



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** WEDNESDAY 6 JUNE 2018

**Time:** 7.00 PM

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

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

## To Councillors on the Committee

Councillor Ian Edwards (Chairman)  
Councillor David Yarrow (Vice-Chairman)  
Councillor Shehryar Ahmad-Wallana  
Councillor Mohinder Birah  
Councillor Nicola Brightman  
Councillor Roy Chamdal  
Councillor Alan Chapman  
Councillor Jazz Dhillon  
Councillor Janet Duncan

**Published:** Tuesday 29 May 2018

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***Putting our residents first***

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# Useful information for residents and visitors

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## A useful guide for those attending Planning Committee meetings

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

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

### About the Committee's decision

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

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

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

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

## Agenda

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### 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 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

### PART I - Members, Public and the 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	9 Maygoods Green, Cowley  73573/APP/2018/621	Brunel	Installation of vehicular crossover and creation of hardstanding (part retrospective).  <b>Recommendation: Refusal</b>	9 – 16  140 – 144
7	105 Sweetcroft Lane, Hillingdon  2703/APP/2017/2579	Uxbridge North	Conversion of single dwelling (Use Class C3) to a 7-bed House in Multiple Occupation (Sui Generis)  <b>Recommendation: Approval</b>	17 – 30  145 – 151



## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Garage Site Adjacent to 45 Corwell Gardens, Hillingdon  72968/APP/2018/199	Botwell	Two storey building with habitable roof space, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats.  <b>Recommendation: Approval</b>	31 – 48  152 – 157
9	The Prince Albert PH Field Heath Road, Hillingdon  704/APP/2016/3689	Brunel	Variation of condition 2 (Approved Plans) of planning permission Ref: 704/APP/2015/1071 dated 05/10/2015 (Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping) to allow internal and external alterations to the layout and design of the building (Part Retrospective Application)  <b>Recommendation: Approval</b>	49 – 70  158 – 166
10	28 Oakene Road, Hillingdon  4247/APP/2018/1451	Hillingdon East	Part two storey, part single storey side/rear extension and conversion of 3-bed dwelling to 1 x 3-bed and 1 x 1-bed dwellings with associated parking and amenity space  <b>Recommendation: Refusal</b>	71 – 84  167 – 175
11	Land Forming Part of 84 Church Road, Hayes  72944/APP/2018/1225	Townfield	Two storey, 2-bed, detached dwelling with associated parking and amenity space  <b>Recommendation: Refusal</b>	85 – 96  176 – 178

12	Lesser Barn Hubbards Close, Hillingdon  5971/APP/2017/4190	Yiewsley	<p>Installation of two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height (Amendments to Listed Building Consent ref: 5971/APP/2013/1839, dated 31/05/2017 (Dismantling of existing farm outbuilding and reconstruction to accord with planning application Ref: 5971/APP/2016/3922 - Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping</p> <p><b>Recommendation: Approval</b></p>	<p>97 – 112</p> <p>179 – 185</p>
13	Lesser Barn Hubbards Close, Hillingdon  5971/APP/2017/3478	Yiewsley	<p>Variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) for two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height</p> <p><b>Recommendation: Approval</b></p>	<p>113 – 138</p> <p>186 – 194</p>

## Minutes



**CENTRAL & South Planning Committee**

**22 May 2018**

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Roy Chamdal, Alan Chapman, Janet Duncan and Brian Stead</p> <p><b>LBH Officers Present:</b> Armid Akram (Highways Development Control Officer), Glen Egan (Office Managing Partner - Legal Services), Meghji Hirani (Planning Contracts &amp; Planning Information), James Rodger (Head of Planning and Enforcement) and Luke Taylor (Democratic Services Officer)</p>
3.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Brightman, with Councillor Stead substituting.</p>
4.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
5.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the previous meetings, held on 10 April 2018 and 10 May 2018, were approved as a correct record.</p>
6.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
7.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</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>
8.	<p><b>LAND AT SANDOW CRESCENT, HAYES - 879/APP/2018/540</b> (<i>Agenda Item 6</i>)</p> <p><b>Seven three-bed dwellings with associated parking and amenity space.</b></p>

Officers introduced the proposed application, which sought a development of seven three-bedroom dwellings on a backland site which is currently used for light industrial purposes.

A petitioner spoke in objection to the application and noted the narrow access road to the site as a strong reason for refusal. The Committee heard that the turn into the access was tight, and vehicles larger than a transit van could not fit down the road and would have to park on Sandow Crescent, thus blocking the road. The petitioner stated that, should the application be approved, the narrow access road would become unsafe for pedestrians as it would also have cars using it. Furthermore, large vehicles such as emergency services and refuse collection would not be able to use the access, and refuse is already collected from the corner of the road as they cannot access Sandow Crescent. Members heard that residents would be happy with a smaller development with further trees and screening, but were opposed to the application in its current form.

The agent for the application addressed the Committee, and stated that discussions had taken place with the petitioner and they had hoped for extra time to address the concerns, but the Council did not grant this. The agent confirmed that the application could be reduced in size and landscaping added, but there was no further time for these discussions. Members heard that the access was a longstanding access road, with a sufficient turning circle, and both the fire service and refuse collection services were satisfied with the access. The agent noted that the reasons for refusal were a matter of opinion, and stated that he did not believe the application was contrary to any policies.

The Committee sought clarification on the width of the access road, and officers confirmed that it was between 3-3.2m in width, and as such, it would not accommodate vehicles and pedestrians at the same time. Members heard that the concerns regarding access for emergency services were valid, and revisions made to parking restrictions at Sandow Crescent meant that all cars must park with four wheels on the carriageway, which would lead to more congestion in the area if the application were approved.

Councillors noted that the application sought the development of seven dwellings, and these could be inhabited by families. The Committee agreed that it was a worry to have vehicles travelling up a narrow access road that could also be used by pedestrians, families and young people, and agreed with the concerns of the petitioners.

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

**RESOLVED: That the application be refused.**

9. **23 COWLEY CRESCENT, COWLEY - 11257/APP/2017/2722** (*Agenda Item 7*)

**Two-storey, three-bed detached dwelling with habitable roof space, installation of vehicular crossover to front and parking and amenity space.**

Officers introduced the proposed application, which sought the erection of a two-storey dwelling within the back garden of 23 Cowley Crescent.

A petition spoke in objection to the Committee, and informed Members that Nos. 1, 2 and 3 Cowley Crescent would suffer a loss of amenity if the dwelling was built, by virtue of being in line with the front window. Councillors also heard that the concerns surrounding parking did not take into account the number of parked cars on Cowley

	<p>Crescent that were not residents, as the road was used by commuters, students from Brunel University who did not have parking on campus, holiday-goers who were going to Heathrow Airport or residents from neighbouring roads who could not park on their road due to a lack of parking. The Committee was also informed that the horsechestnut trees were vital to the visual amenity of the area and should not be removed.</p> <p>Officers clarified that the overlooking of Nos. 1, 2 and 3 Cowley Crescent was not a planning consideration as the proposed application faced those properties and there was no “front-to-front” standard, and the Highways Officer confirmed that the site required two parking spaces, which were provided in the application.</p> <p>Members confirmed that they proposed tree loss was worrying, and expressed concerns regarding the loss of amenity for neighbouring properties, due to the overlooking of gardens, and officers confirmed that this was considered unacceptable. The Head of Planning and Enforcement noted that the low density of properties at the moment made the effect of the proposed development more harmful to neighbouring properties.</p> <p>The officer’s recommendation was moved, seconded and unanimously agreed at a vote.</p> <p><b>RESOLVED: That the application be refused.</b></p>
10.	<p><b>843 UXBRIDGE ROAD, HAYES - 630/APP/2018/797</b> (<i>Agenda Item 8</i>)</p> <p><b>Change of use from retail (Use Class A1) to café and shisha bar (sui generis) to include a single-storey rear extension.</b></p> <p>Officers introduced the proposal, which sought to change the use of the existing unit to a sui generis (shisha bar) use and to construct a rear extension to be used as a shisha smoking area.</p> <p>Members noted their agreement with the officer’s report and moved and seconded the recommendation contained therein. The officer’s recommendation was then unanimously agreed.</p> <p><b>RESOLVED: That the application be refused.</b></p>
11.	<p><b>14 FREDORA AVENUE, HAYES - 73491/APP/2018/299</b> (<i>Agenda Item 9</i>)</p> <p>The item was withdrawn by the applicant prior to the Committee.</p>
12.	<p><b>LAND FORMING PART OF 31 RAYNTON DRIVE, HAYES - 60138/APP/2018/1235</b> (<i>Agenda Item 10</i>)</p> <p><b>Two-storey, one-bed detached dwelling with associated parking and amenity space and installation / relocation of vehicular crossover to front.</b></p> <p>Officers introduced the application, which sought to erect a two-storey, one bed dwelling with associated parking and amenity space.</p> <p>The Committee moved and seconded the officer’s recommendation, which, upon being put to a vote, was unanimously agreed.</p> <p><b>RESOLVED: That the application be refused.</b></p>

13.	<p><b>1376 UXBRIDGE ROAD, UXBRIDGE - 68816/APP/2018/837</b> (<i>Agenda Item 11</i>)</p> <p><b>Change of use of ground floor from retail (Use Class A1) to provide one one-bed flat (Use Class C3) to include alterations to front elevation (Part-Retrospective).</b></p> <p>Officers introduced the proposed application, which sought part-retrospective planning permission for the change of use of the ground floor from retail, to provide one one-bed flat, including alterations to the front elevation.</p> <p>Councillors expressed concerns that a takeaway was situated next door, and noted that people would congregate outside or around the takeaway which would impact on the privacy of those who lived at the site. Members agreed that this loss of amenity could be added as a further reason for refusal.</p> <p>Members sought clarification regarding the loss of retail, but officers confirmed that the parade of shops was not protected, as it was close to other retail stores.</p> <p>The officer's recommendation, subject to delegated authority to the Head of Planning and Enforcement to confirm the final wording of an additional reason for refusal regarding the loss of amenity, was moved, seconded, and unanimously agreed when put to a vote.</p> <p><b>RESOLVED: That the application be refused, subject to delegated authority to the Head of Planning and Enforcement to confirm an additional reason for refusal regarding the loss of amenity.</b></p>
14.	<p><b>23 VICTORIA AVENUE, HILLINGDON - 12211/APP/2018/509</b> (<i>Agenda Item 12</i>)</p> <p><b>Demolition of existing property and erection of new two-storey property to provide two two-bed self-contained flats with associated parking and amenity space, to include new vehicular crossover to front.</b></p> <p>Officers introduced the application, which sought the demolition of the existing property and re-building of a two-storey property to create two flats with associated parking and amenity, and highlighted the addendum, which included an amendment to condition 7.</p> <p>Members noted that the proposed windows on the front of the building did not add to the cohesiveness of the street scene, and suggested that the plans from the windows be reverted to the previous scheme. The Committee agreed to delegate authority to the Head of Planning and Enforcement to agree the application once the plans included windows that were in keeping with the street scene, and noted that if the plans were not changed, the application would return to the Committee.</p> <p>Councillors confirmed that, with the exception of the windows, they were happy with the application, and moved and seconded the officer's recommendation, subject to delegated authority to the Head of Planning and Enforcement and the amendment to Condition 7 detailed in the addendum. Upon being put to a vote, the motion was unanimously agreed.</p> <p><b>RESOLVED: That the application be agreed, subject to delegated authority to the Head of Planning and Enforcement to ensure the windows were in keeping with the street scene, and the amendment to Condition 7, as detailed in the addendum.</b></p>

15.	<p><b>60 CARFAX ROAD, HAYES - 51061/APP/2017/4328</b> (<i>Agenda Item 13</i>)</p> <p><b>Single-storey, detached outbuilding to rear, for use as a hair salon (Retrospective).</b></p> <p>The application was introduced by officers, and sought retrospective permission for use of the rear outbuilding as a hair salon. Officers also noted that non-standard reason for refusal 3 be removed, should the Committee be minded to refuse the application.</p> <p>Councillors noted their agreement with the officer's report and comments, and moved and seconded the officer's recommendation, subject to the removal of reason for refusal 3. The recommendation was unanimously agreed when put to a vote.</p> <p><b>RESOLVED: That the application be refused, subject to the removal of non-standard reason for refusal 3.</b></p>
16.	<p><b>210 CENTRAL AVENUE, HAYES - 71772/APP/2018/841</b> (<i>Agenda Item 14</i>)</p> <p><b>Part two-storey, part single-storey rear extension and conversion of dwelling to two, one-bed self-contained flats with associated parking and amenity space.</b></p> <p>Officers introduced the report, which proposed the conversion of the existing dwelling into two, one-bed flats with associated amenity space, involving the erection of a part two-storey, part single-storey, rear extension, and highlighted the addendum, which included the deletion of Condition 4.</p> <p>Members supported the officer's report, and moved and seconded the officer's recommendation. Upon being put to a vote, the recommendation was unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to the removal of Condition 4.</b></p>
17.	<p><b>11 BELMONT ROAD, UXBRIDGE - 34940/APP/2018/346</b> (<i>Agenda Item 15</i>)</p> <p><b>Part change of use from restaurant (Use Class A3) to create two one-bed, and one two-bed self-contained flats (Use Class C3).</b></p> <p>Officers introduced the application, which sought planning permission for a part change of use from restaurant to create three self-contained flats, and is identical to that previously considered under an appeal against non-determination of application reference 34940/APP/2017/593, and highlighted the addendum which amended the head of terms.</p> <p>The Head of Planning and Enforcement informed the Committee that a further amendment to the head of terms be made to exclude blue badge holders, and restricted future residents from parking in Council car parks or Parking Management Schemes, as it was a car-free development.</p> <p>Councillors moved, seconded and unanimously agreed the officer's recommendation at a vote.</p> <p><b>RESOLVED: That the application be approved, subject to amendments to the head of terms, as detailed in the addendum, and to include reference to exclude blue badge holders and restricted residents from parking in Council-owned car</b></p>



	<b>parks or Parking Management Schemes.</b>
18.	<p><b>66 FAIRWAY AVENUE, WEST DRAYTON - 29143/APP/2018/715</b> (<i>Agenda Item 16</i>)</p> <p><b>Raising and enlargement of roofspace to create habitable accommodation, including the erection of a single-storey front extension and installation of a porch.</b></p> <p>Officers introduced the application, which sought planning permission to raise and enlarge the roofspace to create habitable accommodation, including the erection of a single-storey front extension and installation of a porch.</p> <p>Responding to questioning from the Committee, the Head of Planning and Enforcement confirmed that the roof plane does not have a further impact on light to neighbouring properties, as it is just the middle of the roof that is proposed to be higher.</p> <p>Members agreed with the officer's report, and moved and seconded the recommendation contained therein. Upon being put to a vote, the officer's recommendation was unanimously approved.</p> <p><b>RESOLVED: That the application be refused.</b></p>
19.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 17</i>)</p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
20.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 18</i>)</p> <p><b>RESOLVED:</b></p> <p><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></p> <p><b>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.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which</i></p>

	<i>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>
	The meeting, which commenced at 7.00 pm, closed at 8.19 pm.

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** 9 MAYGOODS GREEN COWLEY

**Development:** Installation of vehicular crossover and creation of hardstanding (part retrospective)

**LBH Ref Nos:** 73573/APP/2018/621

**Drawing Nos:** Proposed Site Layout  
Location Plan (1:1250)  
Block Plan (1:200)

**Date Plans Received:** 16/02/2018

**Date(s) of Amendment(s):**

**Date Application Valid:** 05/03/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property comprises of a ground floor maisonette in a semi-detached block of 4, located in the Northern corner of Mayoods Green which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The frontage has currently been laid to hardstanding. A barrier has been placed across the front of the hardstanding in the position of the proposed crossover.

#### 1.2 Proposed Scheme

The application seeks planning permission for the installation of a vehicular crossover and creation of hardstanding

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

There is no planning history at this application site.

### 2. Advertisement and Site Notice

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

EXTERNAL:

4 neighbouring properties were consulted by letter dated 7.3.18 and a site notice was displayed to the front of the site which expired on 6.4.18.

6 letters of objection and a petition of objection signed by 24 signatories have been received raising concerns about the proposed crossover displacing the 10-12 cars which currently park in this turning head.

A letter has also been received from the applicant, accompanied by a petition of support signed by 86 signatories.

Ward Councillor: This property is a maisonette and the access is from an additional piece of road off of Maygoods Green. This is currently utilised as parking by about 8-9 cars on what is already a crowded road.

Permitting a dropped kerb would remove parking for all of these cars, and there would be nowhere for them to be displaced to.

It would have a negative impact on the other maisonettes and houses nearby in this corner, which in turn would knock on to neighbours further away.

The parking in this location has always been self governed and has not caused any issues amongst neighbours.

Can I please request that this application is heard by the Central & South Planning Committee.

INTERNAL:

Highways Officer:

The application is for the installation of a crossover on Maygoods Green, Cowley. This local road is subject to very high levels of parking stress as there is very little off-street car parking available nearby. The site has a PTAL value of 1a (very poor) which suggests there will be a very strong reliance on private cars for trip making to and from the site. This also explains the high car use and parking stress.

It is apparent this proposal has caused reaction and stress from the immediate community. When a decision is made with regard to creating an opening onto an adopted public highway, considerations such as depth of property frontage, adherence to the allowable crossing width, implications on highway safety i.e. visibility, existing on-street parking demand, road traffic levels, proximity of street furniture street lamp/tree locations etc form the main part of determining suitability of an address for such a provision.

It is evident that, at present, there is high on-street parking demand especially in the vicinity of this address. This results in parking being arranged in an informal haphazard fashion by local residents outside of the address. As such this maximises parking capacity on the roadway which is beneficial as it reduces the likelihood of the displacement of these vehicles to other parts of the highway which would potentially result in injudicious and additional parking pressures elsewhere on the already highly stressed road network in the neighbourhood.

In addition, if permission were to be granted for this crossing, it would set an undesirable precedent encouraging other nearby addresses to apply for similar crossing provisions thereby further reducing on-street parking availability and exacerbating the already high parking pressures that local residents endure.

The proposal has been appraised within this context and is considered unacceptable. A refusal on highway grounds is therefore recommended.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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

#### **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 existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers and car parking provision.

Within the Hillingdon Local Plan (November 2012), Policy AM7 acknowledges that 'The local planning authority will not grant permission for developments whose traffic generation is likely to prejudice the free flow of traffic or conditions of general highway or pedestrian safety'. This local road is subject to very high levels of parking stress as there is very little off-street car parking available nearby. The site has a PTAL value of 1a (very poor) which suggests there will be a very strong reliance on private cars for trip making to and from the site. This also explains the high car use and parking stress.

The Highways Officer has confirmed that It is apparent this proposal has caused reaction and stress from the immediate community. When a decision is made with regard to creating an opening onto an adopted public highway, considerations such as depth of property frontage, adherence to the allowable crossing width, implications on highway safety i.e. visibility, existing on-street parking demand, road traffic levels, proximity of street furniture street lamp/tree locations etc form the main part of determining suitability of an address for such a provision.

It is evident that, at present, there is high on-street parking demand especially in the vicinity of this address. This results in parking being arranged in an informal haphazard fashion by local residents outside of the address. As such this maximises parking capacity on the roadway which is beneficial as it reduces the likelihood of the displacement of these vehicles to other parts of the highway which would potentially result in injudicious and additional parking pressures elsewhere on the already highly stressed road network in the neighbourhood.

In addition, if permission were to be granted for this crossing, it would set an undesirable precedent encouraging other nearby addresses to apply for similar crossing provisions thereby further reducing on-street parking availability and exacerbating the already high parking pressures that local residents endure. The proposal would, by virtue of the loss of on street parking spaces in Maygoods Green would therefore lead to additional demand for on street parking in the nearby locality to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan Saved UDP Policies (November 2012).

The Council's adopted Supplementary Planning Document HDAS: Residential Extensions states at section 11.2 that at least 25% of the front garden may be required to be maintained for planting and soft landscaping, the entire front garden should not be replaced with hardstanding and openings made in existing boundary walls or fences should be kept to a minimum thus avoiding the loss of definition between pavement and private space and creating the appearance of a car park rather than a residential street. It is noted that the entire frontage has been laid to hardstanding recently. The application property is a maisonette and does not therefore benefit from permitted development rights under Part 1 Class F and this element is therefore included in the description of development. Aerial photographs confirm that this work has been recently carried out and the frontage was laid entirely to soft landscaping with a concrete pedestrian pathway to the side and 1m high chain link fence to the front. The revised plan indicates that soft landscaping would be provided which could be secured by way of condition. As such the proposal is considered acceptable in accordance with Policy BE38 of the Local Plan.

The application is recommended for refusal.

## **6. RECOMMENDATION**

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

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

The proposal results in the loss of existing on-street parking, in an area where such parking is at a premium, resulting in additional demand for on street parking in the nearby locality, to the detriment of public and highway safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved 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 decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies,



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

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

AM7 Consideration of traffic generated by proposed developments.

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.

