 No 1B 2P @ 57.3m²
- LOFT FLOOR
- 1 No 1B 2P @ 54.3m²
- 5 TOTAL FLATS**

TOTAL HABITABLE ROOMS = 17

SITE AREA = 0.063Ha

SHARED AMENITY AREA:
AREA REQUIRED = 110m²
ACTUAL AREA = 146m²

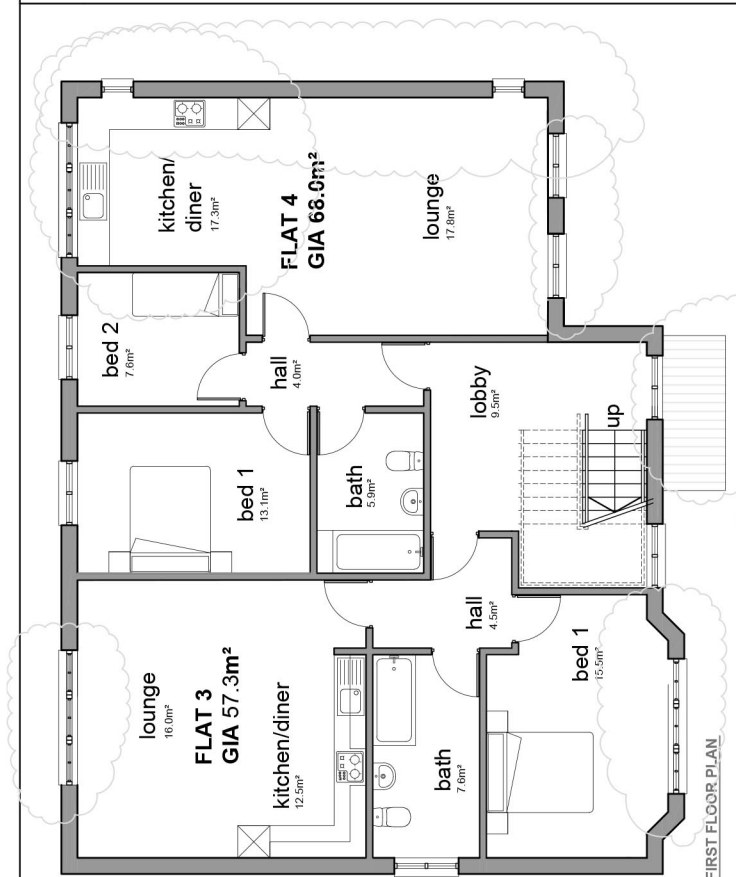
PARKING:
ON SITE 6 SPACES
INCLUDES 1 DDA SPACE

Rev D: Layout revised generally. Loft flat increased in size
 Accommodation schedule updated. Jun 18
 Rev C: Brickwork widened at entrance /stairs for render.
 Rooflight removed. Jun 18
 Rev B: Both Bedroom 2s increased to 7.6m² and Lounge
 reduced to 20.0m² May 18
 Rev A: Front door canopy added. Jun 18

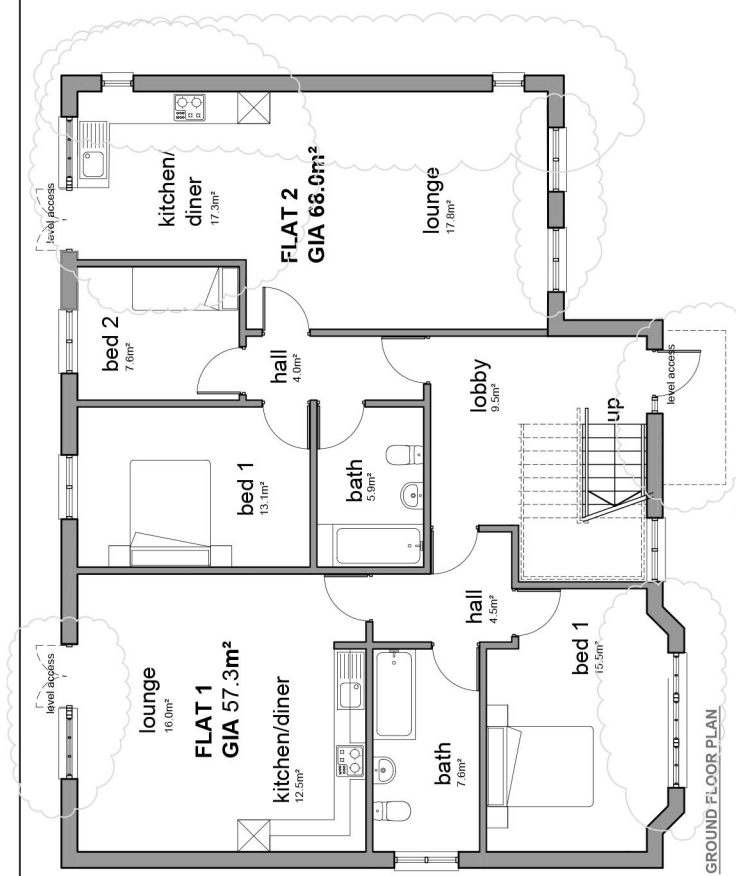
PROJECT:
 287_WEST_END_RD_RUISIP_HA4_GOR
 HOUSING_DEVELOPMENT

DESCRIPTION:
 FLOOR_PLANS

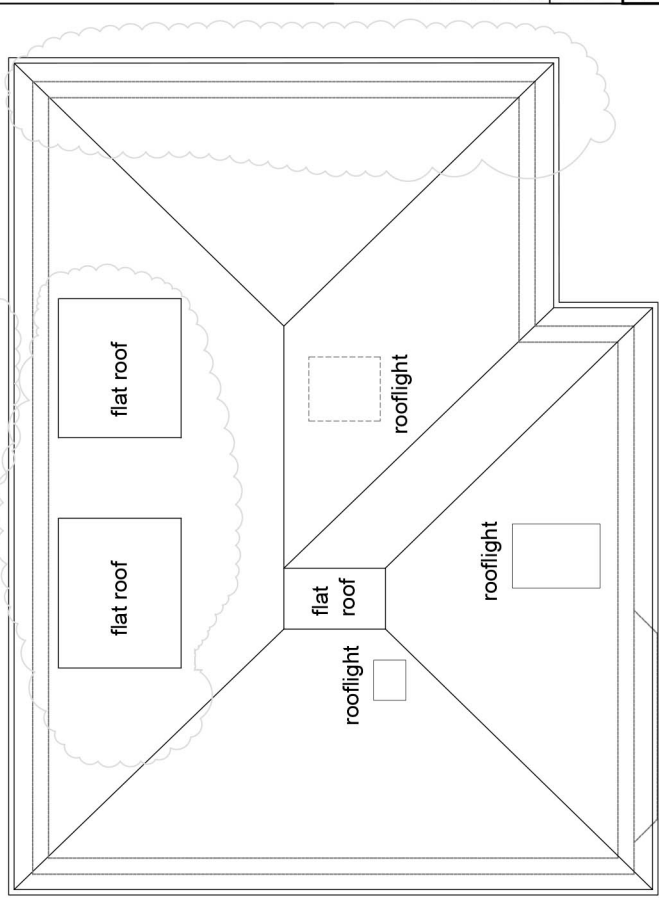
SCALE	CHECKED BY	DATE
1:100@A3	-	JAN 18
DRAWING NO.		REV.
516/P/04		D