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

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

- 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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

## **Standard Informatives**

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

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

Part 1 Policies:

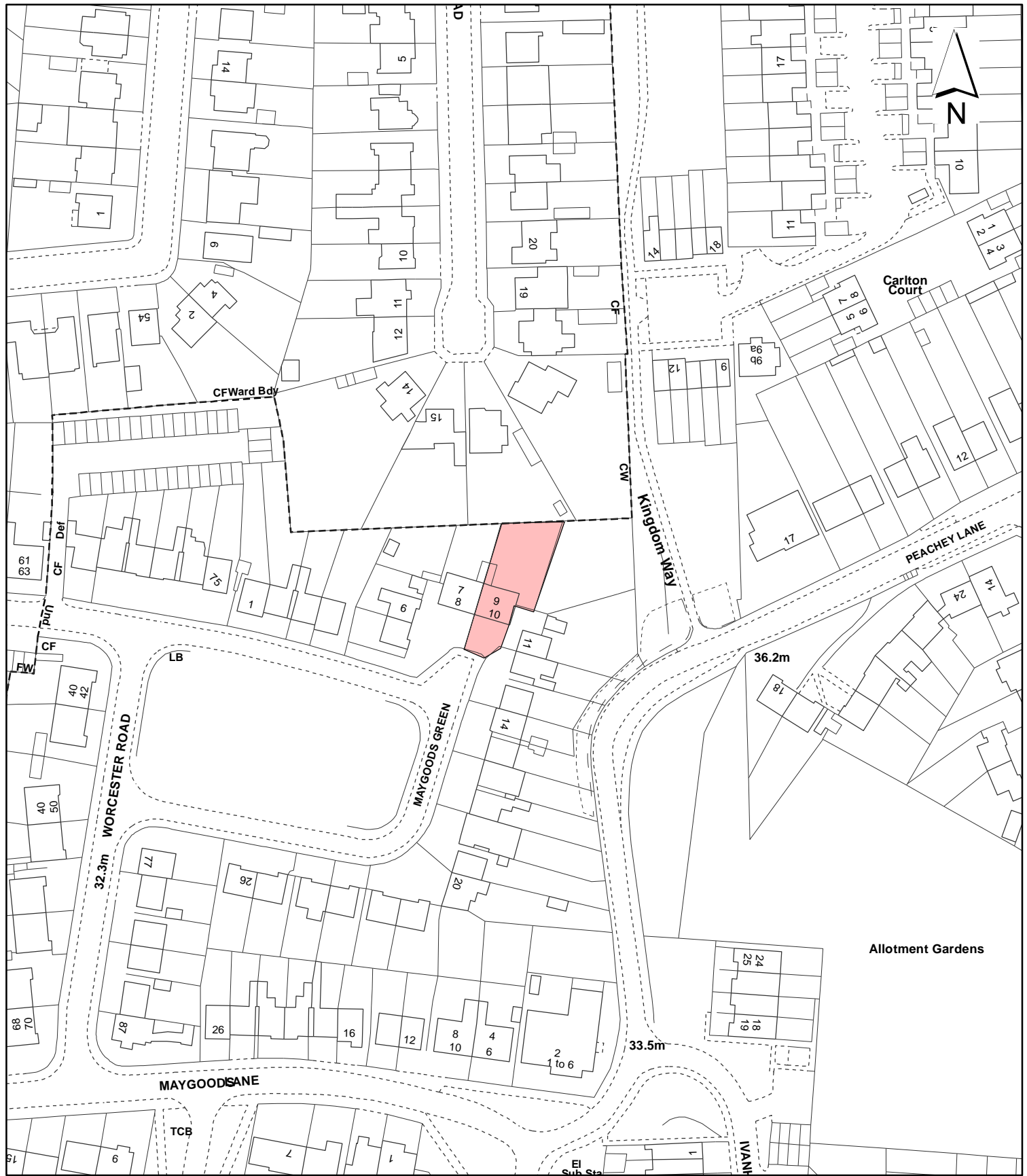
PT1.BE1 (2012) Built Environment

Part 2 Policies:

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
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



#### Notes:

 Site boundary

For identification purposes only.

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Site Address:

**9 Maygoods Green**

Planning Application Ref:

**73573/APP/2018/621**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Transportation and Regeneration

**Address** 105 SWEETCROFT LANE HILLINGDON

**Development:** Conversion of single dwelling (Use Class C3) to a 7-bed House in Multiple Occupation (Sui Generis)

**LBH Ref Nos:** 2703/APP/2017/2579

**Drawing Nos:** 1460/4  
1460/1  
1460/2  
1460/3  
1460/5

**Date Plans Received:** 13/07/2017 **Date(s) of Amendment(s):**

**Date Application Valid:** 24/07/2017

### 1. SUMMARY

The application seeks planning permission for the conversion of the existing house into a 7 bedroom House in Multiple Occupation (HMO).

The home is currently used to provide social care facilities for 6 people with learning disabilities. The proposal seeks to obtain HMO status in order to allow for an additional service user to be accommodated.

No alterations to the building exterior or site layout are proposed and it is not considered the use of the building would intensify to a degree that would cause disruption to neighbouring residents.

The applicant has given details of how the site will be managed and maintained in order to ensure the upkeep of the building and grounds.

It is considered that the layout of the accommodation would provide a satisfactory residential environment for future occupants.

It is therefore recommended that the application is approved, subject to conditions.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1460/1, 1460/2 and

1460/3 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 MDR5 Multiple Occupation/Shared Facilities**

The property shall only be used on the basis of multiple occupation with shared facilities and no more than 7 letting bedrooms as indicated on the plans hereby approved and shall not be used at any time as self-contained units. The overall number of residents occupying the building at any one time shall not exceed 10.

**REASON**

In order to prevent the establishment of self-contained units in view of the limited provision of car parking and to protect the amenity of the area in accordance with Policy H7 of the Hillingdon Unitary Development Plan.

**4 COM21 Sound insulation /mitigation**

The HMO use shall not commence until a scheme for the control of noise transmission from ground floor communal rooms and hallways into ground floor bedrooms has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON:**

To safeguard the amenity of the occupants of the property in accordance with policy OE 1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5 MCD10 Refuse Facilities**

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

**REASON**

In order to safeguard the amenities of the area, in accordance with Policy OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 4B.1.

**6 A6 Maintenance of Landscaped Areas**

A Site Supervision Management Plan to ensure the continued maintenance and management of the site, including landscaped areas and car parking areas, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented prior to the use hereby permitted being commenced, and maintained in full compliance with the approved measures.

**REASON**

In the interests of the character and appearance of the surrounding area and the amenities of neighbouring residents in accordance with Policies BE 13, BE 19 and OE 1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 H8 Surfacing and marking out of access/parking/servicing areas**

The development shall not be occupied until the parking and servicing area shown on the approved plans has been marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

**REASON**

To ensure that the parking area is satisfactorily laid out on site in accordance with Policy AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

NPPF1	NPPF - Delivering sustainable development
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
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H3	Loss and replacement of residential accommodation
H7	Conversion of residential properties into a number of units
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

**3 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.

### **3. CONSIDERATIONS**

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

The application site is located on South West side of Sweetcroft Lane with the principal elevation facing North East. It is located on the junction with Hercies Road and the side elevation faces the grass verge on Hercies Road. There is a long single storey extension to the side and rear, alongside the boundary with Hercies Road. The site comprises a two storey detached dwelling, finished in white render and clay roof tiles, which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

There is an existing parking area to the front of the property which could provide car parking for around 8 vehicles and to the rear is a large garden area.

#### **3.2 Proposed Scheme**

This planning application seeks planning permission for the conversion of the existing dwelling house to a 7 bedroom HMO.

The dwelling is currently used for supported living for 6 people with learning disabilities. Staff are there on a support basis only and the occupants share basic amenities as per the definition of a small-scale HMO (Use Class C3b).

The proposal would not involve any extensions being made to the existing building and, effectively, simply involves the use of the existing ground floor study as an additional bedroom, resulting in a total of 7 bedrooms within the building.

#### **3.3 Relevant Planning History**

2703/A/79/0124                      105 Sweetcroft Lane Hillingdon  
Erection of a two storey side extension and front porch.

**Decision:** 13-03-1979    Approved

2703/APP/2010/1257              105 Sweetcroft Lane Hillingdon  
Application for a Non-material amendment (materials) following grant of planning permission ref 2703/APP/2010/393 dated 30/04/2010: Erection of a detached double garage at the bottom of the rear garden, installation of associated vehicular crossover and timber vehicular gates (involving demolition of existing shed to rear.)

**Decision:** 17-08-2010    Approved

2703/APP/2010/1258              105 Sweetcroft Lane Hillingdon  
Details of tree protection in compliance with condition 4 of planning permission ref: 2703/APP/2010/393 dated 30/04/2010: Erection of a detached double garage at the bottom of the rear garden, installation of associated vehicular crossover and timber vehicular gates (involving the

demolition of existing shed to rear.)

**Decision:** 16-08-2010    Approved

2703/APP/2010/393            105 Sweetcroft Lane Hillingdon

Erection of a detached double garage at the bottom of the rear garden, installation of associated vehicular crossover and timber vehicular gates (involving the demolition of existing shed to rear)

**Decision:** 30-04-2010    Approved

2703/APP/2015/4357            105 Sweetcroft Lane Hillingdon

Single storey rear infill extension and part conversion of garage to habitable use involving installation of 2 windows to side and alterations to existing porch

**Decision:** 03-02-2016    Approved

2703/B/87/0771                105 Sweetcroft Lane Hillingdon

S/s side & rear extns

**Decision:** 28-07-1987    Approved

2703/D/99/0323                105 Sweetcroft Lane Hillingdon

Creation of a terraced area above single storey rear extension, involving installation of full height railings and insertion of two pairs of double doors (Application for a Certificate of Lawfulness for proposed use or development)

**Decision:** 10-03-1999    Refused

2703/E/99/0324                105 Sweetcroft Lane Hillingdon

Erection of extension to existing attached garage

**Decision:** 04-04-1999    Approved

2703/F/99/0797                105 Sweetcroft Lane Hillingdon

Creation of a terraced area above single storey rear extension, involving installation of full height railings and insertion of two pairs of patio doors

**Decision:** 07-06-1999    Approved

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

Previous applications related to extensions and are not of direct relevance to this application.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
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
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H3	Loss and replacement of residential accommodation
H7	Conversion of residential properties into a number of units
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

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

Neighbouring properties were consulted on 25th July 2017 and a site notice was displayed to the front of the site on 15th August 2017, which expired on 5th September 2017.

3 letters of objection have been received from members of the public. Their comments are summarised below:

Houses in Multiple Occupation (HMO) have a reputation for an increase in anti-social behaviour and a rise in the crime rate in the surrounding area and would not be appropriate for a residential area where there is also a day care nursery nearby.

The planning application states that the existing use for this property is as a dwelling which does not provide the complete facts. The existing property is in reality used as a living assisted residential home for personnel with special needs and, it is suggested, a valuable asset to the community

which should take priority over the pure financial gain of converting it into an HMO.

The application would lend itself to short term student lets, or similar, with the inherent multi car movements at all times of the day and night and the possibility of unacceptable nuisance and noise. These movements could also cause a hazard to traffic and pedestrians at this extremely busy road junction.

OFFICER COMMENT: The building is currently used to provide community care. The applicant has confirmed that this will remain the case, with the HMO permission allowing an additional occupant to be housed. Conditions would be attached to any approval granted to control the numbers of people that could occupy the building at any one time as well as to ensure a regular property management and maintenance programme is in place.

Parking is provided at acceptable levels and a condition will be attached to ensure spaces are properly marked out in order to ensure the parking area is used efficiently.

Petition in Objection:

A petition with 23 signatories was submitted on the 12th of December 2017.

The objectors considered that the proposed change of use was contrary to Policy DMH 5: Houses in Multiple Occupation (HMOs). "The policy states 'Proposals for the provision of HMOs...will be required to demonstrate that...there will be no adverse impact on the amenity of neighbouring properties of the character of the area.' Even a cursory examination of the immediate area around this house will demonstrate that the area is typified by single family houses and the introduction of a large HMO will therefore have a significant adverse impact on the amenity of neighbouring properties and the character of the area. For these reasons, planning permission should be refused".

OFFICER COMMENT: Policy DMH 5 is an emerging Policy and carries limited weight at the current time. Notwithstanding this, amenity impact is an important consideration and this will be fully assessed within the main body of this report.

Office of Boris Johnson MP:

An e-mail was sent from Mr Johnson's office to support one of the objectors and requested that the Council investigated their concerns.

### **Internal Consultees**

HMO Officer: No comments to make.

Environmental Protection Unit: No comments received.

Access Officer: No comments received.

## **7. MAIN PLANNING ISSUES**

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

Policies H2 and H3 of the Hillingdon Local Plan (Part Two) discourages development that would result in the loss of residential accommodation and uses.

Paragraph 2.8 of the LBH Houses in Multiple Occupation and other non-self contained housing SPG confirms that the Council regard HMO's as a residential use and, as such, the proposed development complies with the above-mentioned policies.

Policy H7 of the Local Plan (Part 2) supports the principle of converting residential

dwelling into more units provided it does not result in any demonstrable harm towards the character and appearance of the surrounding area or the amenities of neighbouring residents. Furthermore, the following criteria must also be satisfied:-

- (i) Provision of effective sound insulation;
- (ii) Adequate quantum of car parking provided;
- (iii) All units are self contained; and
- (iv) Adequate amenity space is provided for residents.

Points (i) and (iii) relate to the formation of self contained flats and are not applicable in this instance. Attention is drawn to Paragraph 7.16 of the Local Plan (Part Two) which sets the context for Policy H7 and states that:-

'It is recognised... that conversion to allow the shared use of facilities such as kitchens and bathrooms could provide a source of low cost accommodation for those such as...community care patients for whom owner-occupation or local authority housing is rarely an option.'

The proposed use would provide community care facilities as recognised in Paragraph 7.16.

Potential impacts on visual and residential amenity and car parking will be fully assessed within the main body of this report.

Paragraph 4.3 of the HMO SPG maintains that conversions to HMO should be refused if they result in an over-concentration of HMO's either as a result of over 15% of plots on a 1km stretch of road (with the site at the centrepiece) being in HMO use or in 2 or more consecutive properties being in HMO use. This is in place to safeguard the character and amenities of streets.

Having checked planning records and the Council's HMO register, there are no other HMO's on Sweetcroft Lane nor are any adjacent properties in HMO use. As such, the proposal would not represent an over-concentration of HMO's.

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

The proposed development would not alter the appearance of the existing building nor is it considered that it would intensify the use of the building to a degree where it would be disruptive to the surrounding area. The total number of people occupying the building would be 7 and this is considered consistent for a dwelling of this size.

All bedrooms would be large enough to be used for double occupancy, although this would not take place under the proposed model. As such, there is the potential in the future that the building could house as many as 14 individuals. It is considered that this would be

excessive and, as such, it is considered reasonable to attach a condition limiting occupancy to a maximum of 10 individuals at any time.

Paragraph 6.8 of the HMO SPG observes that effective management control, whether it be carried out by housing associations, managing agents or applicants themselves, is crucial to maintaining a satisfactory environment for tenants and for achieving a good tenant/neighbour relationship.

The applicant has provided a statement which confirms that the HMO would be subject to an intensive house management scheme including full property management, maintenance and repair services for the buildings, car parking and gardens.

A condition will be used to secure an ongoing management and maintenance plan to ensure the continued upkeep of the site.

As such, it is considered that the proposed development is in accordance with Policies BE13 and BE19 of the Local Plan (Part Two) and London Plan Policies 7.4 and 7.6.

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

The HMO would be formed within the existing large, detached dwelling. Detached dwellings are considered to be better suited to conversion to HMO's than semi-detached or terraced dwellings on account of being sited on larger plots, which enables more off-street parking and garden space to be provided whilst there are no party walls through which noise can be transmitted.

No extensions or external alterations would be made to the existing dwelling and, as such, no concerns relating to the overbearing impact, overshadowing or overlooking of neighbouring residential properties arise.

The intensity of the use of the building would be similar to its expected use as a large detached residential dwelling. Occupants of the building would share communal facilities such as living and dining rooms and a kitchen, similar to a conventional household. Social and regulated care is provided, if and when necessary, by staff members who would not live within the building but would have a 24 hour presence should assistance be required. The care provider would be the primary contact for all matters relating to the operation of the property.

It is therefore considered that the proposed use would not be disruptive to neighbours by way of disturbance or over-intensive activities and, as such, complies with Policies BE20, BE21, BE22, BE23, BE24 and OE1 of the Local Plan (Part Two).

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

All of the bedrooms to be provided are comfortably larger than the 7.5 m<sup>2</sup> required for a single occupancy bedroom as set out in Technical housing standards - nationally described space standard (2015).

All habitable rooms are served by windows that will allow for a suitable level of natural light permeate into each room as well as to provide acceptable outlook.

The HMO SPG requires a minimum of 10 m<sup>2</sup> of communal space at ground floor level. The proposal includes two living rooms (37 m<sup>2</sup> and 19.5 m<sup>2</sup> respectively) and a dining room (18 m<sup>2</sup>). As such, this requirement is comfortably fulfilled.

The plot includes a large, well landscaped, rear garden of approximately 360 m<sup>2</sup> in area,

which would be unaffected by the proposed change of use. This provides well in excess of the minimum of 15 m<sup>2</sup> amenity space per habitable room.

It is therefore considered that the proposal complies with Policies BE20 and BE23 of the Local Plan (Part Two).

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

The proposal would result in an HMO property providing a total of 7 bedrooms. Paragraph 4.7 of the HMO SPG sets specific parking standards for HMO developments within the Borough, these being one car parking space per two habitable rooms (excluding communal rooms). As such, the expected level of parking would be 4 parking spaces (rounded up).

There is an existing hard surfaced parking area to the front of the site which has the capacity to accommodate 7 car parking spaces, as has been demonstrated on plan 1460/1, which forms part of the application. This area is accessed directly from Sweetcroft Lane by way of a dropped kerb.

It is therefore considered that the proposal accords with Policy AM14 of the Local Plan (Part Two).

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

No further detail required.

#### **7.12 Disabled access**

No specific measures have been included but would not be required for an application of this nature.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

The current site landscaping, which includes boundary hedging to the front of the site which screens the hard surfaced car parking area, will not be affected by the proposal. Landscape maintenance is included within the outline management plan submitted for the property.

It is therefore considered that the proposal accords with Policy BE38 of the Local Plan (Part Two).

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

Bins are shown within the car parking area on the enclosed site plan. A condition will be attached to any approval given to ensure bins are accommodated in suitable housing that will protect visual amenities as well as discourage vermin and contain odours.

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

Not applicable to this application.

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

Not applicable to this application.

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

The HMO SPG states that sound insulation measures are not generally required where the converted building does not share any party walls. However, it does state that ground floor bedrooms, adjacent to communal rooms may require sound insulation. Two bedrooms are adjacent to a communal living room with one of the bedrooms also adjacent to the entrance hallway. As such, it is considered reasonable to request the submission of sound insulation details for these rooms prior to the occupation of the building as an HMO.

## **7.19 Comments on Public Consultations**

The main objections raised through the petition and neighbour comments were due to impact on the character of the area and the amenity of neighbouring properties.

As outlined above it is considered that the proposed use would be compatible with the character of the surrounding area and would not be unduly disruptive to nearby residents.

There is a large off street parking area to the front of the property that would comfortably accommodate the amount of cars expected to be associated with the proposed use.

## **7.20 Planning obligations**

Not applicable to this application.

## **7.21 Expediency of enforcement action**

Not applicable to this application.

## **7.22 Other Issues**

None.

## **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**

The application seeks planning permission for the conversion of the existing house into a 7 bedroom House in Multiple Occupation (HMO).

The home is currently used to provide social care facilities for 6 people with learning disabilities. The proposal seeks to obtain HMO status in order to allow for an additional service user to be accommodated.

No alterations to the building exterior or site layout are proposed and it is not considered the use of the building would intensify to a degree that would cause disruption to neighbouring residents.

The applicant has given details of how the site will be managed and maintained in order to ensure the upkeep of the building and grounds.

It is considered that the layout of the accommodation would provide a satisfactory residential environment for future occupants.

It is therefore recommended that the application is approved, subject to conditions.

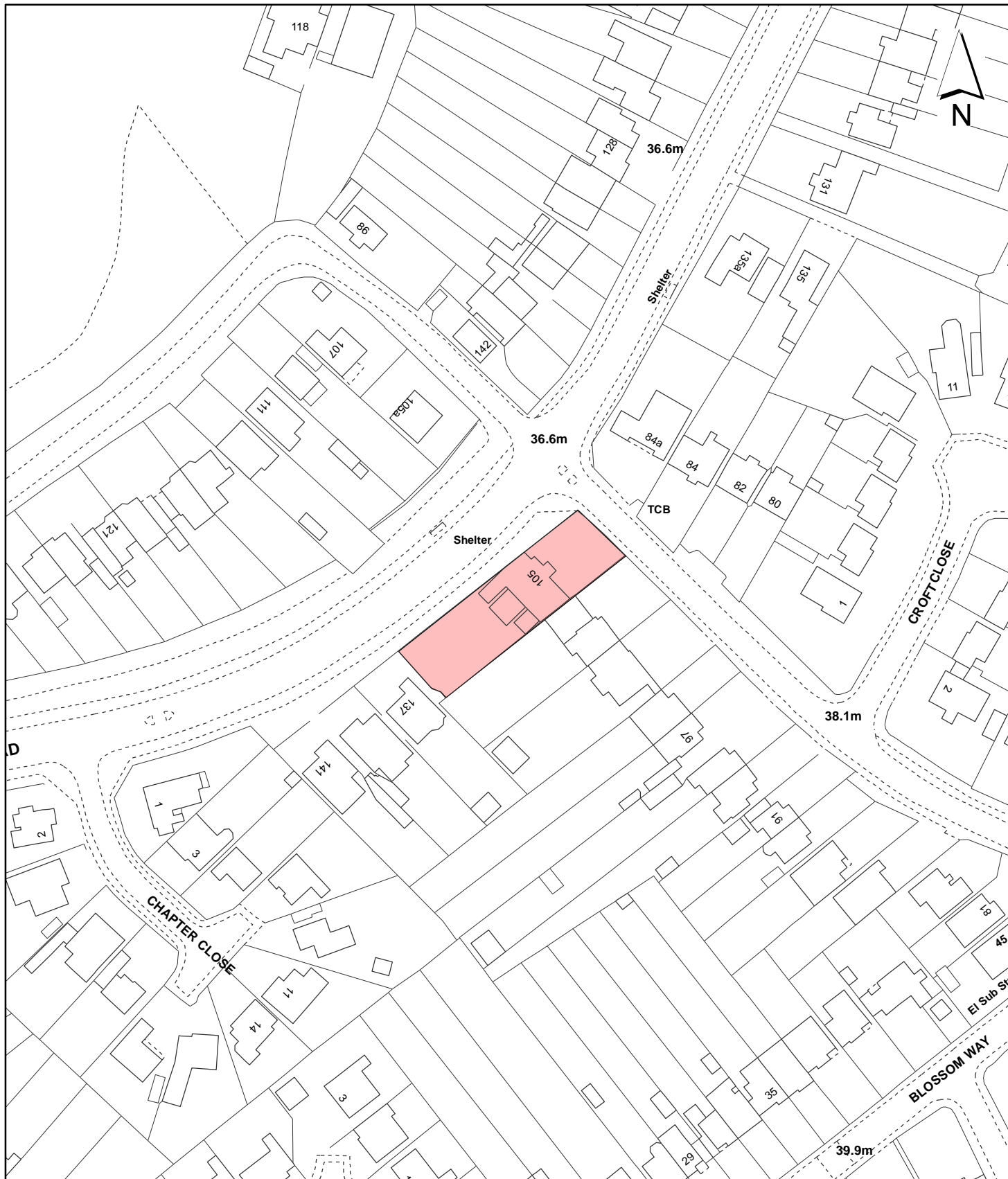
#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Supplementary Planning Guidance Houses in Multiple Occupation (2004)  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

**Contact Officer:** Christopher Brady

**Telephone No:** 01895 250230



## Notes



Site boundary

For identification purposes only.