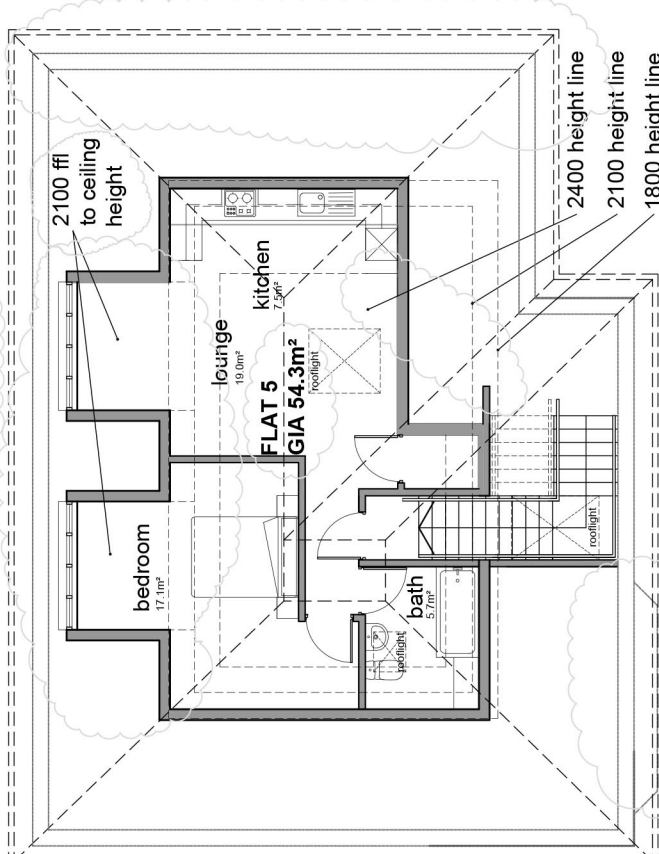
FIRST FLOOR PLAN



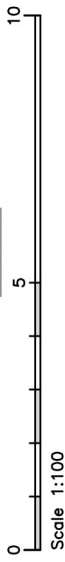
GROUND FLOOR PLAN



ROOF PLAN



LOFT FLAT PLAN



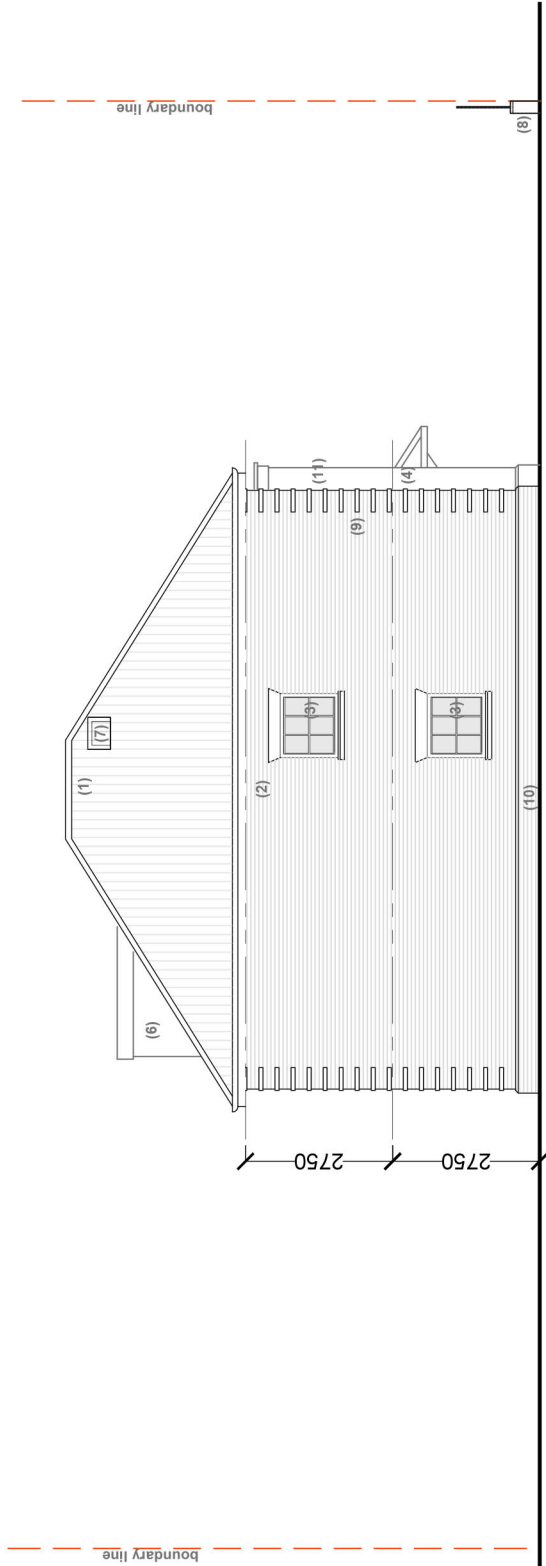
- MATERIALS KEY:**
- (1) Plain tiles
 - (2) Fairface Brickwork
 - (3) PPC Aluminum Windows Obscured Glas with Stone Lintels
 - (4) Entrance Canopy
 - (5) PPC Aluminum Windows with Stone Lintels
 - (6) Dormer
 - (7) Rooflight
 - (8) 50mm Brick wall with 100mm Railings Over
 - (9) Projecting Brick Quoins
 - (10) Contrasting coloured brick plinth
 - (11) Render

Rev B: Window fenestration changed with stone lintels over. Clauses added. Key updated to accord. Jun 18
 Rev A: Building line added to S/East Elevation Feb 18