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Site Address

**105 Sweetcroft Lane  
Hillingdon**

Planning Application Ref:

**2703/APP/2017/2579**

Planning Committee

**Central and South**  
Page 30

Scale

**1:1,250**

Date

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Transportation and Regeneration

**Address** GARAGE SITE ADJACENT TO 45 CORWELL GARDENS HILLINGDON

**Development:** Two storey building with habitable roof space, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats.

**LBH Ref Nos:** 72968/APP/2018/199

**Drawing Nos:** Location Plan (1:1250)  
3865/01 Rev. A  
3865/03 Rev. A  
3865/02 Rev. B

**Date Plans Received:** 15/01/2018 **Date(s) of Amendment(s):**

**Date Application Valid:** 18/01/2018

### 1. SUMMARY

The application seeks planning permission for the erection of a two storey building with habitable roof space, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats and follows a recent refusal of application reference 72968/APP/2017/2212. The proposal is considered to have addressed the previous three reasons for refusal and subject to the completion of a Section 106 agreement to secure contributions for the no waiting signs on the access road, is recommended for approval.

### 2. RECOMMENDATION

**That delegated powers be given to the Head of Planning, Transport and Regeneration to grant planning permission, subject to the following:**

**A) That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure the following:**

**1. installation of no-waiting restrictions on the access to the site**

**B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.**

**C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.**

**D) That subject to the above, the application be deferred for determination by the Head of Planning, Transport and Regeneration under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**

**E) That if the application is approved, the following conditions be attached:**

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 3865/01 Rev. A, 3865/02 Rev. B and 3865/03 Rev. A. 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 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 Cycle Storage - for 6 bicycles

2.b Means of enclosure/boundary treatments

2.c Car Parking Layouts (including demonstration that two of the parking spaces are served by active electrical charging point and a further two are served by passive electrical charging points)

2.d Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

### **6 RES14 Outbuildings, extensions and roof alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration shall be erected without the grant of further specific permission from the Local Planning Authority.

#### REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **7 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.

### **8 RES22 Parking Allocation**

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the lifetime of the development.

#### REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

### **9 RES18 Lifetime Homes/Wheelchair Units**

The development hereby approved shall ensure that the ground floor residential units are constructed to meet the standards for M4(2) standards set out in Approved Document M to the Building Regulations (2015 edition), and all such provisions shall remain in place for the life of the building.

#### REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2016) Policies 3.1, 3.8 and 7.2

## **INFORMATIVES**

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

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

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

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

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
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-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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

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

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

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

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

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

### **5            I2            Encroachment**



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

## **6            I5            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            I6            Property Rights/Rights of Light**

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

## **8            I15            Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works 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](http://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.

## **9 170 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.

## **10 173 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@hillingdon.gov.uk](mailto:planning@hillingdon.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](http://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 comprises a garage court of 14 lock up garages, a communal drying area and a residual area of wasteland at the rear of the garages. The site is bound by St Jerome's Grove to the East, a cul de sac highway and parking lot to the South and East; private gardens to the West and a disused communal area and stores for the block of flats to the North. The existing site access is from an entrance at the end of Corwell Gardens at the North West corner of the site. The site is currently enclosed by hoardings and demolition of the garages appears to have commenced.

The surrounding buildings are predominantly residential two and three storey flats and maisonettes arranged as purpose built blocks with shared amenity space and semi detached houses with private gardens. The site is within the developed area as identified in the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The application seeks planning permission for the erection of a two storey building with

habitable roof space, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats.

### **3.3 Relevant Planning History**

72968/APP/2017/2212 45 Corwell Gardens Hillingdon

Two storey building with habitable roofspace, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats

**Decision:** 15-12-2017 Refused

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

72968/APP/2017/2212 - Two storey building with habitable roofspace, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats was refused for the following reasons:

1. The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings or provide justification for the loss of the existing garage parking to serve the nearby dwellings. The development would therefore lead to additional on-street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development by reason of its siting and proximity to the adjacent properties at Nos. 45 and 46 Corwell Gardens and the side facing bedroom window would result in unacceptable overlooking of the private amenity space for these properties. The proposal is therefore contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal would fail to provide a satisfactory residential environment for future occupants of the ground floor side-facing bedrooms which would achieve very poor levels of outlook, light and privacy. The proposal is therefore contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

66930/APP/2014/3466 - Erection of 2 x two storey, three-bedroom detached dwellings with associated landscaping and parking, involving demolition of 8 of the 12 existing lock-up garages. Approved 4.12.14 subject to conditions which have not been discharged.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
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.
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LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

15 neighbouring properties were consulted by letter dated 22.1.18 and a site notice was displayed to the front of the site which expired on 21.2.18.

1 letter of comment has been received raising concerns about parking outside of the site and the parking stress in the area. The neighbour raises concerns about where to park during construction.

## Internal Consultees

### 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 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 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, unacceptable.

### Access Officer Revised Comments:

In view of the additional information submitted previously by Pottle & Co, and the attached supporting financial viability analysis, it would be acceptable for this development not to provide lift access to the first floor dwellings.

The two dwellings on the ground floor however, should be constructed to accord with the prescribed M4(2) standards set out in Approved Document M to the Building Regulations (2015 edition).

### Highways Officer:

This application is for the construction of 6 flats on an existing garage site in Corwell Gardens Hillingdon. Corwell Gardens is a local road on the Council road network. The site has an existing vehicular access from Corwell Gardens that serves an existing block of 12 garages. There was a previous application on the site that was refused and lack of off-street car parking was one of the reasons for refusal. There is evidence of parking stress in the surrounding streets as there is little off-street car parking. The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making to and from the site. The proposal is to convert the existing garage site into 6 flats and provide 8 car parking spaces, a bin store and a cycle store. This provision would meet the Council's off-street car parking standards. The cycle store is shown on the layout plan as a store type arrangement which is supported. I do have concerns over the narrow access to the site and would suggest that the applicant pays for the installation of no-waiting restrictions on the access to the site through a S106 contribution or similar mechanism. Given there are 8 proposed car parking spaces on site I suggested that 2 EVCP are actively wired and 2 are passively connected which should be conditioned. The traffic generation is likely to be slightly more than the existing use but is not significant. On the basis of the above comments and providing a S106 is entered into I do not have significant highway concerns over this application.

## 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 - Saved UDP 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 garages and the erection residential units, in principle.

**7.02 Density of the proposed development**

The density of the proposed development is 67 units/ha. It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

Not applicable to this application.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The site currently accommodates a single storey block of garages. It is noted that there is an extant planning permission for the erection of 2 x two storey, three-bedroom detached dwellings orientated towards the entrance of the garage block, sited approximately 5 m off the rear boundary of the site. The application site is currently enclosed by hoardings.

The character of the area is defined by two storey blocks of maisonettes and three storey blocks of flats set in communal gardens.

The proposed building would have a half hipped roof (measuring 9.9 m at the ridge and 5.29 m at the eaves) with two forward projecting gables and one rear projecting gable and accommodation within the roofspace served by two rear facing dormers. The building would be more prominent within the street scene than the extant permission for two dwellings or existing garages, however the overall bulk of the building would not appear out of keeping with the character of the area which does contain three storey blocks of flats. The half hipped roof form is not a characteristic roof form within this locality. However the building would be domestic in scale and is not considered to cause sufficient harm to the character and appearance of the area to justify a refusal of planning permission. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part

One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new habitable window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The site abuts property and gardens on the Western boundary. There are also residential properties to the North and East (on the opposite side of St Jeromes Grove). There are also dwellings to the South and North. The proposed development has been amended since the previous refusal to remove any side facing windows at first and second floor. The proposed bulk of the building is not considered to give rise to an unacceptable loss of light or outlook and the revised fenestration arrangements would not result in an unacceptable loss of privacy to occupants of numbers 45 and 46 Corwell Gardens. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (3 person) flat is required to provide an internal floor area of 61 m<sup>2</sup> and a one person studio is required to provide 37 square metres which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The submitted plans indicate that each of the ground floor rear facing flats would be provided with a private amenity space measuring 40 square metres and a communal amenity space measuring 100 square metres would be provided to serve the remaining flats. The amenity space provision is considered to be acceptable in accordance with Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

This application is for the construction of 6 flats on an existing garage site in Corwell Gardens Hillingdon. Corwell Gardens is a local road on the Council road network. The site has an existing vehicular access from Corwell Gardens that serves an existing block of 12 garages. There was a previous application on the site that was refused and lack of off-street car parking was one of the reasons for refusal. There is evidence of parking stress in the surrounding streets as there is little off-street car parking. The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making to and from the site. The proposal is to convert the existing garage site into 6 flats and provide 8 car parking spaces, a bin store and a cycle store. This provision would meet the Council's off-street car parking standards. The cycle store is shown on the layout plan as a store type arrangement which is supported. The highways officer has raised concerns over the narrow access to the site and has requested that the applicant pays for the installation of no-waiting restrictions on the access to the site through a S106 contribution. The applicant has agreed to enter into a S106 agreement. Given there are 8 proposed car parking spaces, a condition is recommended to secure 2 EVCP are actively wired and 2 are passively connected.

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

The issues are addressed in the sections above.

#### **7.12 Disabled access**

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 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 non-viable and/or have significant implications for the affordability of service charges for intended residents. The applicant has submitted a financial viability statement which supports the view that the installation of a lift would render the scheme non-viable. The Council's access officer has raised no objection to the scheme subject to the ground floor flats being constructed to accord with the prescribed M4(2) standards set out in Approved Document M to the Building Regulations (2015 edition).

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



Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Landscaping

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a Conservation Area. While no specific landscape design details have been specified, the layout plans indicate that there is sufficient space and opportunity to provide attractive and functional external amenity space. In the event of an approvable scheme, a condition could be imposed to secure landscaping details.

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

The proposed plans indicate the provision of bin stores to serve the flats.

#### **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**

The comments received are addressed in the sections above.

#### **7.20 Planning obligations**

S106 Agreement

The applicant has agreed to enter into a S106 agreement to provide no waiting signs on the narrow access road in line with the comments of the Council's Highways Officer and has submitted Heads of Terms to the Legal Department to complete such an agreement.

CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The scheme would be CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £61,853.82

London Mayoral CIL £24,218.90

Total CIL £86,072.72

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

Not applicable to this application.

#### **7.22 Other Issues**

No other issues are raised.

### **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**

The application seeks planning permission for the erection of a two storey building with habitable roof space, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats and follows a recent refusal of application reference 72968/APP/2017/2212. The proposal is considered to have addressed the previous three reasons for refusal and subject to the completion of a Section 106 agreement to secure contributions for the no waiting signs on the access road, is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Residential Extensions  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



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## Report of the Head of Planning, Transportation and Regeneration

**Address** THE PRINCE ALBERT PH PIELD HEATH ROAD HILLINGDON

**Development:** Variation of condition 2 (Approved Plans) of planning permission Ref: 704/APP/2015/1071 dated 05/10/2015 (Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping) to allow internal and external alterations to the layout and design of the building (Part Retrospective Application)

**LBH Ref Nos:** 704/APP/2016/3689

**Drawing Nos:** Location Plan (1:1250)  
16/3395/30  
16/3395/31  
16/3395/32  
16/3395/33  
16/3395/34  
16/3395/35  
16/3395/36

**Date Plans Received:** 05/10/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 05/10/2016

### 1. SUMMARY

Members may recall the original planning application (ref. 704/APP/2015/1071) being presented to the Central and South Planning Committee on 30/6/15, where the officer's recommendation for approval was agreed. The original application sought to re-develop the site of the former Prince Albert Public House, which has now been demolished, for residential purposes, to comprise a two-storey, 'L'-shaped flatted block providing 9 two-bedroom flats with associated parking and landscaping.

The scheme was deemed to be of an appropriate low-key, two storey bulk and scale that accorded with the Mayor's density guidance and the building line was sufficiently set back from its eastern boundary to maintain the openness of the adjoining Green Belt. Further, the building was of a traditional design using hipped roofs that was deemed to improve the visual amenities of the area by replacing a large unauthorised car park.

This application seeks retrospective permission to vary Condition 2 (Approved Plans) of that permission in order to regularise various internal and external alterations that have been made to the layout and design of the two storey block which has now been substantially completed on site.

The amendments made to the scheme from the approved proposals, as set out in this report, are not considered to significantly alter the approved scheme or to result in an unacceptable development. As such the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL** subject to the following:

- |   |      |                                       |
|---|------|---------------------------------------|
| 1 | RES4 | <b>Accordance with Approved Plans</b> |
|---|------|---------------------------------------|

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 16/3395/30, 16/3395/31, 16/3395/32, 16/3395/33, 16/3395/34, 16/3395/35 and 16/3395/36 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).

**2 COM7 Materials (Submission)**

Within 3 months of the date of this permission, details of all materials and external surfaces, including details of balconies 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)

**3 COM9 Landscaping (car parking & refuse/cycle storage)**

Within 3 months of the date of this permission, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.a Means of enclosure/boundary treatments
- 2.b Car Parking Layouts including a parking allocation scheme
- 2.c Hard Surfacing Materials
- 2.d External Lighting
- 2.e Other structures

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.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.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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

#### REASON

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

#### **4 RES13 Obscure Glazing**

The secondary side living/ dining room windows to units at first floor level facing Pield Court and Nos. 1-3 Holly Court Mews respectively shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

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

#### **5 RES18 Lifetime Homes/Wheelchair Units**

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

#### Reason:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

#### **6 RES24 Secured by Design**

The dwellings shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

#### **7 NONSC Sustainable Water Management Scheme**

Within 3 months of the date of this permission, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.
  - i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
  - ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:
    - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
    - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).



- iii. Demonstrates capacity and structural soundness in the receptors of Thames Water network and receiving watercourse as appropriate.
- iv. During Construction
  - a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
  - b) Foul water
    - i. The Scheme shall demonstrate capacity in the receiving foul sewer network or provides suitable upgrades agreed by Thames Water.
  - c) Ground water
    - i. Where infiltration techniques (soakway) or a basement are proposed a site investigation must be provided to establish the risk of groundwater flooding on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
    - ii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
  - d) Minimise water use. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
    - i. incorporate water saving measures and equipment.
    - ii. provide details of water collection facilities to capture excess rainwater;
    - iii. provide details of how rain and grey water will be recycled and reused in the development.
  - e) Long Term Management and Maintenance of the drainage system.
    - i. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.
    - ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

#### **8 NONSC Contaminated Land**

(i) Within 3 months of the date of this permission, a scheme to deal with contamination shall be submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination for approval by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(ii) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

#### REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **9 NONSC Energy Efficiency**

Within 3 months of the date of this permission, full details (including specifications) of the low and zero carbon technology required to meet the CO2 reductions set out in the Sustainable Design and Construction Report - Energy and Environmental Aspects, Revision A (Eco Energy & Environmental Ltd, February 2015) shall be submitted to and approved in writing by the local planning authority. The details shall include roof plans and elevations for any proposed Photovoltaics. Full details of any other technologies shall also be submitted.

The development must be completed in accordance with the approved details and a monitoring report submitted to the Local Planning Authority on a quarterly basis for the first 5 years on completion of the development.

#### REASON

To ensure the reduction of CO2 in accordance with Policy 5.2 of the London Plan (March 2016).

## **10 RES17 Sound Insulation**

The development shall not be occupied until a scheme for protecting the proposed residential unit above the entrance access from refuse collection noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

### **REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

## **INFORMATIVES**

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

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

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

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

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding costal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.13	(2015) Parking

LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt
LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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

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

### **4            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.

## **5            I2            Encroachment**

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

## **6            I3            Building Regulations - Demolition and Building Works**

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

## **7            I5            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.

## **8            I15            Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works 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](http://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            I21            Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

## **10**

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be resubmitted as part of this new planning permission where those details would remain the same.

### **3.        CONSIDERATIONS**

#### **3.1      Site and Locality**

The 0.16ha rectangular site of the former Prince Albert Public House is located on the southern side of Pield Heath Road, approximately 70m to the east of its junction with Colham Green Road. The residential flatted block construction is close to completion.

The character of the surrounding area is mixed, although the immediate area is predominantly residential, including a row of chalet style bungalows immediately opposite the site. Holly Cottage Mews, a gated development of 10 mews style properties which wraps around the site at the rear immediately adjoins the site to the west. To the east, the application site abuts the Metropolitan Green Belt, which along the road frontage is in use as allotments, with public open space adjoining the allotments at the rear. Hillingdon Hospital is sited some 90m to the west of the site, on the south western corner of the junction of Pield Heath Road and Colham Green Road. There is also a small parade of shops on the opposite side of the road, approximately 50m to the west of the application site.

The area of the site is level, although the adjoining land slopes down towards the rear so that the site is some 2m higher than adjoining land at the rear, including the allotments to the east and Holly Cottage Mews properties and their access to the south and west. Along the eastern boundary of the site, adjoining the allotments are a number of mature trees.

The site is located within an Air Quality Management Area and has a Public Transport Accessibility (PTAL) Level of 3 (on a scale of 1 to 6 where 6 represents the highest level of

accessibility and 1 the least).

### **3.2 Proposed Scheme**

This application seeks retrospective permission to vary Condition 2 (Approved Plans) of planning permission dated 05/10/15, ref. 704/APP/2015/1071 to allow internal and external alterations to the layout and design of the two storey block. The description of the original application stated:

'This proposal is for the redevelopment of the site to provide a two storey 'L-shaped' flatted block comprising 9 two-bedroom residential units, with associated car parking for 9 vehicles, including 1 disabled space provided at the rear, accessed through an archway within the building, landscaping and amenity space.

The two storey block would have a hipped roof with gable features. The main block would be parallel with and set back some 2.4m from the road frontage. It would be 32.5m wide, set back some 5.8m from the eastern side boundary which adjoins the allotments and 1m from the western side boundary of the site adjoining Holly Cottage Mews. The main block would have a depth of some 10.4m and an eaves height of 5.4m and ridge height of 8.8m.

The projecting wing would be sited adjacent to the eastern edge of the site, and project approximately 24m from the rear elevation of the main block, to set back from the rear boundary of the site by on average 3.4m. The block would have a main width of 7.7m, with an identical eaves height to the main block, but a reduced ridge height of some 8m.

The main block would have a symmetrical frontage with recessed entrances each side of a centrally sited main projecting gable, below which vehicular access would be taken, with smaller gable features each side. At the rear, 3 of the first floor units would have balconies with a fourth having a part covered and part open terrace. Within the rear courtyard, the car parking area for 9 vehicles would be provided towards the rear, with a 107sqm communal amenity area sited between the parking area and the main block. Large private patio areas would also be provided within the courtyard for 3 of the four ground floor flats, with another private patio provided at the side of the main block adjoining the allotments.

Each entrance to the main block on each side of the internal driveway would have a separate pedestrian access from Pield Heath Road, with a through connection into the car park courtyard. This would also access the entrance to the rear wing from a segregated footpath. A third footpath from Pield Heath Road would also be provided to the east of the building providing access to the integral bin store, sited between the main and projecting wings of the building. The proposal would involve widening the adjacent highway public footpath to 2m in order to accommodate the required visibility splay. Boundary treatment along the road frontage would be 1.2m high metal railings. Lockers for cycle storage would also be provided within the three entrance stairwells to the building.'

The proposed changes from the approved scheme are set out below:

1. Changes to the elevation details, including:

North elevation - Increased variation in built form with additional forward projections, altered window arrangement, introduction of lintels to the first floor, changes to brick detailing, removal of timber cladding, removal of patio doors at ground level and introduction of Juliet balcony.

East - Reduced variation in built form with loss of forward projection and regularised window arrangement.

South - Altered window arrangement, changes to brick detailing, removal of timber cladding, removal of balcony, introduction of steps to access doors.

West - Additional forward projections, altered window arrangement, changes to brick detailing, removal of timber cladding, removal of balconies.

## 2. Changes to the roof form

The approved plans for the development proposed a single unbroken ridge line for the roof of building 'A' adjacent to Pield Heath Road. The amended proposals reflect the building as constructed and show a greater level of variation within the ridge line. In addition the approved scheme incorporated a section of roof that connected building 'A' to building 'B'. This section of roof has been removed, however the connecting balcony remains.

## 3. Removal of space for future lifts in both buildings and changes to internal layouts.

Numerous changes to the internal layouts are proposed as well as the removal of space for potential future lifts in both buildings. The number of units and bedrooms remain as per the original approval.

## 4. Change to bin store and cycle lockers location

The approved scheme proposed cycle lockers within the main access points of the buildings. It is now proposed to relocate the cycle lockers under the balcony that connects the two buildings where refuse was previously proposed to be located. It is also proposed to relocate the refuse store to under the main vehicle access archway.

The number of proposed units, bedrooms and car parking arrangements remain as per approved under the previous application (ref. 704/APP/2015/1071).

### 3.3 Relevant Planning History

704/APP/2015/1071      The Prince Albert Ph Pield Heath Road Hillingdon

Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping.

**Decision:** 30-06-2015    Approved

#### Comment on Relevant Planning History

Following the submission of two pre-application enquiries for the site's redevelopment for residential purposes, the first in 2010, the second in 2013, planning permission for a two storey 'L'-shaped block comprising 9 x two-bedroom flats with associated access, parking and landscaping was approved on 5/10/15 (application reference 704/APP/2015/1071).

Prior to this, the cleared site was in unauthorised use as a car park which resulted in the serving of an Enforcement Notice on 26 February 2015.

### 4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (March 2016)

National Planning Policy Framework

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Document - Planning Obligations

Hillingdon Supplementary Planning Guidance - Air Quality

**Central & South Planning Committee - 6th June 2018**

**PART 1 - MEMBERS, PUBLIC & PRESS**



## **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.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.CI1	(2012) Community Infrastructure Provision

### Part 2 Policies:

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding costal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.5	(2015) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2015) Cycling
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
LPP 7.16	(2015) Green Belt

LPP 7.21	(2015) Trees and woodland
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
AM15	Provision of reserved parking spaces for disabled persons
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

46 neighbouring properties have been consulted on this application, together with the Cowley Community Residents' Association and a site notice was displayed. One letter of objection has been received that can be summarised as:

- Proposal is different to the previous consent
- Resident feels mislead as a different scheme was constructed
- Scheme is not one 'L' shaped block
- There is no access to the garden/car park for a person whose mobility is restricted other than through the central archway.