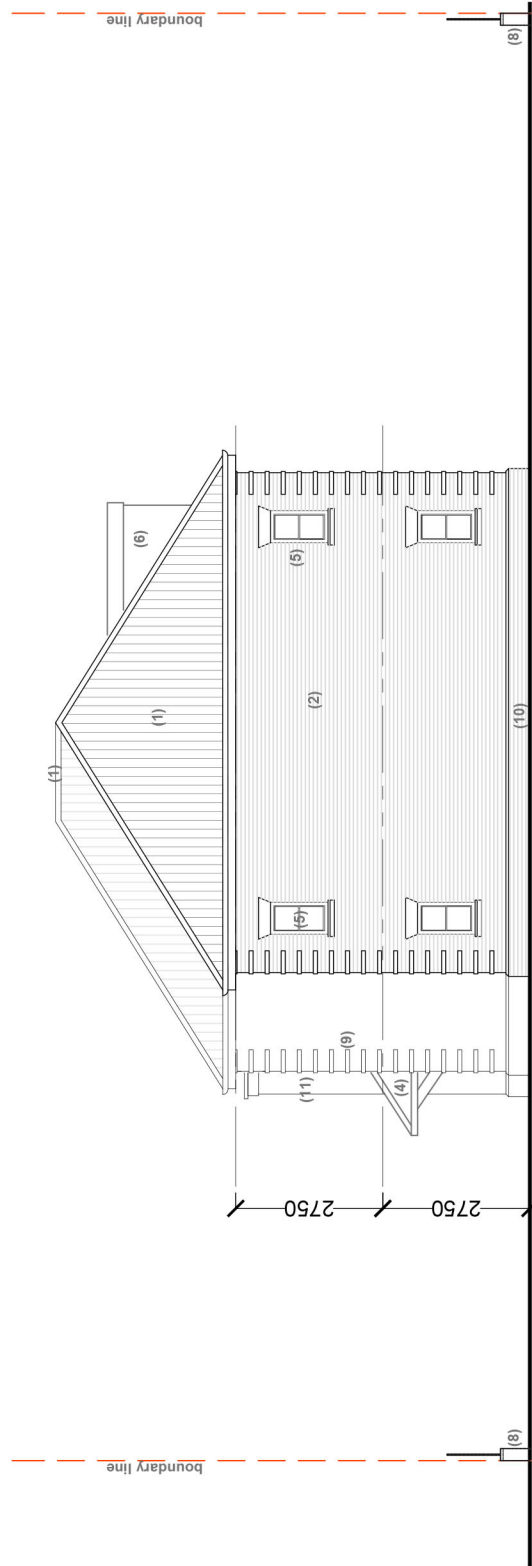
PROJECT
 287_WEST_END_RD_RUISLIP_HA4_GOR
 HOUSING_DEVELOPMENT

DESCRIPTION
 SIDE_ELEVATIONS

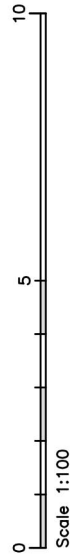
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1:100@A3	-	-	JAN 18
DRAWING No.	516/P/06		
REV.	B		

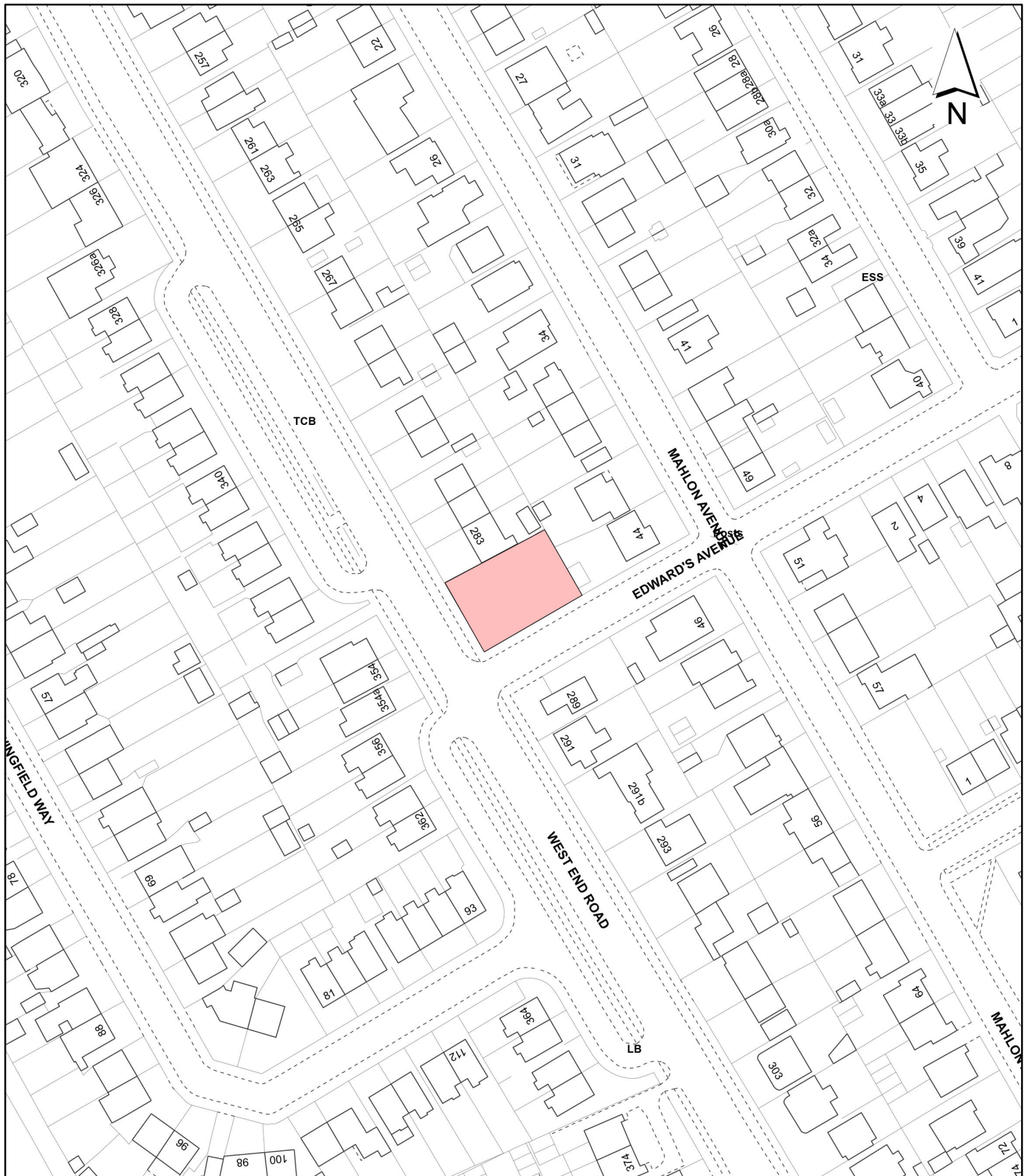


NORTH WEST ELEVATION



SOUTH EAST ELEVATION





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 Site boundary

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Site Address:

**287 West End Road
 Ruislip**

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

Planning Application Ref:
1084/APP/2018/291

Scale:
1:1,250

Planning Committee:
North Page 75

Date:
August 2018



Report of the Head of Planning, Transportation and Regeneration

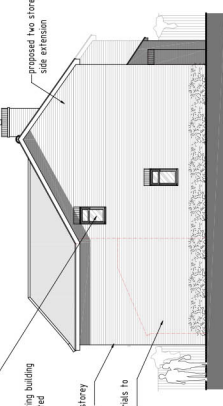
Address 7 BREAKSPEAR ROAD NORTH HAREFIELD

Development: Part two storey, part single storey side/rear extension, including demolition of existing conservatory.

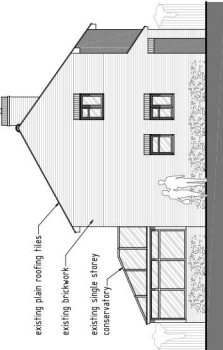
LBH Ref Nos: 69041/APP/2018/1843

Date Plans Received: 18/05/2018 **Date(s) of Amendment(s):** 18/05/2018

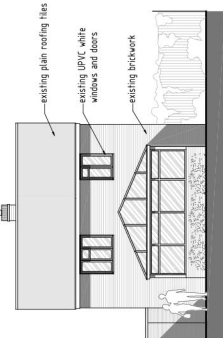
Date Application Valid: 18/05/2018



PROPOSED REAR ELEVATION - 1:100

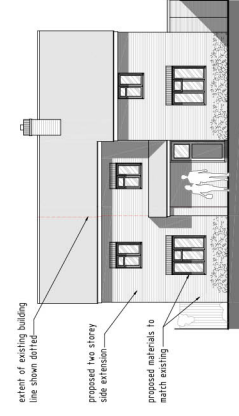
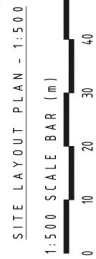
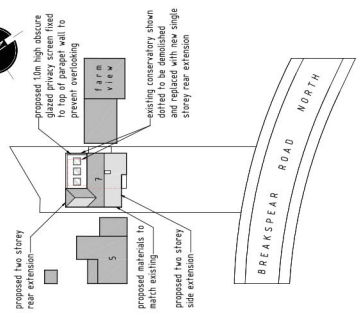