Case Officer's comments: This application seeks to regularise the difference between the approved scheme and that constructed on site. The scheme is for two blocks which are at right angles to one another and connected by a balcony. Access to the rear area is the same as that previously approved.

#### **Internal Consultees**

##### **CONSERVATION/ URBAN DESIGN OFFICER:**

The building is now almost complete and appears to be generally in accordance with the amended planning application. In my view whilst this scheme is greatly inferior in design terms to the original approval, on balance, I do not feel the quality of the architecture is such that it would warrant refusal of the application on design grounds.

##### **HIGHWAY ENGINEER:**

I have reviewed the material supplied relating to the approval given to the application 704/APP/2015/1071 which was for 9 flats on the site of the now demolished Prince Albert PH. This approved scheme had 9 flats with 9 car parking spaces, covered secure cycle parking and refuse/recycling bin facilities.

The latest drawings show a new vehicular access and 9 car parking spaces in a similar arrangement to that which was approved. It is not clear from the drawings supplied if the secure covered cycle parking spaces have been altered in any way and the same comment applies to the refuse/recycling.

If the secure covered cycle storage and refuse/recycling arrangements are the same or very similar to the approved scheme then I will have no significant concerns.

##### **Case Officer's comments:**

The condition attached to the previous consent reference 704/APP/2015/1071 that requires details of cycle storage is also recommended to be attached to this consent.

##### **TREES/LANDSCAPE OFFICER:**

This application is to vary condition 2. As far as the plans indicate, there is no amendment to the external layout or landscape.

Recommendations: No objection subject to the previously proposed landscape conditions.

Case Officer's comments: The relevant landscape condition attached to the previous consent reference 704/APP/2015/1071 is also recommended to be attached to this consent.

##### **ENVIRONMENTAL PROTECTION OFFICER:**

Given that the bins are now to be located and probably emptied in the access road directly under the flat, labelled on the plans as plot 4, I would recommend that the sound insulation to the floor of that flat is upgraded to protect future residents from noise. We would normally request a sound insulation condition is attached requiring that a scheme for sound insulation of the property is submitted which would meet acceptable internal noise design criteria, and that this scheme should be installed and maintained thereafter.

Case Officer's comments: The required noise condition is recommended to be attached to this consent.

**FLOOD AND WATER MANAGEMENT OFFICER:**

No objections to the variation, as there are no major changes which affect the drainage, as long as the drainage condition applied to the 704/APP/2015/1071 permission continues to apply.

Case Officer's comments: The condition attached to the previous consent reference 704/APP/2015/1071 is also recommended to be attached to this consent.

**SUSTAINABILITY OFFICER:**

I have no objection to the variation.

**WASTE SERVICES MANAGER:**

Advice provided on waste requirements that is recommended as an informative should consent be granted.

**ACCESS OFFICER:**

I refer to my memo dated 11 May 2015 in which I note the space provision for a future lift installation. In assessing this application, reference has been made to the London Plan 2016, Policies 3.8 (Housing Choice), and Approved Document M to the Building Regulations 2015 (ADM 2015). These latest plans appear not to show provision for future lift installation. In light of the above policy and technical housing standards, the plans should be amended accordingly.

Conclusion: acceptable, subject to a suitable planning condition attached to any approval.

**Condition**

The dwelling hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

**Reason:**

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

**ACCESS OFFICER Final comments:**

In response to correspondence dated 18 May 2018 from WJ McLeod Ltd, I accept that it would be impractical to incorporate lift access and provide a step free approach to the dwellings on the upper storeys.

**Case Officer comments:**

The Applicant has provided further evidence to the Council's Access Officer justifying why it is unviable to provide two lifts to service 5 first floor units. The Council's Access Officer has confirmed their acceptance of this justification and also confirmed that they raise no objection to the development subject to the attachment of the above condition.

**7. MAIN PLANNING ISSUES**

**7.01 The principle of the development**

The principle of the residential redevelopment of this site, including the loss of the public house, was established by the grant of the previous permission under application reference 704/APP/2015/1071.

**7.02 Density of the proposed development**

Policy 3.4 of the London Plan seeks to ensure that new developments achieve the maximum intensity of use compatible with the local context and with public transport capacity.

The proposed density has already been approved as acceptable under application reference 704/APP/2015/1071.

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

The application site is not located within an Archaeological Priority Area nor has it any other archaeological designation. The nearest listed building, the Grade II Listed Orange Peel Hotel/Public House is located some 35m to the east of the application site, but with such a separation distance and given the nature of the proposed residential scheme and the closer proximity of surrounding residential development, the proposal would not harm the listed building's setting. The application site is also not sited within or close to the boundary of a conservation area or an area of special local character.

As such, it is considered that the proposals would not harm any known heritage assets.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues raised by this application.

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

In the officer's report to committee on the original application, it was stated that 'the eastern boundary of the site adjoins the Metropolitan Green Belt. There are a number of mature trees and vegetation along this boundary which help to screen the site from views across the adjoining open Green Belt land. Although the proposed building would be sited closer to this boundary and extend along more of its depth than the former public house building, the proposed flatted block would still retain a good sized undeveloped gap of at least 5.4m to this boundary along the whole of its depth. This area would mainly be used as landscaping/informal amenity space and would provide an opportunity to enhance the boundary planting. This would be controlled by the recommended condition.'

Members approved the application and the same condition is recommended to be attached to any grant of planning consent for the current application.

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

The proposed minor amendments to the external appearance of the development are not considered to have a significant impact on the character and appearance of the area over and above the approved scheme (under application reference 704/APP/2015/1071).

The Council's Design Officer has raised no objections to the amended proposals.

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

The proposed minor amendments to the development are not considered to have a significant impact on the amenity of neighbouring properties over and above the approved scheme (under application reference 704/APP/2015/1071). The condition requiring obscure glazed windows for those units at first floor level on the south and western facades is recommended to be attached to the current application. The condition requiring details of balcony privacy screens is recommended to be removed as the scheme no longer includes the relevant balconies.

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

The proposed units would have internal floor areas ranging from 68sqm to 83sqm which would satisfy the Mayor's 61sqm minimum internal floor space standard for two bedroom flats. The residential amenity afforded by the flats would be of a good standard, with the main living/ dining/kitchen rooms all having dual aspect, and all habitable room windows

having an appropriate outlook and natural lighting.

Habitable room windows would also afford adequate privacy, with all the ground floor habitable rooms having a reasonable depth of defensible space in front of their windows, including those that front the road. The only possible exception to this are the eastern facing rear elevations. Although no use of the area to the rear of these units is currently shown on the plans, clearly some limited use of this area could be made, even if the area would not be ideal in terms of providing usable amenity space due to the overshadowing by the boundary trees. This would need to be clarified and dealt with as part of the landscaping scheme which has been conditioned.

In order for this scheme to accord with the Council's external amenity space standards, a minimum of 225sqm of communal space (25sqm per two-bedroom flat) would need to be provided. The majority of the units had a private patio or balcony area within the previous proposals, with only Unit 5 (Unit 3 in the approved scheme) on the first floor having no private provision. The proposed scheme has been amended to result in only 2 of the 5 units at first floor level having use of balconies.

The amended layout would still provide in excess of 225sqm of external private and shared amenity space. Furthermore, this site is within a 90m walking distance of the large area of public open space which includes a children's play area, sited to the rear of Holly Court Mews.

The condition attached to the original consent that required details of privacy screening for the balconies is recommended to be removed from the current consent as the relevant balconies have now been removed from the proposals and replaced with juliet balconies.

It is therefore considered that the scheme would afford an appropriate level of amenity for its future occupiers, in accordance with policies BE20, BE21, BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advise respectively that proposals for development will be assessed against their contribution to traffic generation and impact on congestion, having regard to the present and potential capacity of public transport and that the traffic generated by proposed developments would need to be accommodated on principal roads without increasing demand along roads or at junctions already used to capacity, not prejudice the free flow of traffic, nor diminish environmental benefits brought about by other road improvement schemes or infiltrate local roads. Policy AM9 supports cycle provision, including the need for cycle storage provision within development schemes and Policy AM14 advises that development should accord with adopted car parking standards.

The previously approved scheme (704/APP/2015/1071) provided one off-street car parking space for each unit, including a disabled space. The Council's Highway Engineer advised that the level of parking proposed was acceptable. Furthermore, the proposed car parking layout, including access through the archway was deemed satisfactory.

No changes to the level of parking or car parking layout are proposed as part of this application. The location of cycle parking is proposed to be altered however the level of provision remains consistent. The Council's Highways Engineer has raised no objections to the amended proposals however confirmation of the cycle and bin store provision and details are recommended to be conditioned.

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

##### **URBAN DESIGN**

This issue is addressed in Section 7.07 of the report.

##### **ACCESS**

This issue is addressed in Section 7.12 of the report.

##### **SECURITY**

A condition to require that the development satisfies 'Secure by Design' criteria was attached to the previous consent and is recommended to be attached to the current proposals.

#### **7.12 Disabled access**

The Council's Access Officer has reviewed the submitted details and whilst they would prefer that the potential for future lift provision had not been removed, they believe that the application can conform with policy requirements through the imposition of a suitable condition requiring all elements to meet M(4)2 standards. Subject to the attachment of this condition there are no objections to the proposals in terms of accessibility.

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

This proposal does not exceed the threshold beyond which an affordable housing contribution would be required.

#### **7.14 Trees, landscaping and Ecology**

##### **Trees and Landscaping**

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer has reviewed the submitted proposals and raised no objections as minimal changes are proposed to the originally approved scheme.

Subject to recommended conditions, no objections are raised.

##### **Ecology**

The site has little ecological interest and adjoining trees would be retained.

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

The development proposal incorporates an integral refuse storage area that would provide sufficient capacity for refuse/recycling bins. The location of the refuse storage has changed from the approved scheme, however the new location is closer to the highway and the Council's Waste Strategy Officer has raised no objections to the proposals.

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

The original planning application was supported by an Energy Assessment that was sufficient to provide an initial assessment of the likely energy technologies that would be required. An Energy Efficiency condition was attached to the previous consent that was sufficiently robust to ensure that appropriate CO2 reduction targets would be met. The same condition is recommended to be attached to the current application. The Council's Sustainability Officer has reviewed the submitted plans and raised no objection to the amendments.

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

The Council's Water and Flood Management Officer advises that there are no objections to this development in terms of any flooding or drainage issues, but recommends that the condition attached to the previous consent is also attached to the current proposals to

ensure that surface water is managed appropriately on site, as it is in an area identified to be at risk of surface water ponding. This forms part of the officer recommendation.

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

##### **Noise Issues**

No concerns were raised regarding noise issues with the original application. The Council's Environmental Protection Unit have reviewed the amended proposals and requested an additional condition be attached to mitigate against the noise of refuse collection from the entrance way on the single flat above. This condition is recommended to be attached to the current application.

##### **Air Quality**

An air quality assessment was submitted with the original application that demonstrated that the site is suitable for residential occupation. Given the negligible traffic generation, the use would not materially impact upon air quality.

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

The issues raised are covered in the main body of the report.

#### **7.20 Planning obligations**

Policy R17 of the Hillingdon Local Plan: Saved Policies (November 2012) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

A single planning obligation to mitigate the impacts of the development was secured under the original grant of planning permission. This was for the 'Widening and re-instatement of the adjoining public footpath'. This work has now been completed and therefore it is considered that a Deed of Variation to the existing S106 Agreement is not required as a result of the current application.

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

Prior to the construction of the current scheme the cleared site was in unauthorised use as a car park which resulted in the serving of an Enforcement Notice on 26 February 2015. There is no current enforcement action applicable to this application.

#### **7.22 Other Issues**

None

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

##### **General**

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also



the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

### **10. CONCLUSION**

The original planning application (ref. 704/APP/2015/1071) being presented to the Central and South Planning Committee on 30/6/15, where the officer's recommendation for approval was agreed. The original application sought to re-develop the site of the former Prince Albert Public House, which has now been demolished, for residential purposes, to comprise a two-storey, 'L'-shaped flatted block providing 9 two-bedroom flats with associated parking and landscaping.

The scheme was deemed to be of an appropriate low-key, two storey bulk and scale that

accorded with the Mayor's density guidance and the building line was sufficiently set back from its eastern boundary to maintain the openness of the adjoining Green Belt. Further, the building was of a traditional design using hipped roofs that was deemed to improve the visual amenities of the area by replacing a large unauthorised car park.

This application seeks retrospective permission to vary Condition 2 (Approved Plans) of that permission in order to regularise various internal and external alterations that have been made to the layout and design of the two storey block which has now been substantially completed on site.

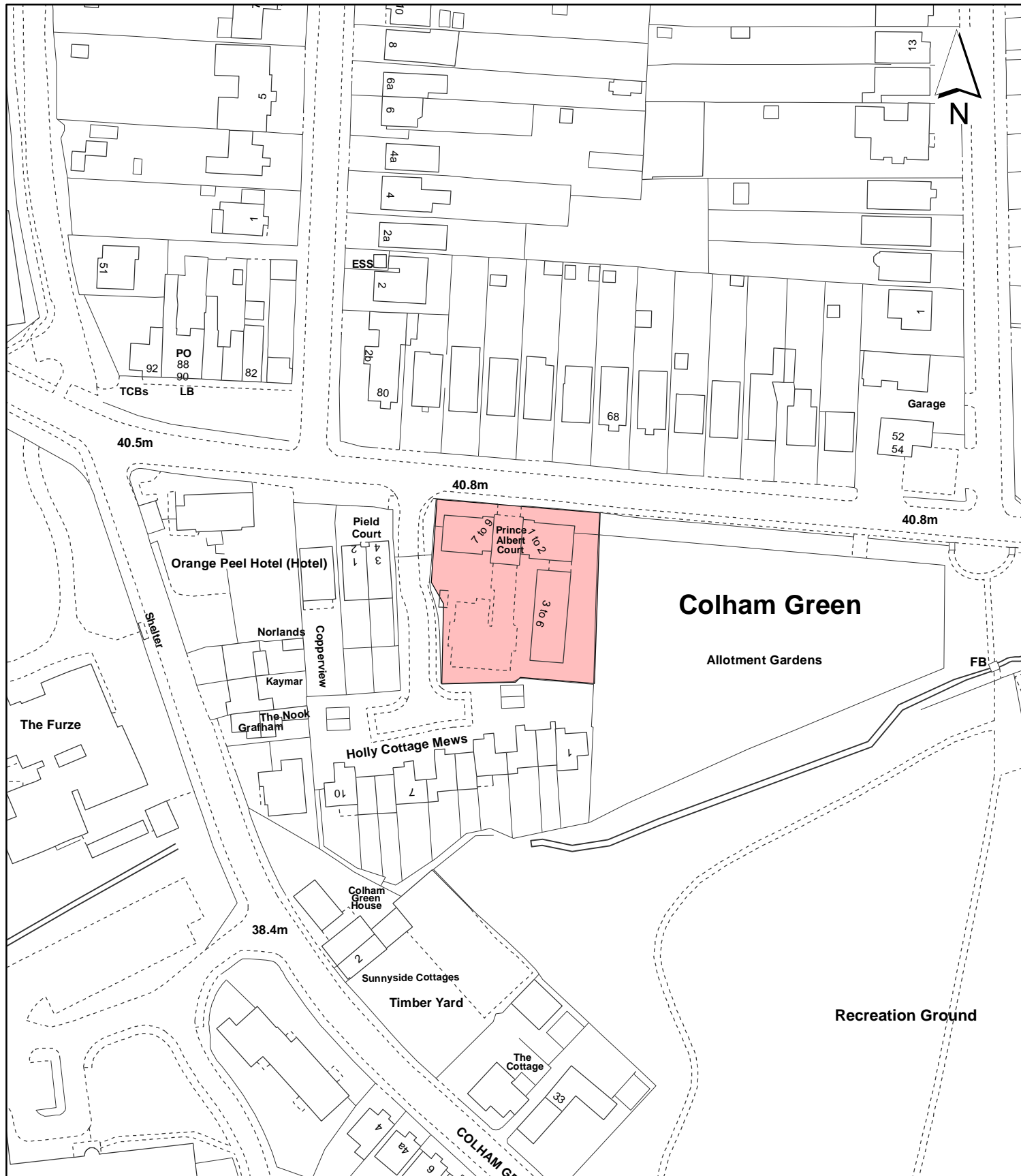
The amendments made to the scheme from the approved proposals, as set out in this report, are not considered to significantly alter the approved scheme or to result in an unacceptable development. As such the application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Technical Housing Standards - Nationally Described Space Standard  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Ed Laughton

**Telephone No:** 01895 250230



#### Notes:



Site boundary

For identification purposes only.

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Site Address:

**Former Prince Albert Pub**

Planning Application Ref:

**704/APP/2016/3689**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Transportation and Regeneration

**Address** 28 OAKDENE ROAD HILLINGDON

**Development:** Part two storey, part single storey side/rear extension and conversion of 3-bed dwelling to 1 x 3-bed and 1 x 1-bed dwellings with associated parking and amenity space

**LBH Ref Nos:** 4247/APP/2018/1451

**Drawing Nos:** 28OAKDENEROAD-001 Rev. B  
28OAKDENEROAD-003  
28OAKDENEROAD-004  
28OAKDENEROAD-006  
28OAKDENEROAD-007  
28OAKDENEROAD-008  
28OAKDENEROAD-005  
28OAKDENEROAD-002

**Date Plans Received:** 18/04/2018 **Date(s) of Amendment(s):**

**Date Application Valid:** 27/04/2018

### 1. SUMMARY

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and conversion of 3-bed dwelling to 1 x 3-bed and 1 x 1-bed dwellings with associated parking and amenity space.

The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels in a prominent corner location, and siting in close proximity to the side boundary, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the visual amenities of the street scene and the wider area. Furthermore, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units and also fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwellings.

Accordingly, the application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its siting, size, scale, width and design, including the lack of a set back from the front at all levels in a prominent corner location, and siting in close proximity to the side boundary, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One -

Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

**2 NON2 Non Standard reason for refusal**

The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## **INFORMATIVES**

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

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

**2 I52 Compulsory Informative (1)**

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

**3 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

#### **4            I71            LBH worked applicant in a positive & proactive (Refusing)**

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

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

#### **5            I74            Community Infrastructure Levy (CIL) (Refusing Consent)**

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

### **3.        CONSIDERATIONS**

#### **3.1      Site and Locality**

The application property comprises a two storey semi-detached house located on the Southern side of Oakdene Road which lies within the 'developed area' as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The property lies on a prominent corner plot with Evergreen Drive, a modern infill cul-de-sac located to the South East and accessed between the application site and adjacent number 34 Oakdene Road. The principal elevation faces almost due North.

### **3.2 Proposed Scheme**

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension and conversion of 3-bed dwelling to 1 x 3-bed and 1 x 1-bed dwellings with associated parking and amenity space.

### **3.3 Relevant Planning History**

4247/APP/2016/3333      28 Oakdene Road Hillingdon  
Two storey side extension and single storey rear extension

**Decision:** 31-10-2016      Refused

4247/APP/2016/4247      28 Oakdene Road Hillingdon  
Two storey side extension and single storey rear extension

**Decision:** 17-01-2017      Refused

4247/APP/2017/3265      28 Oakdene Road Hillingdon  
Part two storey, part single storey side/rear extension

**Decision:** 06-12-2017      Approved

4247/APP/2017/4597      28 Oakdene Road Hillingdon  
Part two storey, part single storey side/rear extension

**Decision:** 27-02-2018      Approved

4247/APP/2017/676      28 Oakdene Road Hillingdon  
Part two storey, part single storey side/rear extension

**Decision:** 18-04-2017      Approved

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

The following planning history is considered to be of relevance to this application site:

4247/APP/2017/4597 - Part two storey, part single storey side/rear extension. Approved.

4247/APP/2017/3265 - Part two storey, part single storey side/rear extension. Approved

4247/APP/2017/676 - Part two storey, part single storey side/rear extension. Approved

4247/APP/2017/4247 - Two storey side extension and single storey rear extension was refused for the following reason:

The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the extended dwelling. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Councils adopted car parking standards.

4247/APP/2016/3333 - two storey side extension and single storey rear extension was refused for the following reasons:

1. The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels in a prominent corner location, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed development fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the extended dwelling. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Councils adopted car parking standards.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

5 neighbouring properties were consulted by letter dated 1 May 2018 and a site notice was displayed to the front of the site which expired on 30 May 2018.

1 letter of comment has been received which states:

"The insertion of sufficient windows in the side elevation (ground and 1st floor) adds interest to the street scene and can prevent an otherwise featureless elevation. Traditional housing layouts from the Victorian/20th century often demonstrated shortcomings in this respect Where a building is on a corner, it must 'turn' the corner by providing an active frontage to both streets. Well designed corners and flanks create visual interest and contribute to a distinct identity. Including fenestration in return frontages introduces surveillance to the public realm and adds interest into the streetscene. A gabled roof for the flank wall (to Evergreen Drive) would complement Oakdene and Evergreen's skyline."

Ward Councillor: Requests that the application is reported to Committee for consideration.

### **Internal Consultees**

Landscape Officer:

This site is occupied by a two-storey, semi-detached house on the South side of Oakdene Road, adjacent to Evergreen Drive. The plot is wider than average, with a garden area on the East side of the house. There are no TPO or Conservation Area designations constraining the site.

COMMENT: No trees or other landscape features of merit will be affected by the proposal. Front

garden space for parking in number 28 and the new plot will be restricted, according to Hillingdon's design guidance at least 25% of front garden space should be soft landscaped.

RECOMMENDATION: No objection subject to conditions H10, RES9 (parts 1, 2 and 5).

## **7. MAIN PLANNING ISSUES**

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

The site lies within an established residential area. It is therefore considered there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

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

Policy 3.4 of the London Plan (2011) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

Paragraph 5.1 of the HDAS Residential Extension Guidance, requires that 'all residential

extensions of two stories in height to be set back a minimum of 1.0 m from the side boundary of the property for the full height of the property'. Furthermore Paragraph 5.3 of the SPD HDAS: Residential Extensions states that any extension to corner plots should ensure that the open character is maintained. As required under Policy BE22 of the Hillingdon Local Plan (November 2012), a two storey side extension to a semi-detached property should be set back a minimum of 1.0 m from the main front building line.