EXISTING REAR ELEVATION - 1:100

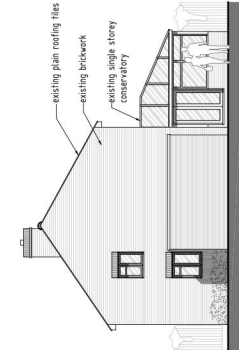


EXISTING SIDE ELEVATION - 1:100

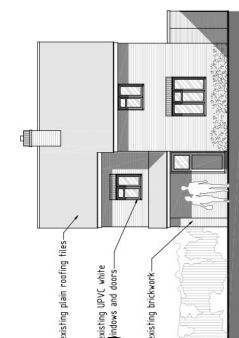
PROPOSED SIDE ELEVATION - 1:100



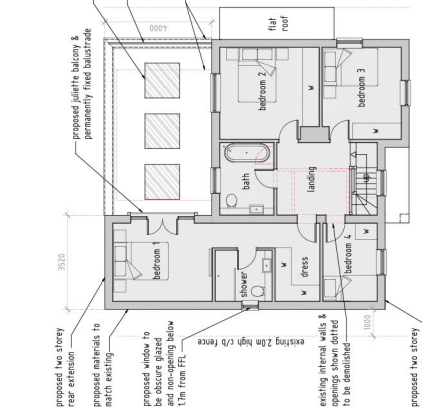
PROPOSED FRONT ELEVATION - 1:100



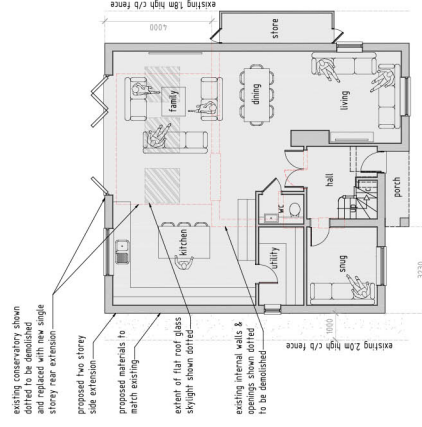
EXISTING FRONT ELEVATION - 1:100



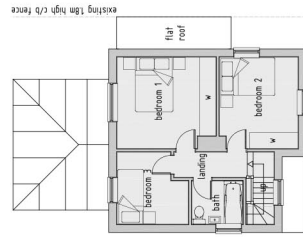
EXISTING SIDE ELEVATION - 1:100



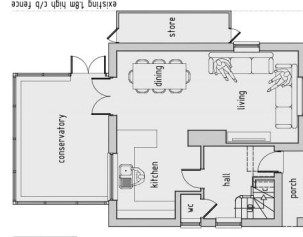
PROPOSED FIRST FLOOR PLAN - 1:100



PROPOSED GROUND FLOOR PLAN - 1:100



EXISTING FIRST FLOOR PLAN - 1:100



EXISTING GROUND FLOOR PLAN - 1:100

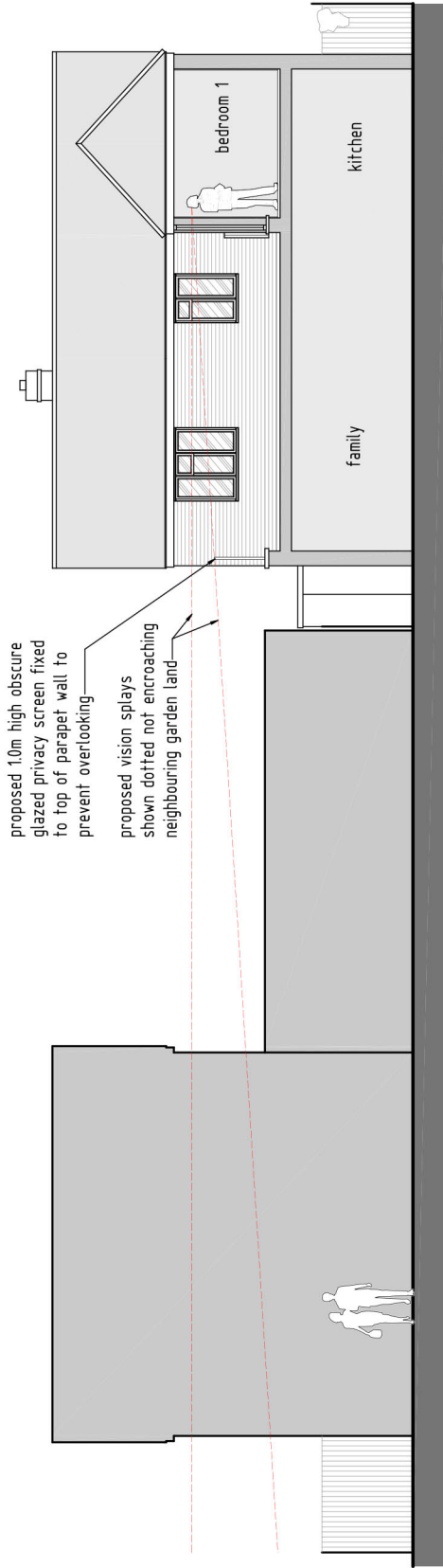
rev:	date:	description:
scale:	1:100	A1
date:	20 / 02 / 2018	
drawing no:	105 / P / 11	drawn: FJ
DRAWING: EXISTING & PROPOSED FLOOR PLANS		
ELEVATIONS, SITE PLAN & LOCATION PLAN		
PROJECT: LAND AT 7 BREAKSPEAR ROAD NORTH, HAREFIELD, LUXURIDE, UB9 9ND		
CLIENT: MR. J. HILLS MS. E. MATTHEWS		



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ARCHITECTURE + PLANNING
01895 831 103
www.dusek.co.uk

NOTES:
1. All dimensions shown are in millimeters.
2. All dimensions shown are in millimeters.
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7. All dimensions shown are in millimeters.
8. All dimensions shown are in millimeters.
9. All dimensions shown are in millimeters.
10. All dimensions shown are in millimeters.





farm
view

7

REAR SITE SECTION - 1:100

drawing:

REAR SITE SECTION

project:

LAND AT 7 BREAKSPEAR ROAD NORTH,
HAREFIELD, UXBRIDGE, UB9 6ND

scale: 1 : 100 A3 date: 18 / 05 / 2018

drawing no: 1016 / P / 2 drawn: FJ

client:

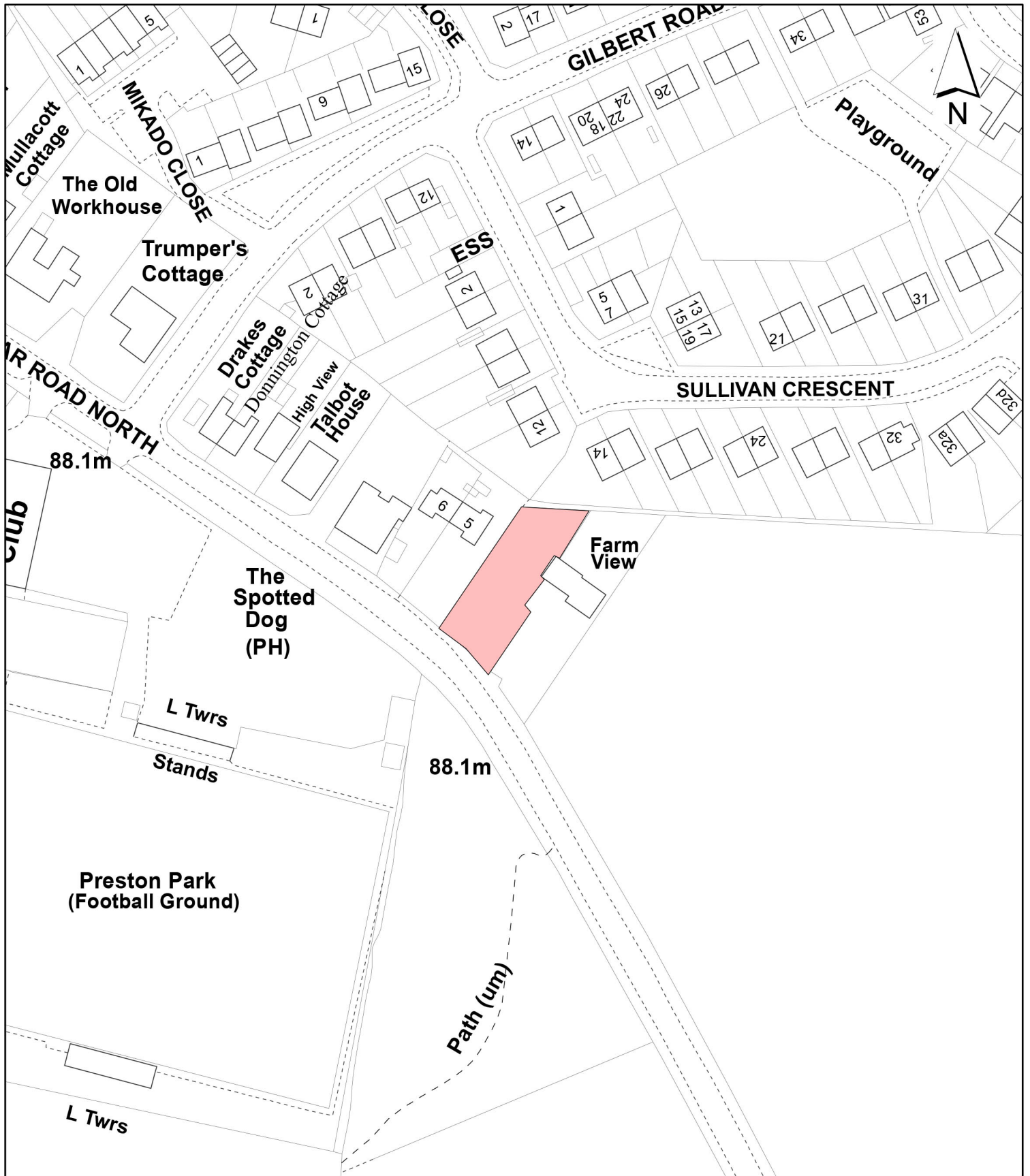
MR. J. HILLS
MS. E. MATTHEWS



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Site Address:

**7 Breakspear Road
 North Harefield**

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

Planning Application Ref:
69041/APP/2018/1843

Scale:
1:1,250

Planning Committee:
North Page 79

Date:
August 2018



Report of the Head of Planning, Transportation and Regeneration

Address 18 HIGH STREET NORTHWOOD

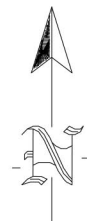
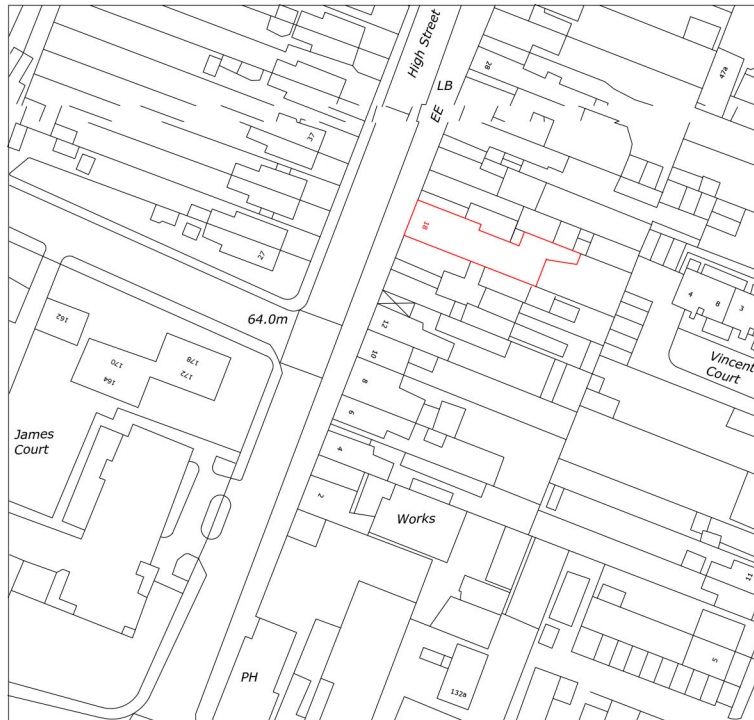
Development: Change of use from Use Class A1 (Shops) to Use Class A2 (Financial and Professional Service) and Use Class B1 (Office other than A2) and installation of new shop front.

LBH Ref Nos: 42807/APP/2018/2081

Date Plans Received: 05/06/2018

Date(s) of Amendment(s): 05/06/2018

Date Application Valid: 15/06/2018



LOCATION PLAN

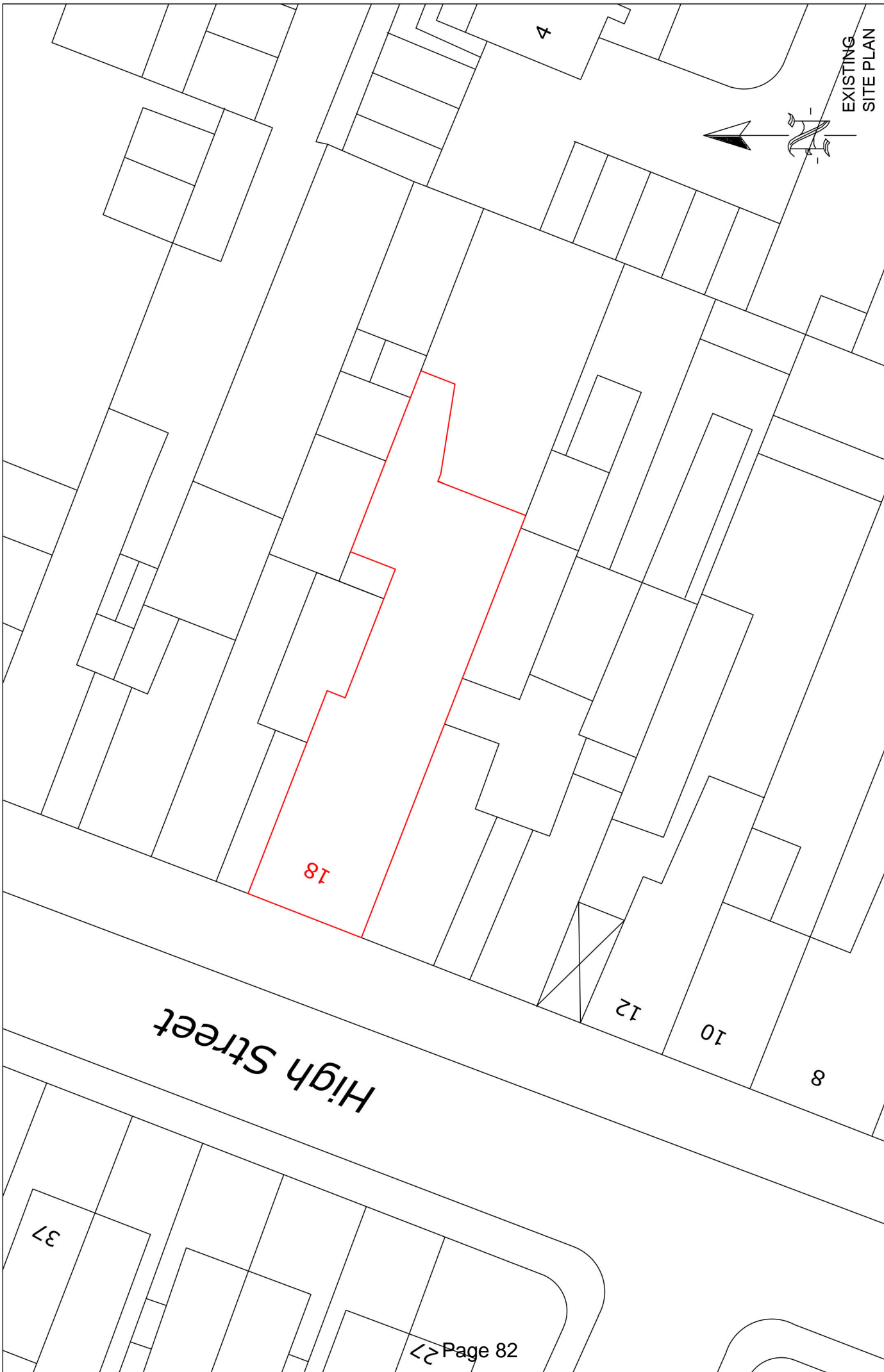
18 High st., Old Northwood, HA6 1BN



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 18/3192/1
Scale 1250@A4
Date 22/05/18
Drawn by V.Kolomytkina