The proposed extension would measure 4 m wide which exceeds two thirds the width of the original dwelling. Furthermore, the extension would not be set back 1m from the front of the original dwelling and would fail to appear as a subordinate addition. It is noted that the set back and width have been raised as a concern in relation to previous applications for two storey side extensions and in particular to application reference 4247/APP/2016/3333 (detailed above). The proposed two storey side extension, by virtue of its siting, size, scale, width and design, including the lack of a set back from the front at all levels in a prominent corner location, and siting in close proximity to the side boundary, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The side and rear extensions would be largely screened by the host dwelling and the extension to the rear of adjoining number 26 and would not result in an unacceptable loss of light or outlook to the occupants of this property. The submitted plans indicate that the 45 degree line from the centre point of the nearest first floor window would not be breached. Given the degree of separation between the proposed extension and number 30 Oakdene Road, the proposed extensions would not result in an unacceptable loss of

residential amenity to the occupants of this property.

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. It is noted that the submitted plans indicate the provision of a double bedroom and a second habitable room at first floor annotated as a study. The internal dimensions of the study are 7.5 square metres which is the minimum internal floor area set out in the National Space Standards, as a single bedroom. As such, it is considered reasonable to apply the London Plan Standards for a two bedroom (3 person) house which is 70 square metres. At a floor area of 82 square metres, the proposal complies with this minimum standard. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Submitted plans demonstrate that the retained dwelling would achieve a garden area of 60 square metres which would comply with the standards set out in HDAS Residential Layouts. However the proposed two bedroom dwelling would only achieve 40 square metres which falls short of the HDAS requirement of 60 square metres. There is not considered to be public open space nearby that would make up for this level of deficiency at the site. Therefore the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The application site lies in an area with a PTAL score of 1b(poor). The existing property benefits from two off street parking spaces. The current proposal seeks permission to create a new vehicular crossover to serve a new space in the frontage of the host dwelling, utilising the existing crossover to serve one space for the proposed dwelling. Whilst it is acknowledged that the submitted plans indicate the provision of secure cycle storage for both units, which is welcomed, the proposal fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan Saved UDP Policies (November 2012) and the Council's

adopted car parking standards.

**7.11 Urban design, access and security**

The issues are addressed in the sections above.

**7.12 Disabled access**

The submitted plans indicate a level access would be achieved and no accessibility issues are raised.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The Council's Landscape Officer has confirmed that in the event of an approvable scheme, landscaping conditions could be imposed to secure appropriate landscaping details in accordance with Policy BE38.

**7.15 Sustainable waste management**

In the event of an approvable scheme, conditions could be imposed to secure details of sustainable waste management.

**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**

The comments are addressed within the report.

**7.20 Planning obligations**

CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The scheme would be CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £13,173.73

London Mayoral CIL £5,158.18

Total CIL £18,331.91

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No other issues raised.

**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**

The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels in a prominent corner location, and siting in close proximity to the side boundary, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and the visual amenities of the street scene and the wider area. Furthermore, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units and also fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings.

Accordingly, the application is recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Residential Extensions  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**28 Oakdene Road**

Planning Application Ref:

**4247/APP/2018/1451**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**  
**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON



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## Report of the Head of Planning, Transportation and Regeneration

**Address** LAND FORMING PART OF 84 CHURCH ROAD HAYES

**Development:** Two storey, 2-bed, detached dwelling with associated parking and amenity space

**LBH Ref Nos:** 72944/APP/2018/1225

**Drawing Nos:** Design and Access Statement  
AC/8419/2018/A

**Date Plans Received:** 22/03/2018 **Date(s) of Amendment(s):**

**Date Application Valid:** 19/04/2018

### 1. SUMMARY

The application seeks planning permission for the erection of a two storey, 2-bed, detached dwelling with associated parking and amenity space. The application is a re-submission of a similar application recently refused. Whilst the revised scheme would provide an acceptable level of floorspace to the future occupants of the property, it fails to address the sub-standard outdoor amenity space provision. Furthermore the revised application introduces concerns in terms of its visual impact given its proximity to the side boundary. The application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring properties at 15 and 16 Churchfield Close, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

#### 2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## INFORMATIVES

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016).

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

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

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

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

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

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-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 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

## **4 I71 LBH worked applicant in a positive & proactive (Refusing)**

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

## 5 174 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is land to the rear of 84 Church Road, which has its principal frontage onto Churchfield Close. The site is partially the back garden of 84 Church Road and partially an area of open space, which fronts Churchfield Close. The area of open space, which was previously owned by the Council was not a usable public open space; more of an area of vacant land in which a maturing tree was positioned.

The site has a large whitebeam tree to the front (due to be removed) and a number of trees in the area which would form the garden to the proposed dwelling. There are no TPO or Conservation Area designations affecting the site or constraining development.

Access to the site would be from Churchfield Close and there would be no access from Church Road.

The site is located within an established residential area of Hayes.

#### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 2-bed, detached dwelling with associated parking and amenity space

#### 3.3 Relevant Planning History

72944/APP/2017/2083 Land Forming Part Of 84 Church Road Hayes

Two storey, 2-bed detached dwelling with associated parking and amenity space.

**Decision:** 31-10-2017 Refused

72944/PRC/2017/220 Land Forming Part Of 84 Church Road Hayes

Two storey, 2 bed detached dwelling with associated parking and amenity space

**Decision:** 30-01-2018 OBJ

#### Comment on Relevant Planning History

72944/APP/2017/2083 - Two storey, 2-bed detached dwelling with associated parking and amenity space was refused for the following reasons:

1. The proposal would provide an indoor living area of an unsatisfactory size and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

2. The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

HDAS-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 7.4 (2016) Local character

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

#### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

The Townfield Tenants & Residents Association and 7 neighbouring properties were consulted by letter dated 23.4.18 and a site notice was displayed to the front of the site which expired on 23.5.18. A petition was received, which it was deemed had less than the required 20 valid signatures. However, this petition objected to the proposal on the following grounds:

1. Parking will be an even bigger problem than it currently is;
2. Loss of the Whitebeam tree would be detrimental to amenity.

Officer Comment: The issues raised are covered in the relevant section of this report.

Ward Councillor: Requests that the application is reported to committee.

### **Internal Consultees**

Landscape Officer:

The site was subject to an application in 2017, ref. 2017/2083, which was refused. There are also trees/hedges along the rear boundary of the site which will need to be protected or replaced. The front garden should provide at least 25% soft landscape in accordance with Hillingdon's design guidance and saved policy BE38. If the application is to be approved, landscape conditions will be required to ensure that the application satisfies policies BE23 and BE38.

RECOMMENDATION: No objection subject to conditions H10, RES8, RES9 (parts 1, 2 and 5) and RES10.

EPU:

No objections to the application subject to construction informative.

## **7. MAIN PLANNING ISSUES**

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

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy and to a lesser extent, emerging policy. Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a community's sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The NPPF (March 2012) at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk. Thus whilst taking into account site circumstances, there has been a general strengthening of the presumption against residential development within rear gardens at national, strategic and local level.

There is in general no objection to the principle of an intensification of use on existing residential sites and it is considered that in this instance the loss of a proportion of the back garden and a small area of open space in this location would not be detrimental to the local context of the area. The proposed redevelopment of the private back garden would not have an unacceptable detrimental impact on the character and appearance of the area.

In this respect the application would be consistent with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19, BE22 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 7.1 and 7.4 of the London Plan, and guidance within HDAS.

However, this is also dependent upon compliance with all other relevant policy, which is considered below.

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

The density of the proposed development is considered acceptable subject to compliance with all other relevant planning policies.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

The NPPF (2012) notes the importance of achieving design which is appropriate to its

context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The proposal fails to comply with the guidance contained within HDAS Residential Layouts in that a gap of 1m would not be provided between the flank wall of the proposed dwelling and the boundary with Numbers 15 and 16 Churchfield Close. The proposal, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring properties at Numbers 15 and 16 Churchfield Close, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and the surrounding area generally. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan (November 2012), Policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

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

Policies BE20, BE21, BE 22 and BE24 seek to ensure that the design of extensions does not have unacceptable impacts on the living conditions at neighbouring properties. The policies are supported by the Hillingdon Design and Accessibility Statement: Residential Extensions.

The separating distance between facing windows at first floor level at 84 Church Road and the proposed dwelling is shown on the plans to be 21 m, so is compliant with the minimum requirement in paragraph 4.9 of the Hillingdon Design and Accessibility Statement: Residential Layouts (HDAS).

When the 45 degree rule is applied to the neighbouring properties on Churchfield Close, the new dwelling result in no impacts on daylight, sunlight, overshadowing or overbearing impact as the rear elevation of the new dwelling would be on the same line as the existing ones.

Impacts on neighbours are therefore considered to be acceptable.

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and



access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (3 person) house is required to provide an internal floor area of 70 sq.m which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Paragraph 4.15 of the Council's adopted Supplementary Planning Document HDAS: Residential Layouts sets out the requirement for amenity space provision for new developments and states that for a 2 bedroom house a minimum of 60 sq.m should be provided. The plans state that the rear garden is 57 sq.m, however when measured it amounts to 51 sq.m (to include the area to the side) which falls well below the requirement and it is considered that the proposal would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The proposed development includes 2 off-road car parking spaces to serve the new dwelling. This level of parking is considered acceptable and is consistent with Policy AM14. Officers have also considered the concerns raised by residents with regard to loss of on-street parking and the Highway engineer does not consider that the impact would be such to substantiate a reason for refusal which could be upheld at appeal.

As such, the proposals, subject to the imposition of suitable conditions are deemed to accord with planning policy.

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

The issues are addressed in the sections above.

#### **7.12 Disabled access**

No accessibility issues are raised.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. It is proposed to remove the single Whitebeam tree fronting Churchfield Close to facilitate the development. The Landscape Officer has confirmed that it was agreed that the Whitebeam can be removed subject to the provision of replacement planting. The

proposed landscape plan provides indicative details of replacement planting only. The Landscape Officer also considers that suitable conditions should be imposed on any grant of planning permission to secure a suitable landscaping scheme. Subject to the imposition of such a condition, the scheme is considered to accord with policies BE13 and BE38.

**7.15 Sustainable waste management**

Bin stores are shown on the submitted plans and could be secured by way of condition in the event of an approvable scheme.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

No comments received.

**7.20 Planning obligations**

CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The scheme would be CIL liable. Presently calculated the amounts would be as follows;

LBH CIL £8,907.95

London Mayoral CIL £3,487.91

Total CIL £12,395.86

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also

the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

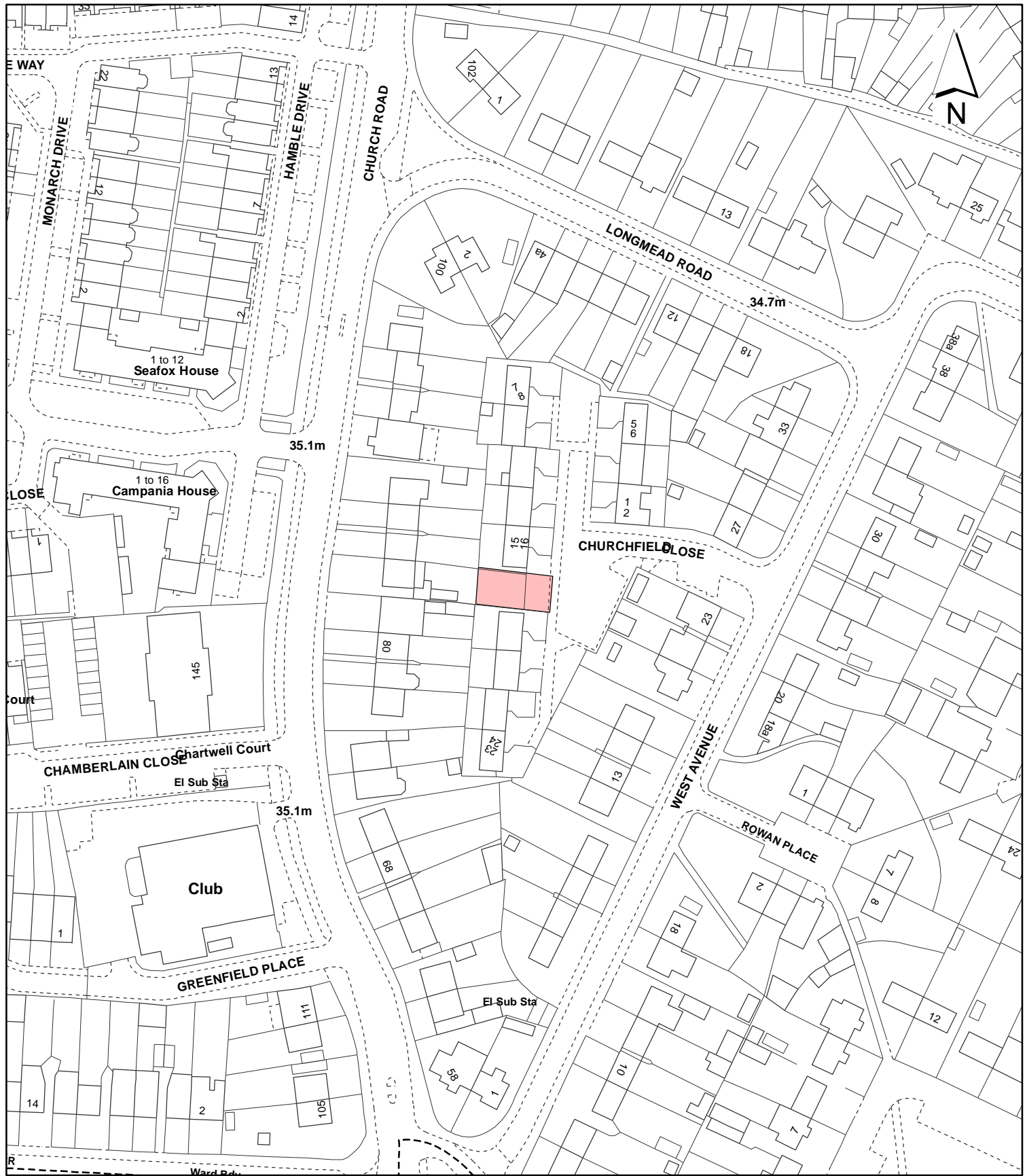
The application seeks planning permission for the erection of a two storey, 2-bed, detached dwelling with associated parking and amenity space. The application is a re-submission of a similar application recently refused. Whilst the revised scheme would provide an acceptable level of floorspace to the future occupants of the property, it fails to address the sub-standard outdoor amenity space provision. Furthermore the revised application introduces concerns in terms of its visual impact given its proximity to the side boundary. The application is recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
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The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
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Hillingdon Design and Accessibility Statement: Residential Layouts  
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National Planning Policy Framework

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



#### Notes:

 Site boundary

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Site Address:

**Land Forming Part of  
84 Church Road**

Planning Application Ref:

**72944/APP/2018/1225**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Transportation and Regeneration

**Address** LESSER BARN HUBBARDS CLOSE HILLINGDON

**Development:** Installation of two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height (Amendments to Listed Building Consent ref: 5971/APP/2013/1839, dated 31/05/2017 (Dismantling of existing farm outbuilding and reconstruction to accord with planning application Ref: 5971/APP/2016/3922 - Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping

**LBH Ref Nos:** **5971/APP/2017/4190**

**Drawing Nos:** 16091/1001 Rev P4 Proposed Elevations  
16092/SD001 Rev P2 Sprocket Eaves Detail  
Heritage Statement Addendum November 2017  
2688-15/MP Site Location Plan & Site Block Plan  
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 1  
Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (1)  
Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 1  
Review of Timber Condition and Constructional Detailing  
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 2  
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 3  
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 4  
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 5  
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 6  
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - West Elevation  
Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - East Elevation  
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 2  
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 3  
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 4  
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 5  
Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 6  
Workshop Survey/Timber Condition Report (January 2017) - West Elevation External View  
Workshop Survey/Timber Condition Report (January 2017) - East Elevation External View  
Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (5)  
Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (2)  
Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (3)

Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (4)  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (6)  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 1  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 3  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 4  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 2  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 3  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 4  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 5  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 6  
 Workshop Survey/Timber Condition Report (June 2017) - East Elevation External View  
 Workshop Survey/Timber Condition Report (June 2017) - West Elevation External View  
 16091/1002 Rev P4 Proposed Floor Plans  
 Email from Agent dated 16-02-18  
 16092/LB001 Rev P1 Cross Sections  
 Letter from MCurdy dated 31st January 2018  
 Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 1

<b>Date Plans Received:</b>	20/11/2017	<b>Date(s) of Amendment(s):</b>	24/04/2018
<b>Date Application Valid:</b>	20/11/2017		16/02/2018

## **1. CONSIDERATIONS**

### **1.1 Site and Locality**

The application site is located on the western side of Hubbards Close and comprises of the Hubbards Farm Lesser Barn. 42-53 Hubbards Close and associated parking is located north-west of the site. An area of parking is located on the southern boundary while the Grade II Listed Hubbards Farm Greater Barn is located on the opposite side of Hubbards Close. The application site is located within an area of Green Belt.

### **1.2 Proposed Scheme**

Listed Building Consent is sought for the installation of two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and an increase in the roof height. (Amendments to Listed Building Consent ref: 5971/APP/2013/1839, dated 31/05/2017 (Dismantling of existing farm outbuilding and reconstruction to accord with planning application ref: 5971/APP/2016/3922 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping)

### 1.3 Relevant Planning History

5971/AC/98/2044                      Hubbards Farm West Drayton Road Hillingdon

Erection of 34 houses and 15 flats to include 12 affordable housing units (6 houses and 6 flats) and conversion of existing Listed Barn and Stable Block to 3 units of residential accommodation, together with associated access, parking for 80 cars and landscaping

**Decision Date:** 28-04-2000                      Approved                      **Appeal:**

5971/AD/99/2083                      Hubbards Farm West Drayton Road Hillingdon

Erection of 38 houses and 3 flats and conversion of a listed building and a stable block to residential use including the provision of associated access, car parking and landscaping (duplicate application)

**Decision Date:** 20-07-2000                      Withdrawn                      **Appeal:**

5971/APP/2000/1065                      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF SITE SURVEY IN COMPLIANCE WITH CONDITION 9 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision Date:** 02-07-2001                      Approved                      **Appeal:**

5971/APP/2000/1203                      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 16 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS, CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision Date:** 04-12-2000                      Approved                      **Appeal:**

5971/APP/2000/1275                      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF EXTERNAL TIMBER WORK IN COMPLIANCE WITH CONDITION 19 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS AND CONVERSION OF LISTED BARN AND STABLE BLOCK, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision Date:** 04-12-2000                      Approved                      **Appeal:**

5971/APP/2000/1276                      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF BOUNDARY FENCING IN COMPLIANCE WITH CONDITION 18 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS AND CONVERSION OF LISTED BARN AND STABLE BLOCK TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision Date:** 12-02-2004                      Approved                      **Appeal:**

5971/APP/2000/1341                      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF TREE SURVEY AND PROTECTIVE FENCING IN COMPLIANCE WITH CONDITIONS 2 AND 4 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision Date:** 16-08-2000                      Approved                      **Appeal:**



5971/APP/2000/1387      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF LANDSCAPING MAINTENANCE IN COMPLIANCE WITH CONDITION 7 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF LISTED BARN AND STABLE BLOCK

**Decision Date:** 17-01-2002      NFA      **Appeal:**

5971/APP/2000/1613      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF LANDSCAPING SCHEME IN COMPLIANCE WITH CONDITION 5 OF PLANNING PERMISSION REF 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision Date:** 17-01-2002      NFA      **Appeal:**

5971/APP/2000/2022      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF NOISE PROTECTION SCHEME IN COMPLIANCE WITH CONDITION 17 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS (6 HOUSES AND 6 FLATS) AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK TO 3 UNITS OF RESIDENTIAL ACCOMMODATION, TOGETHER WITH ASSOCIATED ACCESS, PARKING FOR 80 CARS AND LANDSCAPING

**Decision Date:** 18-09-2000      Approved      **Appeal:**

5971/APP/2000/2440      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF BIN STORAGE IN COMPLIANCE WITH CONDITION 10 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS

**Decision Date:** 09-05-2001      Approved      **Appeal:**

5971/APP/2000/2701      Hubbards Farm West Drayton Road Hillingdon

VARIATION OF CONDITION 3 (TO ALLOW THE REMOVAL OF A CONIFER HEDGE ADJOINING DALEHAM DRIVE) OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; RESIDENTIAL DEVELOPMENT

**Decision Date:** 03-10-2001      NFA      **Appeal:**

5971/APP/2001/1868      Hubbards Farm West Drayton Road Hillingdon

INTERNAL AND EXTERNAL ALTERATIONS AND ERECTION OF A TWO STOREY REAR EXTENSION TO ENABLE CONVERSION OF BUILDING TO TWO RESIDENTIAL UNITS (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 19-12-2001      Approved      **Appeal:**

5971/APP/2001/1976      Hubbards Farm West Drayton Road Hillingdon

CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS

**Decision Date:** 19-12-2001      Approved      **Appeal:**

5971/APP/2001/572      Hubbards Farm West Drayton Road Hillingdon

CONVERSION OF BARN TO CREATE A FOUR- BEDROOM RESIDENTIAL UNIT, GROUND AND FIRST FLOOR OFFICES, ASSOCIATED PARKING AND REPOSITIONING OF GRAIN STORE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 19-12-2001      Approved      **Appeal:**

5971/APP/2001/573                      Hubbards Farm West Drayton Road Hillingdon  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS (APPLICATION FOR LISTED  
BUILDING CONSENT)

**Decision Date:** 06-09-2001                      Withdrawn                      **Appeal:**

5971/APP/2001/92                      Hubbards Farm West Drayton Road Hillingdon  
COVERSION OF BARN TO CREATE A FOUR- BEDROOM RESIDENTIAL UNIT, GROUND AND  
FIRST FLOOR OFFICES, ASSOCIATED PARKING AND REPOSITIONING OF GRAIN STORE

**Decision Date:** 19-12-2001                      Approved                      **Appeal:**

5971/APP/2001/93                      Hubbards Farm West Drayton Road Hillingdon  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS AND ASSOCIATED  
PARKING

**Decision Date:** 06-09-2001                      Withdrawn                      **Appeal:**

5971/APP/2003/162                      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS WITH ASSOCIATED  
PARKING AND ACCESS

**Decision Date:** 27-08-2003                      Withdrawn                      **Appeal:**

5971/APP/2003/164                      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS INVOLVING REPAIR AND  
REFURBISHMENT OF EXISTING BARN AND ASSOCIATED PARKING AND ACCESS  
(APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 27-08-2003                      Withdrawn                      **Appeal:**

5971/APP/2003/2976                      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND  
EXTERNAL ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED  
OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING

**Decision Date:** 09-11-2004                      Approved                      **Appeal:**

5971/APP/2003/2978                      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING AND EXTERNAL  
ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR  
WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING  
CONSENT)

**Decision Date:** 09-11-2004                      Approved                      **Appeal:**

5971/APP/2003/2979                      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO-  
BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN  
EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING,  
ASSOCIATED PARKING, ACCESS AND LANDSCAPING

**Decision Date:** 24-11-2004                      Approved                      **Appeal:**

5971/APP/2003/2980                      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO-  
BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN

EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 24-11-2004      **Approved**      **Appeal:**  
5971/APP/2003/592      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND ACCESS

**Decision Date:** 27-08-2003      **Withdrawn**      **Appeal:**  
5971/APP/2003/593      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED PARKING AND ACCESS (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 27-08-2003      **Withdrawn**      **Appeal:**  
5971/APP/2005/2813      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3, 7, 9, 10 AND 13 OF PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2004: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO- BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING

**Decision Date:** 13-07-2009      **NFA**      **Appeal:**  
5971/APP/2006/1780      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
(A) DETAILS OF MATERIALS, SAFEGUARD OF THE SPECIAL ARCHITECTURAL/HISTORICAL INTEREST AND ROOF VENTILATION; IN COMPLIANCE WITH CONDITIONS 2, 3 AND 10 OF PLANNING PERMISSION REF: 5971/APP/2003/2978 DATED 18-11-2004; CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)  
  
(B) DETAILS OF MATERIALS, SITE SURVEY PLAN, LANDSCAPING AND MAINTENANCE OF LANDSCAPING; IN COMPLIANCE WITH CONDITIONS 2, 7, 8 AND 10 OF PLANNING PERMISSION REF: 5971/APP/2003/2976 DATED 19-11-2004; CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND EXTERNAL ALTERNATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING

**Decision Date:** 13-07-2009      **NFA**      **Appeal:**  
5971/APP/2006/2056      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
DETAILS OF PROGRAMME OF ARCHAEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 3 OF LISTED BUILDING CONSENT GRANTED ON THE 19/11/04 DATED 09/11/2004: CONVERSION OF BARN TO A TWO-BEDROOM DWELLING (APPLICATION FOR LISTED BUILDING CONSENT)

- Decision Date:** 13-07-2009      **NFA**      **Appeal:**  
5971/APP/2006/475      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
CREATION OF TWO ADDITIONAL ONE- BEDROOM SELF-CONTAINED FLATS IN ROOFSPACE, CREATING SECOND FLOOR APARTMENTS; AMENDMENT TO PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2005: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND ONE TWO-BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING.
- Decision Date:** 12-05-2009      **NFA**      **Appeal:**  
5971/APP/2006/476      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
CREATION OF TWO ADDITIONAL ONE- BEDROOM SELF-CONTAINED FLATS IN UPPER ROOFSPACE, CREATING SECOND FLOOR APARTMENTS; AMENDMENT TO PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2004: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO-BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING, ACCESS AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT).
- Decision Date:** 12-05-2009      **NFA**      **Appeal:**  
5971/APP/2006/578      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3, 7, 9 AND 10 OF PLANNING PERMISSION REF. 5971/APP/2005/2813.
- Decision Date:** 23-05-2006      **NFA**      **Appeal:**  
5971/APP/2007/2137      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
CONVERSION OF MAIN BARN AND OUTBUILDING TO CREATE 1, THREE-BEDROOM, 2, TWO-BEDROOM AND 2, ONE-BEDROOM DWELLING UNITS INVOLVING ALTERATIONS TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RE-SITING OF DETACHED GRANARY BUILDING, TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING
- Decision Date:** 15-01-2008      **Approved**      **Appeal:**  
5971/APP/2007/2146      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton R  
CONVERSION OF LESSER BARN TO 2 THREE-BEDROOM DWELLINGS INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN WITH ASSOCIATED PARKING AND LANDSCAPING
- Decision Date:** 26-02-2008      **Approved**      **Appeal:**  
5971/APP/2007/2148      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
Conversion of main barn, with single storey extension to form 1 three-bedroom dwelling, 2 two-bedroom dwellings and 2 one-bedroom dwellings, and provision of 6 parking spaces within courtyard (Application for Listed Building Consent).
- Decision Date:** 15-01-2008      **Approved**      **Appeal:**  
5971/APP/2007/2177      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
CONVERSION OF BARN TO TWO THREE BEDROOM DWELLINGS INVOLVING INTERNAL

AND EXTERNAL ALTERATIONS TO EXISTING BARN WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision Date:** 26-02-2008      **Approved**      **Appeal:**  
5971/APP/2011/2438      Lesser Barn Hubbards Close Hillingdon  
Conversion of lesser barn to two three-bedroom dwellings involving internal and external alterations to existing barn with associated parking and landscaping.

**Decision Date:** 18-04-2012      **Approved**      **Appeal:**  
5971/APP/2011/2439      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
Conversion of main barn and outbuilding to create 1 three-bedroom, 2 two-bedroom and 2 one-bedroom dwelling units, involving alterations to existing barn, erection of an extension to outbuilding and re-siting of detached granary building together with associated access, parking and landscaping.

**Decision Date:** 18-04-2012      **Approved**      **Appeal:**  
5971/APP/2012/121      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
Conversion of main barn and outbuilding to create 1 three-bedroom, 2 two-bedroom and 2 one bedroom dwelling units, involving alterations to existing barn, erection of an extension to outbuilding and re-siting of detached granary building together with associated access, parking and landscaping (Listed Building Consent)

**Decision Date:** 18-04-2012      **Approved**      **Appeal:**  
5971/APP/2012/122      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton F  
Conversion of Lesser barn to two 3-bedroom dwellings, involving internal and external alterations to existing barn, with associated parking and landscaping (Application for Listed Building Consent).

**Decision Date:** 18-04-2012      **Approved**      **Appeal:**  
5971/APP/2013/1839      The Lesser Barn Hubbards Close Hillingdon  
Dismantling of existing farm outbuilding and reconstruction to accord with planning application ref: 5971/APP/2016/3922 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) (Application for Listed Building Consent).

**Decision Date:** 21-05-2015      **Approved**      **Appeal:**  
5971/APP/2013/2831      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
Dismantling and rebuilding of existing barn and extension to provide 7 self contained flats with associated external works and landscaping

**Decision Date:** 21-05-2015      **Approved**      **Appeal:**  
5971/APP/2014/1168      Greater Barn, Hubbards Farm, Hubbards Close West Drayton  
Listed Building Consent for the dismantling and rebuilding of existing barn and extension to provide 7 self contained flats.

**Decision Date:** 21-05-2015      **Approved**      **Appeal:**  
5971/APP/2016/3922      Lesser Barn Hubbards Close Hillingdon

Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping

**Decision Date:** 31-05-2017      **Approved**      **Appeal:**

5971/APP/2017/2702      Lesser Barn Hubbards Close Hillingdon

Details pursuant to conditions 8 (existing trees survey), 9 (landscaping) and 13 (communal garden) of planning permission ref: 5971/APP/2016/3922, dated 31-05-17 (Rebuilding of existing barn with internal and external alterations to create two three bedroom dwellings with associated parking and landscaping)

**Decision Date:** 18-09-2017      **Approved**      **Appeal:**

5971/APP/2017/3434      Greater And Lesser Barns Hubbards Close Hillingdon

Details pursuant to condition 4 (Written Scheme of Investigation) of planning permission Ref: 5971/APP/2016/3922 (Lesser Barn - two three-bedroom dwellings), condition 18 of planning permission ref: 5971/APP/2013/2831 (Greater Barn - 7 self contained flats) and condition 9 of Listed Building Consent Refs: 5971/APP/2013/1839 (Lesser Barn - two three-bedroom dwellings) and 5971/APP/2014/1168 (Greater Barn - 7 self contained flats), all dated 31/05/2017

**Decision Date:** 16-10-2017      **Approved**      **Appeal:**

5971/APP/2017/3477      Lesser Barn Hubbards Close Hillingdon

Details pursuant to conditions 5 (details of timber repairs/schedule of salvaged materials) and 6 (adjustments to final drawings to incorporate repaired timbers) of Listed Building Consent ref: 5971/APP/2013/1839 dated 31/05/2017 (Dismantling of existing farm outbuilding and reconstruction to accord with planning application ref: 5971/APP/2016/3922 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping)

**Decision Date:** 08-05-2018      **Approved**      **Appeal:**

5971/APP/2017/3478      Lesser Barn Hubbards Close Hillingdon

Variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) for two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height

**Decision Date:**      **Appeal:**

5971/G/80/0623      Hubbards Farm West Drayton Road Hillingdon

Change of use of buildings for storage & process. to warehouse with Class X of T & C planning order.

**Decision Date:** 24-05-1983      **Withdrawn**      **Appeal:**

5971/H/80/1807      Hubbards Farm West Drayton Road Hillingdon

Continued use of building AB & C, change of use of D to warehouse.

**Decision Date:** 25-11-1982      **Approved**      **Appeal:**

5971/J/82/0988      Hubbards Farm West Drayton Road Hillingdon

Removal of cond. 5 from p/p 5971A/4169 & 5971D/ 4975 relating to use of buildings.

**Decision Date:** 19-08-1983      **NFA**      **Appeal:**

5971/K/84/1360

Hubbards Farm West Drayton Road Hillingdon

Erection of terrapin for retail & warehousing. use of gardens for display of sheds, additional parki

**Decision Date:** 27-02-1985

Refused

**Appeal:** 17-DEC-01

In Abeyance

5971/M/86/0933

Hubbards Farm West Drayton Road Hillingdon

Listed building consent to dev/alter (P)

**Decision Date:** 22-07-1986

Approved

**Appeal:**

5971/N/87/1260

Hubbards Farm West Drayton Road Hillingdon

Use for retail & wholesale agri. & horti. merchant bus.

**Decision Date:** 24-07-1987

Refused

**Appeal:** 17-DEC-01

In Abeyance

5971/P/87/1261

Hubbards Farm West Drayton Road Hillingdon

Use for retail & wholesale agri. & horti. merchant bus. (App for L.B.C.)

**Decision Date:** 24-07-1987

Refused

**Appeal:** 17-DEC-01

In Abeyance

5971/PRC/2015/172

Greater Barn And Lesser Barn Hubbards Close Hillingdon

To discuss S106 bond requirements and progression of planning application refs: 5971/APP/2013/1839 (Rebuilding of the Lesser Barn to provide 2 no. semi-detached houses) and 5971/APP/2013/2831 & 5971/APP/2014/1168 (Rebuilding of the Greater Barn to provide 7 no. new flats)

**Decision Date:** 04-05-2017

PRM

**Appeal:**

5971/PRE/2001/54

Hubbards Farm West Drayton Road Hillingdon

TP PRE CORRES: CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS (RET IN FULL AS NEED LETTER OF WITHDRAWAL RE 5971/APP/2001/93)

**Decision Date:**

**Appeal:**

5971/X/94/1305

Hubbards Farm West Drayton Road Hillingdon

Conversion of barn and stable into residential units (Application for Listed Building Consent)

**Decision Date:** 12-06-1998

Approved

**Appeal:**

5971/Y/94/1306

Hubbards Farm West Drayton Road Hillingdon

Erection of 17 houses and 34 flats and conversion of existing listed building and stable block to residential use incorporating provision of 83 parking spaces, landscaping and demolition of existing warehouse, office building and associated outbuildings

**Decision Date:** 23-03-1998

Approved

**Appeal:**

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

The Grade II Listed Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict and has now collapsed and has been dismantled by a specialist contractor, recorded and stored on site for reinstatement.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

EXTERNAL:

Historic England:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

INTERNAL

Conservation Officer:

This is an application to vary the original approval. It includes the restored windows to the first floor front, changes to the brickwork on the street elevation, changes to the proportions of the windows on all elevations, an increase in the height of the building by approx 1m, a slight reduction in length of the building and changes to the proportions of the rooflights.

The alteration of the first floor front windows is acceptable in principle; however, the other changes to the elevations are generally not. The street elevation should include the detailing as previously approved, or similar, i.e. with narrow "barn like" windows, brick arches and door recesses. Otherwise the resulting street elevation would be extremely bland given the framing will be behind the brickwork. If the windows need to open, then it would be worth considering the inclusion of this detail, i.e. with opening top lights, at this stage. It might be possible to include slightly wider windows on the rear timber clad elevation of the outshot; however, the rooflights should be traditional conservation rooflights with a central glazing bar and "elongated" proportions. The change in height of the building is a concern, and this has not been explained. It is not clear how the retained framing can be adapted to accord with this.

Officer comments: The applicant has re-instated the previously approved detailing on the street elevation and has provided additional information in regards to the increase in roof height and alterations to the timber frame which is considered to address the Conservation Officer's concerns.

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

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

Part 1 Policies:

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
NPPF7	NPPF - Requiring good design
NPPF12	NPPF - Conserving & enhancing the historic environment

### 5. **MAIN PLANNING ISSUES**



Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The Grade II Listed Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict, eventually collapsing; the barn has been dismantled by a specialist contractor, recorded and stored on site for reinstatement; in January 2017 the specialist contractor carried out an updated survey to assess the condition of the timber frame at the time of the most recent planning application.

Since the January 2017 survey, the specialist contractor has carried out further work to fully assess the timber conditions and to record the timber sizes, along with setting out and reviewing where timbers can be salvaged, and repaired for reuse. Following on from this assessment a detailed proposed Oak timber frame construction has been put together for reinstatement on site.

During the work undertaken by the specialist contractor, it became apparent that there were a number of first floor window openings on the east wall (front of the barn) which had been concealed by masonry when the construction of the building had first been appraised as a standing building in 2006. As a result, the current application seeks Listed Building Consent for the installation of two additional first floor windows to the east (front) elevation. In addition, the current application also proposes minor realignment of ground floor openings to reflect the structural reconstruction of the timber frame as shown on the submitted reports and plans of the timber conditions survey. The proposal also includes an increase in the roof height due to the need to accommodate workable floor to ceiling heights at first floor and to fully reflect the timber frame detail.

The Conservation Officer has no objection to the proposed alterations to the proposed dwellings; the two additional windows proposed on the front (east) elevation of the property, the realignment of the ground floor openings and the proposed increase in the roof height are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Barn.

The proposed scheme is considered to comply with Policies BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is therefore recommended that Listed Building Consent is granted.

## **6. RECOMMENDATION**

**That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the relevant conditions set out below:**

**A)(1) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:**

**a) A Deed of Variation to the previously secured legal agreement under Listed Building Consent ref: 5971/APP/2013/1839. This legal agreement previously secured:**

**1. The Lesser Barn shall be returned to the site and reinstated as part of the works within a specified time frame.**

**B. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**C. If the Legal Agreement has not been finalised within 3 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has failed to return and reinstate The Lesser Barn.**

**D. That if the application is approved, the following conditions be attached:**

**1            LB1            Time Limit (3 years) - Listed Building Consent**

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

**REASON**

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

**2            LB4            Storage of salvaged items**

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

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**3            LB9            Samples of materials**

Samples of all materials and finishes to be used for all external surfaces of the building, including bricks, mortar mix, pointing style and roof materials, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. A sample panel of brickwork is to be agreed on site.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**4            LB11            Further Details (Listed Buildings)**

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

(a) New frame elements, including roof construction

- (b) Full constructional details and methodology for reconstruction, including details of floor levels and fixing of new to old fabric
- (c) Insulation of the walls and roof
- (d) Footings and new plinth
- (e) Downpipes, gutters and hoppers
- (f) Type and location of flues, vents and SVPs
- (g) All new roof lights, windows, external doors, cills and thresholds (to include materials, design and construction)
- (h) Internal joinery
- (i) Revised eaves detail

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

#### **5 NONSC Details of repair & Schedule of salvaged materials**

Prior to the relevant part of the work commencing, full details of the repair to the existing timber frames to the barn and a schedule of salvaged materials for reuse with their proposed locations, shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

#### **6 NONSC Repaired frames and studding without alteration**

Prior to the relevant part of the work commencing, adjustments to final drawings (elevations/floor plans and cross sections) to incorporate the repaired frames and studding without alteration shall be submitted to and approved in writing by the Local Planning Authority.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

#### **7 NONSC Partition construction**

All new partitions are to be scribed around original features and frame elements.

#### REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

### **INFORMATIVES**

- 1** The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family

life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2** The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

NPPF7 NPPF - Requiring good design

NPPF12 NPPF - Conserving & enhancing the historic environment

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

- 4** 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.

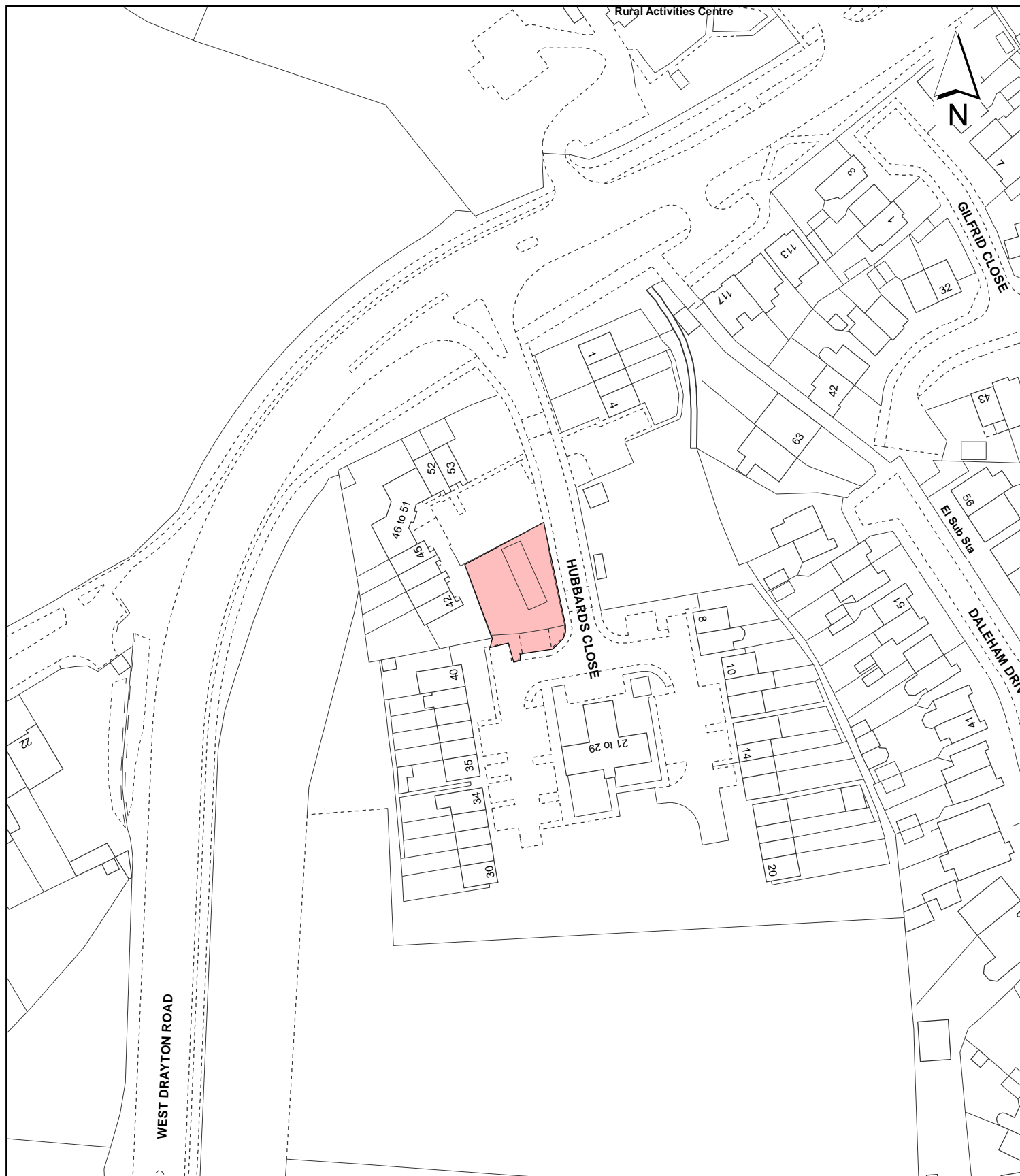
C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

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](http://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.

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Greater & Lesser Barn**

Planning Application Ref:

**5971/APP/2017/4190**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning, Transportation and Regeneration

<b>Address</b>	LESSER BARN HUBBARDS CLOSE HILLINGDON
<b>Development:</b>	Variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) for two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height
<b>LBH Ref Nos:</b>	5971/APP/2017/3478
<b>Drawing Nos:</b>	Letter from MCurdy dated 31st January 2018 Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - East Elevation Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - West Elevation Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 6 Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 1 Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 5 Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 4 Review of Timber Condition and Constructional Detailing Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 3 Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 2 Proposed Oak Timber Frame Reconstruction - Amendments To Cross Frame Details - Cross Frame 1 16091/1001 Rev P4 Proposed Elevations Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 2 Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 3 Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 4 Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 5 Workshop Survey/Timber Condition Report (January 2017) - Cross Frame 6 Workshop Survey/Timber Condition Report (January 2017) - West Elevation External View Workshop Survey/Timber Condition Report (January 2017) - East Elevation External View 16092/SD001 Rev P2 Sprocket Eaves Detail 2688 - 03/MP Rev R3 Approved Proposed Ground Floor Plans 2688 - 04/MP Rev R3 Approved Proposed First Floor Plans 2688 - 14/MP Rev R3 Approved Proposed Elevations Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (3) Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (1) Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (2)

Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (4)  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (5)  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 6 (6)  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 1  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 3  
 Workshop Survey/Record of Existing Timber Sizes and Setting Out (May 2017) - Cross Frame 4  
 1Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 1  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 2  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 3  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 4  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 5  
 Workshop Survey/Timber Condition Report (June 2017) - Cross Frame 6  
 Workshop Survey/Timber Condition Report (June 2017) - East Elevation External View  
 Workshop Survey/Timber Condition Report (June 2017) - West Elevation External View  
 Email from Agent dated 16-02-18  
 16091/1002 Rev P4 Proposed Floor Plans  
 16092/LB001 Rev P1 Cross Sections

<b>Date Plans Received:</b>	25/09/2017	<b>Date(s) of Amendment(s):</b>	20/11/2017
<b>Date Application Valid:</b>	25/09/2017		24/04/2018
			16/02/2018
			29/09/2017

## 1. SUMMARY

Planning permission is sought for the variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017, for the rebuilding of an existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping. The amendments would allow for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and increase in the roof height.

The proposed alterations to the rebuilt Grade II Listed Barn are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Barn or to the character and appearance of the street scene and surrounding area. The proposal would not result in cause harm to the residential amenity of the area.