EXISTING
SITE PLAN



Drg. No. 18/3192/2
Scale 1:200@A3
Date 22/05/18
Drawn by V.Kolomytkina

THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Finmer Middlesex HA5 2EW Tel. 0208 868 1333



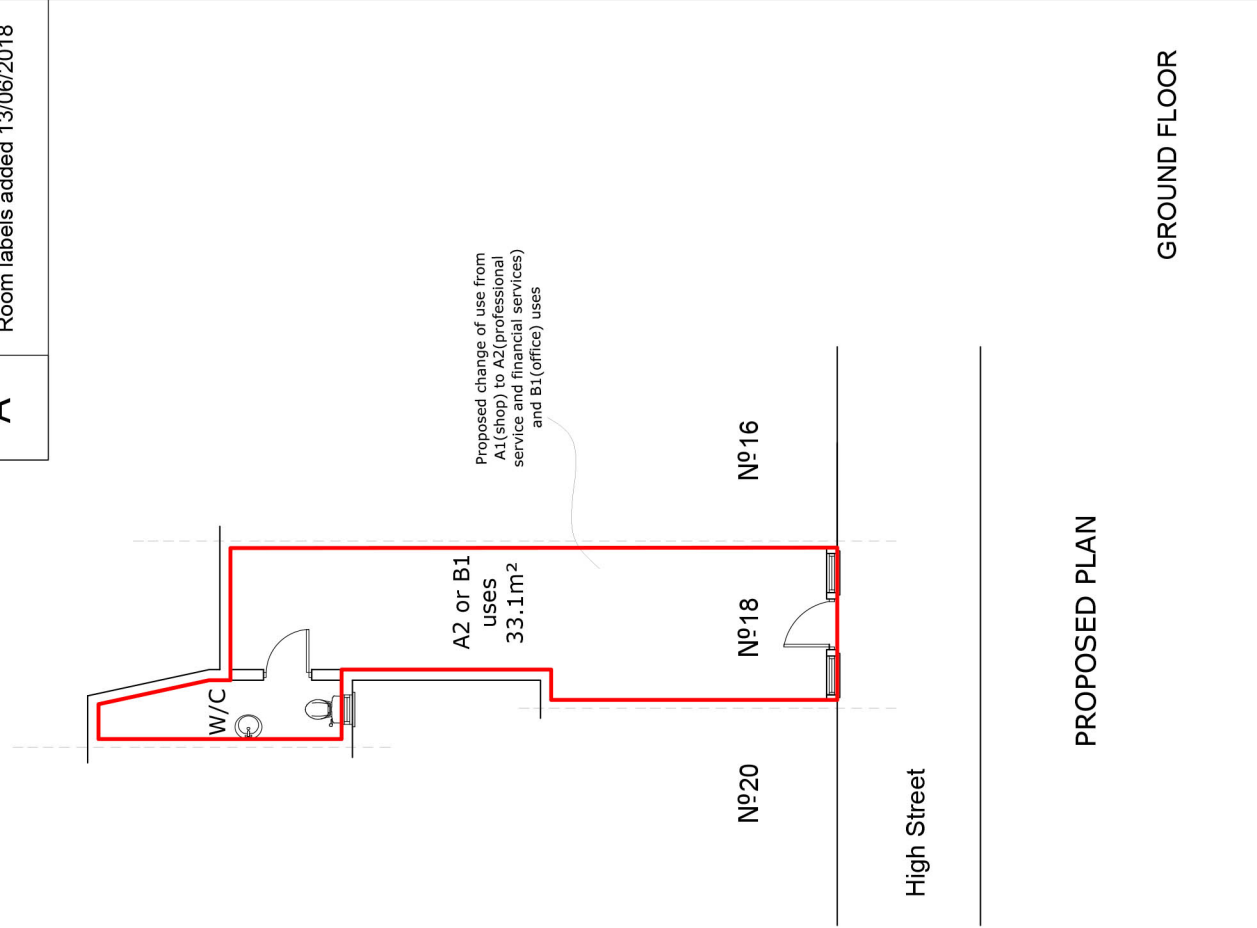
1:200 @ A3

18 High st., Old Northwood, HA6 1BN

AMENDMENTS

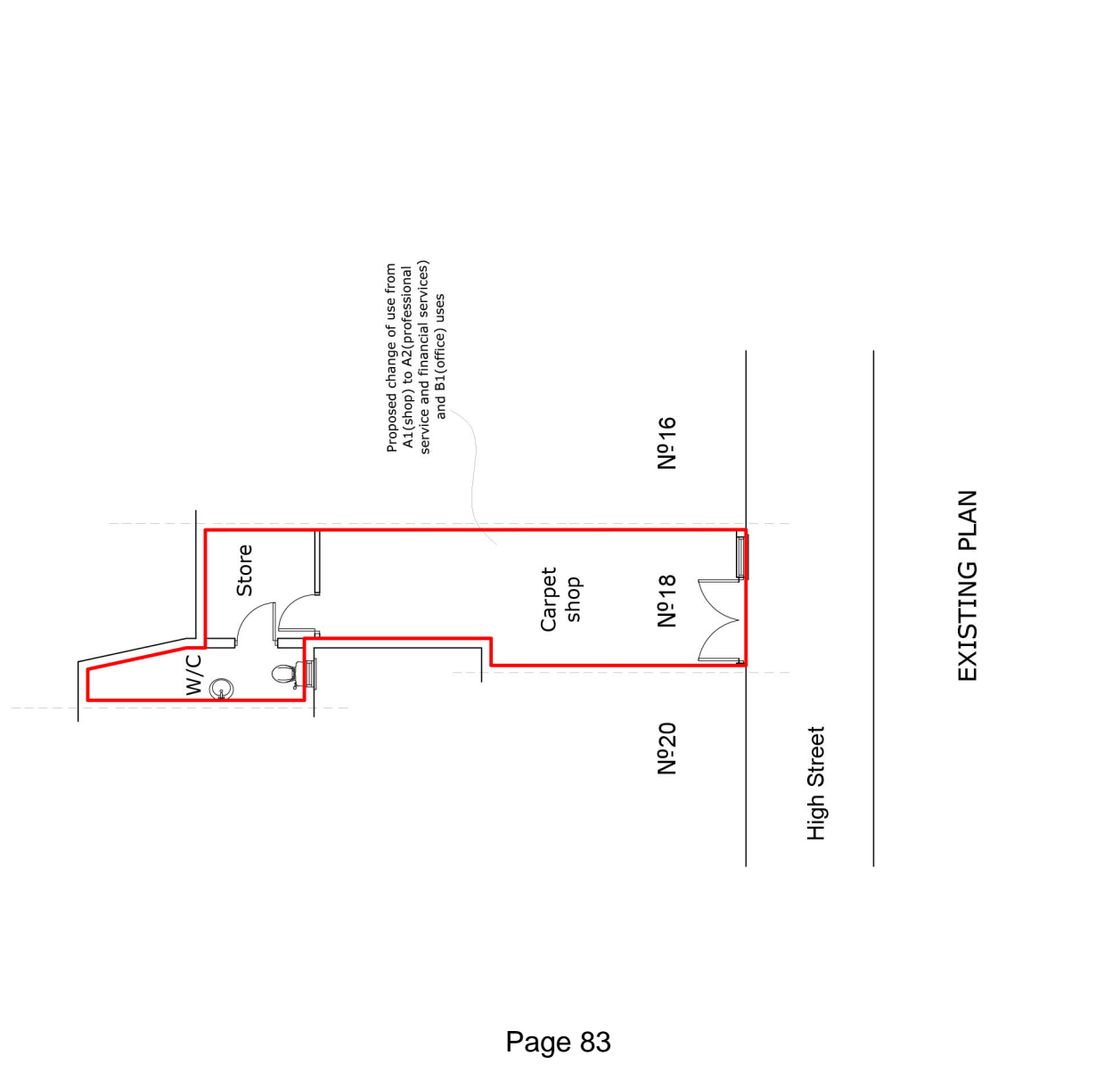
REV

A Room labels added 13/06/2018



PROPOSED PLAN

GROUND FLOOR



EXISTING PLAN

18 High st., Old Northwood, HA6 1BN

Scale Bar 1:100 @ A3 Metres 0 1 2 3 4 5 6 7 8 9 10

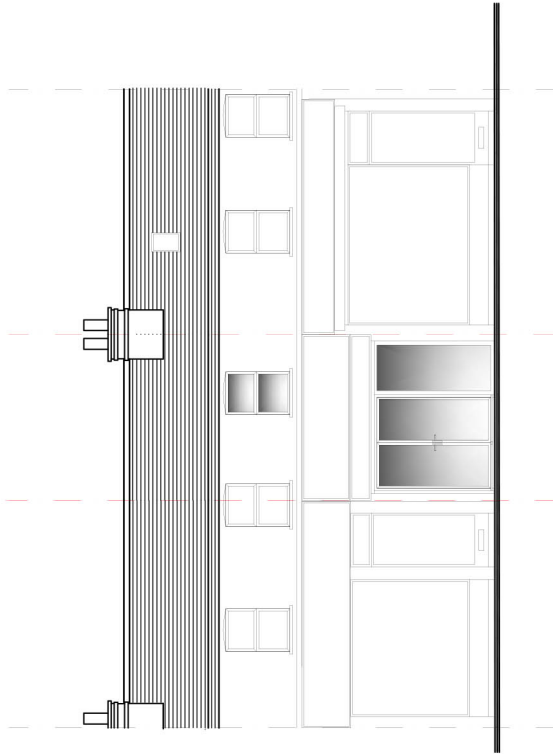
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 888 1333

Dr. No. 18/3192/3 A
Scale 1:100@A3
Date 22/05/18
Drawn by V.Kolomytkina

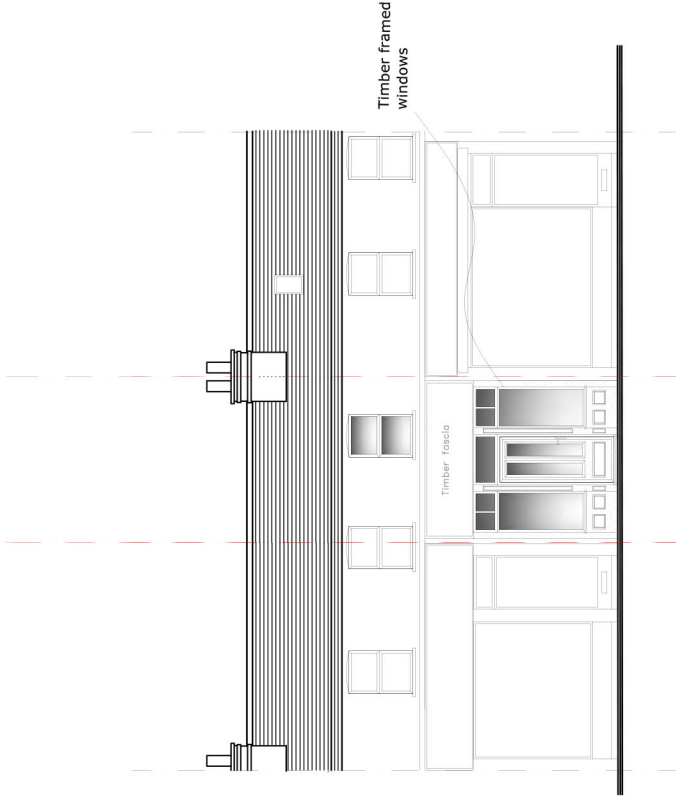
REVISION
A

REV AMENDMENTS

A Elevations amended 17/07/2018



EXISTING
NORTH WEST ELEVATION



PROPOSED
NORTH WEST ELEVATION

Scale Bar 1:100 @ A3 Metres



18 High st., Old Northwood, HA6 1BN

THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 888 1333



Drg. No. 18/3192/4 A
Scale 1:100@A3
Date 17/07/18
Drawn by V.Kolomytkina

REVISION
A
C



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Site Address:

**18 High Street
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:
42807/APP/2018/2081

Scale:
1:1,250

Planning Committee:
North Page 85

Date:
August 2018



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HILLINGDON LONDON

Meeting:	North Applications Planning Committee	
Date:	22 August 2018	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Location: 287 West End Road
Amendments/Additional Information:	Officer Comments:
Replace paragraph 7.12 with: A condition is recommended to ensure the development would meet building regulation M4 (2) 'accessible and adaptable dwellings' in accordance with Policy 3.8 c of the London Plan (March 2015) and the Mayor's Housing Standards: Transition Policy Statement.	For Clarity
Amend Condition 8 to include reference to 5 car parking spaces and 5 cycle parking spaces.	For Clarity
Change Condition 5 to an informative	For Clarity as condition 8 already covers this matter and this is in effect a duplication.

Item: 8	Location: 18 High Street
Amendments/Additional Information:	Officer Comments:
Delete Condition 3: Cycle Storage	Cycle storage space is not considered necessary for a development of this size.

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