The proposed alterations to the rebuilt Grade II Listed Barn would comply with Policies BE8, BE10, BE13 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

## 2. RECOMMENDATION

**That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to the relevant conditions set out below:**

**A)(1) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:**

**a) A Deed of Variation to the previously secured legal agreement under planning ref: 5971/APP/2016/3922. This legal agreement previously secured:**

**1. The Lesser Barn shall be returned to the site and reinstated as part of the works within a specified time frame.**

**B. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**C. If the Legal Agreement has not been finalised within 3 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has failed to return and reinstate The Lesser Barn.**

**D. That if the application is approved, the following conditions be attached:**

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

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

**REASON**

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

**2            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, 16092/001, 2688-05/MP Rev. R1, 2688-06/MP Rev. R1, 2688-07/MP, 2688-08/MP Rev. R1, 2688-09/MP, 2688-10/MP, 2688-11/MP Rev. R1, 2688-12/MP, 2688-13/MP Rev. R1, 2688-15/MP, 2688-18, 2688-19, 2688-20, 2688-21, 2688-22, 2688-23, 2688-24, 16091/1002 Rev. P4, 16092/LB001 Rev. P1, 16091/1001 Rev. P4 and 16092/SD001 Rev. P2, 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            M1            Details/Samples to be Submitted**

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

**REASON**

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



**4            AR3            Sites of Archaeological Interest - scheme of investigation**

No development approved by this permission shall be carried out otherwise than in accordance with those details of the written scheme of investigation approved via planning permission ref: 5971/APP/2017/3434, dated 16-10-2017.

**REASON**

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**5            RES12            No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 42 and 43 Hubbards Close.

**REASON**

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

**6            RES13            Obscure Glazing**

The rooflights facing 42 and 43 Hubbards Close shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**7            RES14            Outbuildings, extensions and roof alterations**

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

**REASON**

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**8            TL1            Existing Trees - Survey**

No development approved by this permission shall be carried out otherwise than in accordance with those details of tree survey and tree protection measures approved via planning permission ref: 5971/APP/2017/2702, dated 18-09-2017.

**REASON**

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**9 RES9 Landscaping (including refuse/cycle storage)**

No development approved by this permission shall be carried out otherwise than in accordance with those details of landscaping approved via planning permission ref: 5971/APP/2017/2702, dated 18-09-2017.

**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 Policy 5.17 (refuse storage) of the London Plan.

**10 H7 Parking Arrangements (Residential)**

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

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

**11 ST1 Site Survey and Remediation Scheme**

Before any part of this development/conversion is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed, including building conversions. All works which form part of this remediation scheme shall be completed before any part of the development is occupied or brought into use (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil and site won soil shall be tested for contamination levels therein to the satisfaction of the Council.

**REASON**

To ensure that the occupants and users of the development are not subject to any risks from contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.21 (Contaminated Land).

**12 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

### **13 ST1 Standard Condition**

The communal garden area shall be subdivided in accordance with details approved via planning permission ref: 5971/APP/2017/2702, dated 18-09-2017, and shall not be further subdivided without the prior written consent of the Local Planning Authority.

#### REASON

In order to provide a satisfactory external amenity space for the occupants in accordance with Policies BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **INFORMATIVES**

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

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

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

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
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.
H4	Mix of housing units
OL4	Green Belt - replacement or extension of buildings
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 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

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

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

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

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

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

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

### **5            I2            Encroachment**

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

## **6            I3            Building Regulations - Demolition and Building Works**

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

## **7            I5            Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

## **8            I6            Property Rights/Rights of Light**

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

## **9            I15            Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 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](http://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.

## **10**

The applicant is advised that the four existing parking spaces on the site should be used by contractors for parking during construction works in order to minimise disruption on the highway.

## **11**

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission where those details would remain the same.

### **3. CONSIDERATIONS**

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

The application site is located on the western side of Hubbards Close and comprises of the Hubbards Farm Lesser Barn. 42-53 Hubbards Close and associated parking is located north-west of the site. An area of parking is located on the southern boundary while the Grade II Listed Hubbards Farm Greater Barn is located on the opposite side of Hubbards Close. The application site is located within an area of Green Belt.

#### **3.2 Proposed Scheme**

Planning permission is sought for the variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017, for the rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping.

This application seeks permission to vary condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922 to allow for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and increase in roof height.

#### **3.3 Relevant Planning History**

5971/AC/98/2044

Hubbards Farm West Drayton Road Hillingdon

Erection of 34 houses and 15 flats to include 12 affordable housing units (6 houses and 6 flats) and conversion of existing Listed Barn and Stable Block to 3 units of residential accommodation together with associated access, parking for 80 cars and landscaping

**Decision:** 28-04-2000    Approved

5971/AD/99/2083

Hubbards Farm West Drayton Road Hillingdon

Erection of 38 houses and 3 flats and conversion of a listed building and a stable block to residential use including the provision of associated access, car parking and landscaping (duplicate application)

**Decision:** 20-07-2000    Withdrawn

5971/APP/2000/1065

Hubbards Farm West Drayton Road Hillingdon

DETAILS OF SITE SURVEY IN COMPLIANCE WITH CONDITION 9 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision:** 02-07-2001    Approved

5971/APP/2000/1203

Hubbards Farm West Drayton Road Hillingdon

DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 16 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS, CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision:** 04-12-2000    Approved

5971/APP/2000/1275

Hubbards Farm West Drayton Road Hillingdon

DETAILS OF EXTERNAL TIMBER WORK IN COMPLIANCE WITH CONDITION 19 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS AND CONVERSION OF LISTED BARN AND STABLE BLOCK, TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision:** 04-12-2000    Approved

5971/APP/2000/1276

Hubbards Farm West Drayton Road Hillingdon

DETAILS OF BOUNDARY FENCING IN COMPLIANCE WITH CONDITION 18 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS AND CONVERSION OF LISTED BARN AND STABLE BLOCK TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision:** 12-02-2004    Approved

5971/APP/2000/1341

Hubbards Farm West Drayton Road Hillingdon

DETAILS OF TREE SURVEY AND PROTECTIVE FENCING IN COMPLIANCE WITH CONDITIONS 2 AND 4 OF PLANNING PERMISSION REF. 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE UNITS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision:** 16-08-2000    Approved

5971/APP/2000/1387      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF LANDSCAPING MAINTENANCE IN COMPLIANCE WITH CONDITION 7 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSE AND 15 FLATS AND CONVERSION OF LISTED BARN AND STABLE BLOCK

**Decision:** 17-01-2002    NFA

5971/APP/2000/1613      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF LANDSCAPING SCHEME IN COMPLIANCE WITH CONDITION 5 OF PLANNING PERMISSION REF 5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

**Decision:** 17-01-2002    NFA

5971/APP/2000/2022      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF NOISE PROTECTION SCHEME IN COMPLIANCE WITH CONDITION 17 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSE AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS (6 HOUSES AND 6 FLATS) AND CONVERSION OF EXISTING LISTED BARN AND STABLE BLOCK TO 3 UNITS OF RESIDENTIAL ACCOMMODATION, TOGETHER WITH ASSOCIATED ACCESS, PARKING FOR 80 CARS AND LANDSCAPING

**Decision:** 18-09-2000    Approved

5971/APP/2000/2440      Hubbards Farm West Drayton Road Hillingdon

DETAILS OF BIN STORAGE IN COMPLIANCE WITH CONDITION 10 OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; ERECTION OF 34 HOUSES AND 15 FLATS TO INCLUDE 12 AFFORDABLE HOUSING UNITS

**Decision:** 09-05-2001    Approved

5971/APP/2000/2701      Hubbards Farm West Drayton Road Hillingdon

VARIATION OF CONDITION 3 (TO ALLOW THE REMOVAL OF A CONIFER HEDGE ADJOINING DALEHAM DRIVE) OF PLANNING PERMISSION REF.5971AC/98/2044 DATED 28/04/00; RESIDENTIAL DEVELOPMENT

**Decision:** 03-10-2001    NFA

5971/APP/2001/1868      Hubbards Farm West Drayton Road Hillingdon

INTERNAL AND EXTERNAL ALTERATIONS AND ERECTION OF A TWO STOREY REAR EXTENSION TO ENABLE CONVERSION OF BUILDING TO TWO RESIDENTIAL UNITS (APPLICATION FOR LISTED BUILDING CONSENT)



**Decision:** 19-12-2001    Approved

5971/APP/2001/1976      Hubbards Farm West Drayton Road Hillingdon  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS

**Decision:** 19-12-2001    Approved

5971/APP/2001/572      Hubbards Farm West Drayton Road Hillingdon  
CONVERSION OF BARN TO CREATE A FOUR- BEDROOM RESIDENTIAL UNIT, GROUND  
AND FIRST FLOOR OFFICES, ASSOCIATED PARKING AND REPOSITIONING OF GRAIN  
STORE (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 19-12-2001    Approved

5971/APP/2001/573      Hubbards Farm West Drayton Road Hillingdon  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS (APPLICATION FOR LIST  
BUILDING CONSENT)

**Decision:** 06-09-2001    Withdrawn

5971/APP/2001/92      Hubbards Farm West Drayton Road Hillingdon  
COVERSION OF BARN TO CREATE A FOUR- BEDROOM RESIDENTIAL UNIT, GROUND A  
FIRST FLOOR OFFICES, ASSOCIATED PARKING AND REPOSITIONING OF GRAIN STORE

**Decision:** 19-12-2001    Approved

5971/APP/2001/93      Hubbards Farm West Drayton Road Hillingdon  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS AND ASSOCIATED  
PARKING

**Decision:** 06-09-2001    Withdrawn

5971/APP/2003/162      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS WITH ASSOCIATED  
PARKING AND ACCESS

**Decision:** 27-08-2003    Withdrawn

5971/APP/2003/164      Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS INVOLVING REPAIR AND  
REFURBISHMENT OF EXISTING BARN AND ASSOCIATED PARKING AND ACCESS  
(APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 27-08-2003    Withdrawn

5971/APP/2003/2976 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND  
EXTERNAL ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED  
OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING

**Decision:** 09-11-2004 Approved

5971/APP/2003/2978 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING AND EXTERNAL  
ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO RE  
WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING  
CONSENT)

**Decision:** 09-11-2004 Approved

5971/APP/2003/2979 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO  
BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN  
EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING,  
ASSOCIATED PARKING, ACCESS AND LANDSCAPING

**Decision:** 24-11-2004 Approved

5971/APP/2003/2980 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO  
BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN  
EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING,  
ASSOCIATED PARKING, ACCESS AND LANDSCAPING (APPLICATION FOR LISTED  
BUILDING CONSENT)

**Decision:** 24-11-2004 Approved

5971/APP/2003/592 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED  
PARKING AND ACCESS

**Decision:** 27-08-2003 Withdrawn

5971/APP/2003/593 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
CONVERSION OF BARN TO CREATE THREE RESIDENTIAL UNITS WITH ASSOCIATED  
PARKING AND ACCESS (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 27-08-2003 Withdrawn

5971/APP/2005/2813 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3, 7, 9, 10 AND 13 OF PLANNING  
PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2004: CONVERSION OF BARN AND

OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO- BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING ACCESS AND LANDSCAPING

**Decision:** 13-07-2009 NFA

5971/APP/2006/1780 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
(A) DETAILS OF MATERIALS, SAFEGUARD OF THE SPECIAL ARCHITECTURAL/HISTORIC INTEREST AND ROOF VENTILATION; IN COMPLIANCE WITH CONDITIONS 2, 3 AND 10 OF PLANNING PERMISSION REF: 5971/APP/2003/2978 DATED 18-11-2004; CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)  
  
(B) DETAILS OF MATERIALS, SITE SURVEY PLAN, LANDSCAPING AND MAINTENANCE OF LANDSCAPING; IN COMPLIANCE WITH CONDITIONS 2, 7, 8 AND 10 OF PLANNING PERMISSION REF: 5971/APP/2003/2976 DATED 19-11-2004; CONVERSION OF BARN TO TWO-BEDROOM DWELLING INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN AND ERECTION OF DETACHED OUTBUILDING TO REAR WITH ASSOCIATED PARKING AND LANDSCAPING

**Decision:** 13-07-2009 NFA

5971/APP/2006/2056 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
DETAILS OF PROGRAMME OF ARCHAEOLOGICAL WORK IN COMPLIANCE WITH CONDITION 3 OF LISTED BUILDING CONSENT GRANTED ON THE 19/11/04 DATED 09/11/2004: CONVERSION OF BARN TO A TWO-BEDROOM DWELLING (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 13-07-2009 NFA

5971/APP/2006/475 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
CREATION OF TWO ADDITIONAL ONE- BEDROOM SELF-CONTAINED FLATS IN ROOFSPACE, CREATING SECOND FLOOR APARTMENTS; AMENDMENT TO PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2005: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND ONE TWO-BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING ACCESS AND LANDSCAPING.

**Decision:** 12-05-2009 NFA

5971/APP/2006/476 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road H

CREATION OF TWO ADDITIONAL ONE- BEDROOM SELF-CONTAINED FLATS IN UPPER ROOFSPACE, CREATING SECOND FLOOR APARTMENTS; AMENDMENT TO PLANNING PERMISSION REF.5971/APP/2003/2979 DATED 24/11/2004: CONVERSION OF BARN AND OUTBUILDING TO CREATE 2 FOUR-BEDROOM AND 1 TWO-BEDROOM DWELLINGS INVOLVING ALTERATION TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RESITING OF DETACHED GRANARY BUILDING, ASSOCIATED PARKING ACCESS AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT).

**Decision:** 12-05-2009 NFA

5971/APP/2006/578 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
DETAILS IN COMPLIANCE WITH CONDITIONS 2, 3,7,9 AND 10 OF PLANNING PERMISSION REF. 5971/APP/2005/2813.

**Decision:** 23-05-2006 NFA

5971/APP/2007/2137 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
CONVERSION OF MAIN BARN AND OUTBUILDING TO CREATE 1, THREE-BEDROOM, 2, TWO-BEDROOM AND 2, ONE-BEDROOM DWELLING UNITS INVOLVING ALTERATIONS TO EXISTING BARN, ERECTION OF AN EXTENSION TO OUTBUILDING AND RE-SITING OF DETACHED GRANARY BUILDING, TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING

**Decision:** 15-01-2008 Approved

5971/APP/2007/2146 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
CONVERSION OF LESSER BARN TO 2 THREE-BEDROOM DWELLINGS INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN WITH ASSOCIATED PARKING AND LANDSCAPING

**Decision:** 26-02-2008 Approved

5971/APP/2007/2148 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I  
Conversion of main barn, with single storey extension to form 1 three-bedroom dwelling, 2 two-bedroom dwellings and 2 one-bedroom dwellings, and provision of 6 parking spaces within courtyard (Application for Listed Building Consent).

**Decision:** 15-01-2008 Approved

5971/APP/2007/2177 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H  
CONVERSION OF BARN TO TWO THREE BEDROOM DWELLINGS INVOLVING INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BARN WITH ASSOCIATED PARKING AND LANDSCAPING (APPLICATION FOR LISTED BUILDING CONSENT)

**Decision:** 26-02-2008 Approved

5971/APP/2011/2438 Lesser Barn Hubbards Close Hillingdon

Conversion of lesser barn to two three-bedroom dwellings involving internal and external alterations to existing barn with associated parking and landscaping.

**Decision:** 18-04-2012 Approved

5971/APP/2011/2439 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

Conversion of main barn and outbuilding to create 1 three-bedroom, 2 two-bedroom and 2 one-bedroom dwelling units, involving alterations to existing barn, erection of an extension to outbuilding and re-siting of detached granary building together with associated access, parking and landscaping.

**Decision:** 18-04-2012 Approved

5971/APP/2012/121 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

Conversion of main barn and outbuilding to create 1 three-bedroom, 2 two-bedroom and 2 one-bedroom dwelling units, involving alterations to existing barn, erection of an extension to outbuilding and re-siting of detached granary building together with associated access, parking and landscaping (Listed Building Consent)

**Decision:** 18-04-2012 Approved

5971/APP/2012/122 Lesser Barn, Hubbards Farm, Hubbards Close West Drayton Road H

Conversion of Lesser barn to two 3-bedroom dwellings, involving internal and external alterations to existing barn, with associated parking and landscaping (Application for Listed Building Consent).

**Decision:** 18-04-2012 Approved

5971/APP/2013/1839 The Lesser Barn Hubbards Close Hillingdon

Dismantling of existing farm outbuilding and reconstruction to accord with planning application 5971/APP/2016/3922 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) (Application for Listed Building Consent).

**Decision:** 21-05-2015 Approved

5971/APP/2013/2831 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

Dismantling and rebuilding of existing barn and extension to provide 7 self contained flats with associated external works and landscaping

**Decision:** 21-05-2015 Approved

5971/APP/2014/1168 Greater Barn, Hubbards Farm, Hubbards Close West Drayton Road I

Listed Building Consent for the dismantling and rebuilding of existing barn and extension to provide 7 self contained flats.

**Decision:** 21-05-2015    Approved

5971/APP/2016/3922        Lesser Barn Hubbards Close Hillingdon

Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping

**Decision:** 31-05-2017    Approved

5971/APP/2017/2702        Lesser Barn Hubbards Close Hillingdon

Details pursuant to conditions 8 (existing trees survey), 9 (landscaping) and 13 (communal garden) of planning permission ref: 5971/APP/2016/3922, dated 31-05-17 (Rebuilding of existing barn with internal and external alterations to create two three bedroom dwellings with associated parking and landscaping)

**Decision:** 18-09-2017    Approved

5971/APP/2017/3434        Greater And Lesser Barns Hubbards Close Hillingdon

Details pursuant to condition 4 (Written Scheme of Investigation) of planning permission Ref: 5971/APP/2016/3922 (Lesser Barn - two three-bedroom dwellings), condition 18 of planning permission ref: 5971/APP/2013/2831 (Greater Barn - 7 self contained flats) and condition 9 of Listed Building Consent Refs: 5971/APP/2013/1839 (Lesser Barn - two three-bedroom dwellings) and 5971/APP/2014/1168 (Greater Barn - 7 self contained flats), all dated 31/05/2017

**Decision:** 16-10-2017    Approved

5971/APP/2017/3477        Lesser Barn Hubbards Close Hillingdon

Details pursuant to conditions 5 (details of timber repairs/schedule of salvaged materials) and 6 (adjustments to final drawings to incorporate repaired timbers) of Listed Building Consent ref: 5971/APP/2013/1839 dated 31/05/2017 (Dismantling of existing farm outbuilding and reconstruction to accord with planning application ref: 5971/APP/2016/3922 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping)

**Decision:** 08-05-2018    Approved

5971/G/80/0623            Hubbards Farm West Drayton Road Hillingdon

Change of use of buildings for storage & process. to warehouse with Class X of T & C planning order.

**Decision:** 24-05-1983    Withdrawn

5971/H/80/1807            Hubbards Farm West Drayton Road Hillingdon

Continued use of building AB & C, change of use of D to warehouse.

**Decision:** 25-11-1982    Approved

5971/J/82/0988                      Hubbards Farm West Drayton Road Hillingdon  
Removal of cond. 5 from p/p 5971A/4169 & 5971D/ 4975 relating to use of buildings.

**Decision:** 19-08-1983    NFA

5971/K/84/1360                      Hubbards Farm West Drayton Road Hillingdon  
Erection of terrapin for retail & warehousing. use of gardens for display of sheds,additional parki

**Decision:** 27-02-1985    Refused                      **Appeal:** 17-12-2001    In Abeyance

5971/M/86/0933                      Hubbards Farm West Drayton Road Hillingdon  
Listed building consent to dev/alter (P)

**Decision:** 22-07-1986    Approved

5971/N/87/1260                      Hubbards Farm West Drayton Road Hillingdon  
Use for retail & wholesale agri. & horti. merchant bus.

**Decision:** 24-07-1987    Refused                      **Appeal:** 17-12-2001    In Abeyance

5971/P/87/1261                      Hubbards Farm West Drayton Road Hillingdon  
Use for retail & wholesale agri. & horti. merchant bus. (App for L.B.C.)

**Decision:** 24-07-1987    Refused                      **Appeal:** 17-12-2001    In Abeyance

5971/PRC/2015/172                      Greater Barn And Lesser Barn Hubbards Close Hillingdon  
To discuss S106 bond requirements and progression of planning application refs:  
5971/APP/2013/1839 (Rebuilding of the Lesser Barn to provide 2 no. semi-detached houses) ar  
5971/APP/2013/2831 & 5971/APP/2014/1168 (Rebuilding of the Greater Barn to provide 7 no. r  
flats)

**Decision:** 04-05-2017    PRM

5971/PRE/2001/54                      Hubbards Farm West Drayton Road Hillingdon  
TP PRE CORRES: CONVERSION OF BARN TO CREATE TWO RESIDENTIAL UNITS (RET II  
FULL AS NEED LETTER OF WITHDRAWAL RE 5971/APP/2001/93)

**Decision:**

5971/X/94/1305                      Hubbards Farm West Drayton Road Hillingdon  
Conversion of barn and stable into residential units (Application for Listed Building Consent)

**Decision:** 12-06-1998    Approved

5971/Y/94/1306                      Hubbards Farm West Drayton Road Hillingdon

Erection of 17 houses and 34 flats and conversion of existing listed building and stable block to residential use incorporating provision of 83 parking spaces, landscaping and demolition of existing warehouse, office building and associated outbuildings

**Decision:** 23-03-1998    Approved

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

The Grade II Listed Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict and has now collapsed and has been dismantled by a specialist contractor, recorded and stored on site for reinstatement.

#### **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
- PT1.EM2        (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1        (2012) Heritage

Part 2 Policies:

- AM7            Consideration of traffic generated by proposed developments.
- AM14          New development and car parking standards.
- BE8            Planning applications for alteration or extension of listed buildings
- BE9            Listed building consent applications for alterations or extensions
- BE10          Proposals detrimental to the setting of a listed building
- 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.
- H4             Mix of housing units



OL4	Green Belt - replacement or extension of buildings
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 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

A site notice was displayed on site. No responses have been received.

Historic England:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

### **Internal Consultees**

Conservation Officer:

This is an application to vary the original approval. It includes the restored windows to the first floor front, changes to the brickwork on the street elevation, changes to the proportions of the windows on all elevations, an increase in the height of the building by approx 1m, a slight reduction in length of the building and changes to the proportions of the rooflights.

The alteration of the first floor front windows is acceptable in principle; however, the other changes to the elevations are generally not. The street elevation should include the detailing as previously approved, or similar, i.e. with narrow "barn like" windows, brick arches and door recesses. Otherwise the resulting street elevation would be extremely bland given the framing will be behind the brickwork. If the windows need to open, then it would be worth considering the inclusion of this detail, i.e. with opening top lights, at this stage. It might be possible to include slightly wider windows on the rear timber clad elevation of the outshot; however, the rooflights should be traditional conservation rooflights with a central glazing bar and "elongated" proportions. The change in height of the building is a concern, and this has not been explained. It is not clear how the retained framing can be adapted to accord with this.

Officer comments:

The applicant has re-instated the previously approved detailing on the street elevation and has provided additional information in regards to the increase in roof height and alterations to the timber frame which is considered to address the Conservation Officer's concerns.

## **7. MAIN PLANNING ISSUES**

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

The use of the Lesser Barn for residential purposes has already been established in principle, following approval of the original application (ref: 5971/APP/2007/2146) in 2008, and the approval of the subsequent application ref: 5971/APP/2011/2438 (April 2012) and application ref: 5971/APP/2016/3922 (May 2017), for two residential units.

The proposal seeks approval for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and an increase in the roof height.

There is no objection in principle to the proposed alterations to the proposed residential units subject to compliance with the relevant Policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The density of the proposed development was considered to be acceptable at the time of the original and subsequent planning applications; the proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on the density of the development.

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

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The proposed scheme approved under application ref: 5971/APP/2016/3922, dated 31/05/2017, sought to rebuild and restore the Grade II Listed Lesser Barn in order to allow for its conversion into two three-bedroom dwellings with associated parking and landscaping.

The Grade II Listed Lesser Barn was previously used as stables which ceased use in 2000. Since this time the Lesser Barn became increasingly derelict, eventually collapsing; the barn has been dismantled by a specialist contractor, recorded and stored on site for reinstatement; in January 2017 the specialist contractor carried out an updated survey to assess the condition of the timber frame at the time of the most recent planning application.

Since the January 2017 survey, the specialist contractor has carried out further work to fully assess the timber conditions and to record the timber sizes, along with setting out and reviewing where timbers can be salvaged, and repaired for reuse. Following on from this assessment a detailed proposed Oak timber frame construction has been put together for reinstatement on site.

During the work undertaken by the specialist contractor, it became apparent that there were a number of first floor window openings on the east wall (front of the barn) which had been concealed by masonry when the construction of the building had first been appraised as a standing building in 2006. As a result, the current application seeks to vary the

approved plans of planning permission ref: 5971/APP/2016/3922 in order to include two additional windows on the front (east) elevation of the property. In addition, the current application also proposes minor realignment of ground floor openings to reflect the structural reconstruction of the timber frame as shown on the submitted reports and plans of the timber conditions survey. The proposal also includes an increase in the roof height due to the need to accommodate workable floor to ceiling heights at first floor and to fully reflect the timber frame detail.

The Conservation Officer has no objection to the proposed alterations to the proposed dwellings; the two additional windows proposed on the front (east) elevation of the property, the realignment of the ground floor openings and the proposed increase in the roof height are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Barn.

The proposal therefore complies with Policies BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

Not applicable for this application.

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

The impact of the proposed reinstatement of the Grade II Listed Building and the conversion into two residential dwellings was considered to be acceptable at the time of the original and subsequent planning applications. The proposed additional first floor windows, minor realignment of ground floor openings and an increase in roof height would be minor in scale and would not impact on the visual amenity of the Green Belt.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

At the time of the original and subsequent planning applications (refs: 5971/APP/2007/2146 and 5971/APP/2011/2438) the Lesser Barn was in a derelict state, with only the timber frame remaining. Since 2012, the Lesser Barn has collapsed, and as such, the site has had an unsightly impact on the existing street scene and the residential nature of the surrounding area.

The scheme approved under application ref: 5971/APP/2016/3922 sought to rebuild and restore the existing barn and convert into two residential dwellings which was considered to improve the street scene by restoring the derelict/collapsed barn to an acceptable appearance in compliance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in roof height would be minor in scale and would not cause harm to the character and appearance of the Grade II Listed Building, the immediate street scene and the surrounding area, in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new developments to protect the privacy of neighbouring dwellings.

The proposal seeks to add two additional windows on the front (east) elevation of the property. The proposed windows on the front elevation would be acceptable and would not

result in a loss of privacy to neighbouring properties.

The increase in roof height is minor in scale and so would not have a detrimental impact on neighbours.

The proposal therefore complies with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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

The living conditions for future occupiers of the two proposed residential dwellings were considered to be acceptable at the time of the original and subsequent planning applications. The minor realignment of ground floor openings would not have a significant impact on the internal floor spaces of the proposed residential units. The proposed increase in the roof height would provide improved floor to ceiling heights at first floor level.

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

The proposed additional windows, the realignment of ground floor openings and an increase in the roof height would not impact on parking provision or traffic generation.

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

Urban Design:

See Section 7.03 of this report.

Access and Security:

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on access and security of the proposed dwellings.

#### **7.12 Disabled access**

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on disabled access.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

The proposed additional first floor windows, minor realignment of ground floor openings and an increase in the roof height would not impact on landscaping within the development

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

No responses were received during the public consultation.

#### **7.20 Planning obligations**

The proposal seeks to vary condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922 dated 31/05/2017, which was subject to a Section 106 Legal Agreement. A Deed of Variation to the previously secured legal agreement is therefore required details of which are set out above.

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

Not applicable to this application.

#### **7.22 Other Issues**

None

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

#### **General**

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

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

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

#### **Planning Conditions**

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

#### **Planning Obligations**

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

#### **Equalities and Human Rights**

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

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

given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

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

Not applicable to this application.

#### **10. CONCLUSION**

Planning permission is sought for the variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017, for the rebuilding of an existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping. The amendments would allow for two additional first floor windows to the east (front) elevation, minor realignment of ground floor openings and increase in the roof height.

The proposed alterations to the rebuilt Grade II Listed Barn are considered to be acceptable and would not have a detrimental impact on the character, appearance and setting of the Grade II Listed Barn or to the character and appearance of the street scene and surrounding area. The proposal would not result in cause harm to the residential amenity of the area.

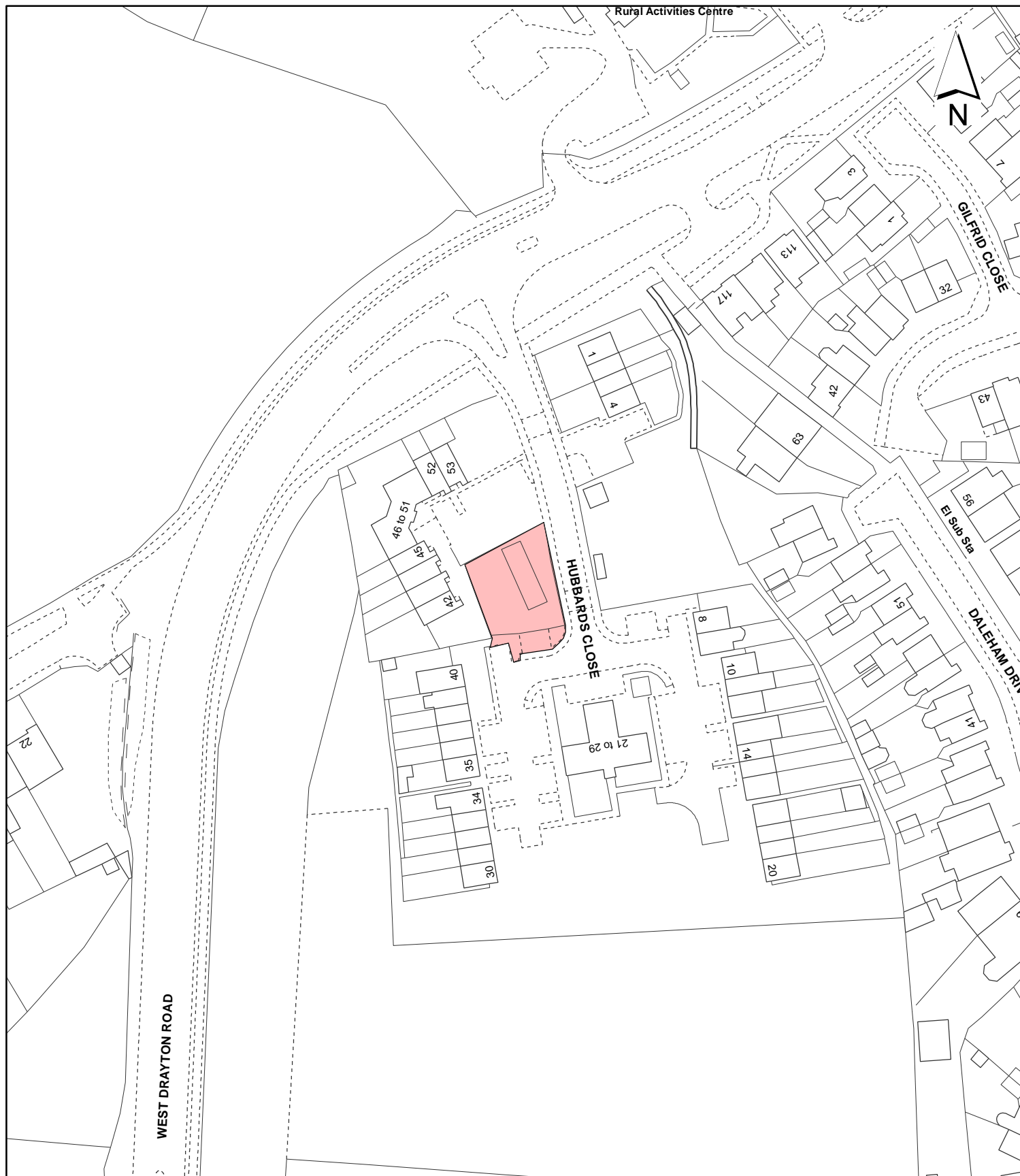
The proposed alterations to the rebuilt Grade II Listed Barn would comply with Policies BE8, BE10, BE13 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

#### **11. Reference Documents**

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

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



# Notes:

 Site boundary

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Site Address:

**Greater & Lesser Barn**

Planning Application Ref:

**5971/APP/2017/3478**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

# Plans for Central & South Applications Planning Committee

Wednesday 6th June  
2018



HILLINGDON  
LONDON



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[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



## **Report of the Head of Planning, Transportation and Regeneration**

**Address** 9 MAYGOODS GREEN COWLEY

**Development:** Installation of vehicular crossover and creation of hardstanding (part retrospective)

**LBH Ref Nos:** 73573/APP/2018/621

**Date Plans Received:** 16/02/2018      **Date(s) of Amendment(s):**

**Date Application Valid:** 05/03/2018



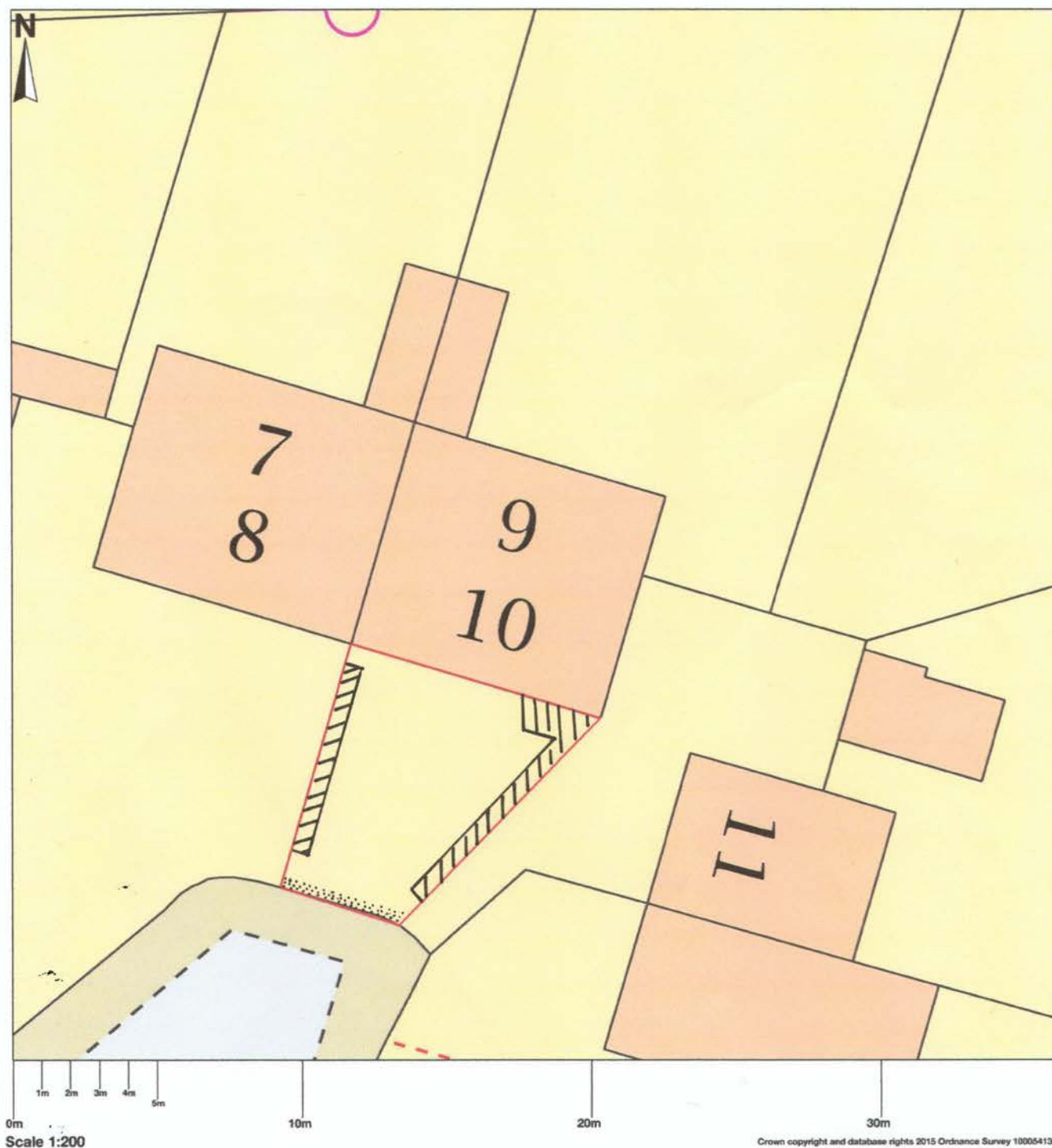
## 9 Maygoods Green, Uxbridge, UB8 3TG



Map area bounded by: 505695,181861 505837,182003. Produced on 23 February 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/225735/308424



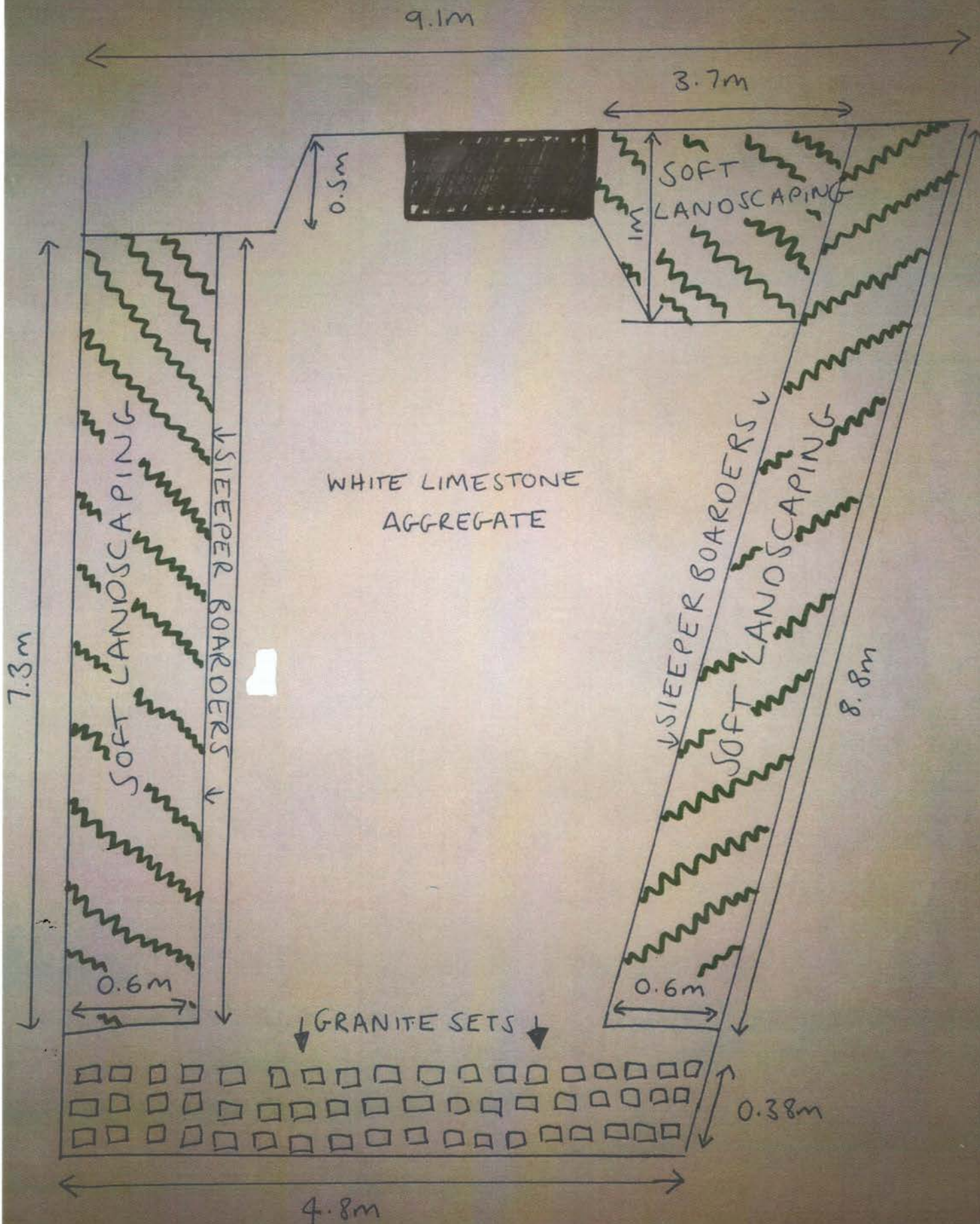
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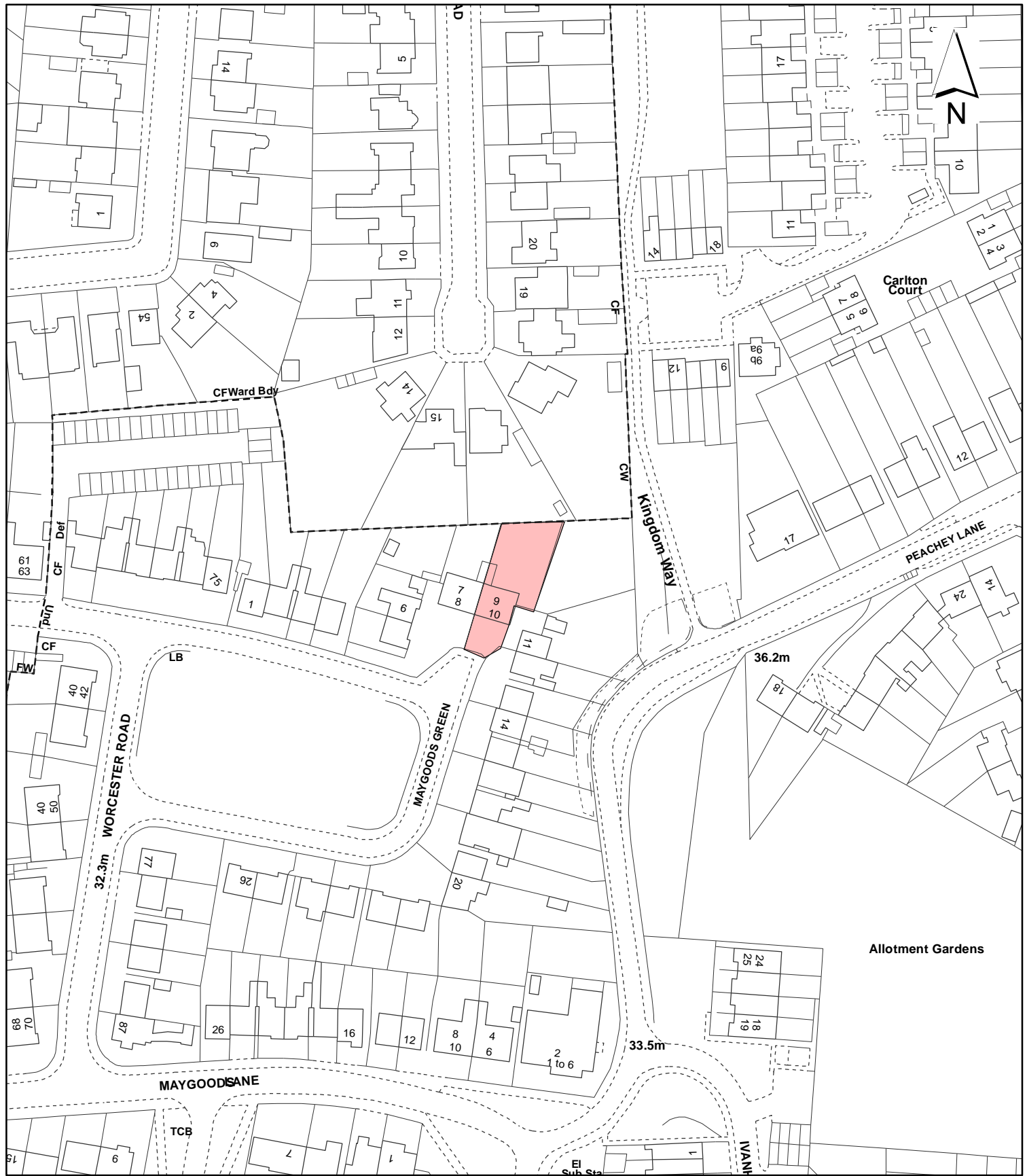


Map area bounded by: 505739,181902 505775,181938. Produced on 23 February 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b36buk/225735/308430



9 MAY 6000S GREEN VB8 3TG





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Site Address:

**9 Maygoods Green**

Planning Application Ref:

**73573/APP/2018/621**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning, Sport and Green Spaces**

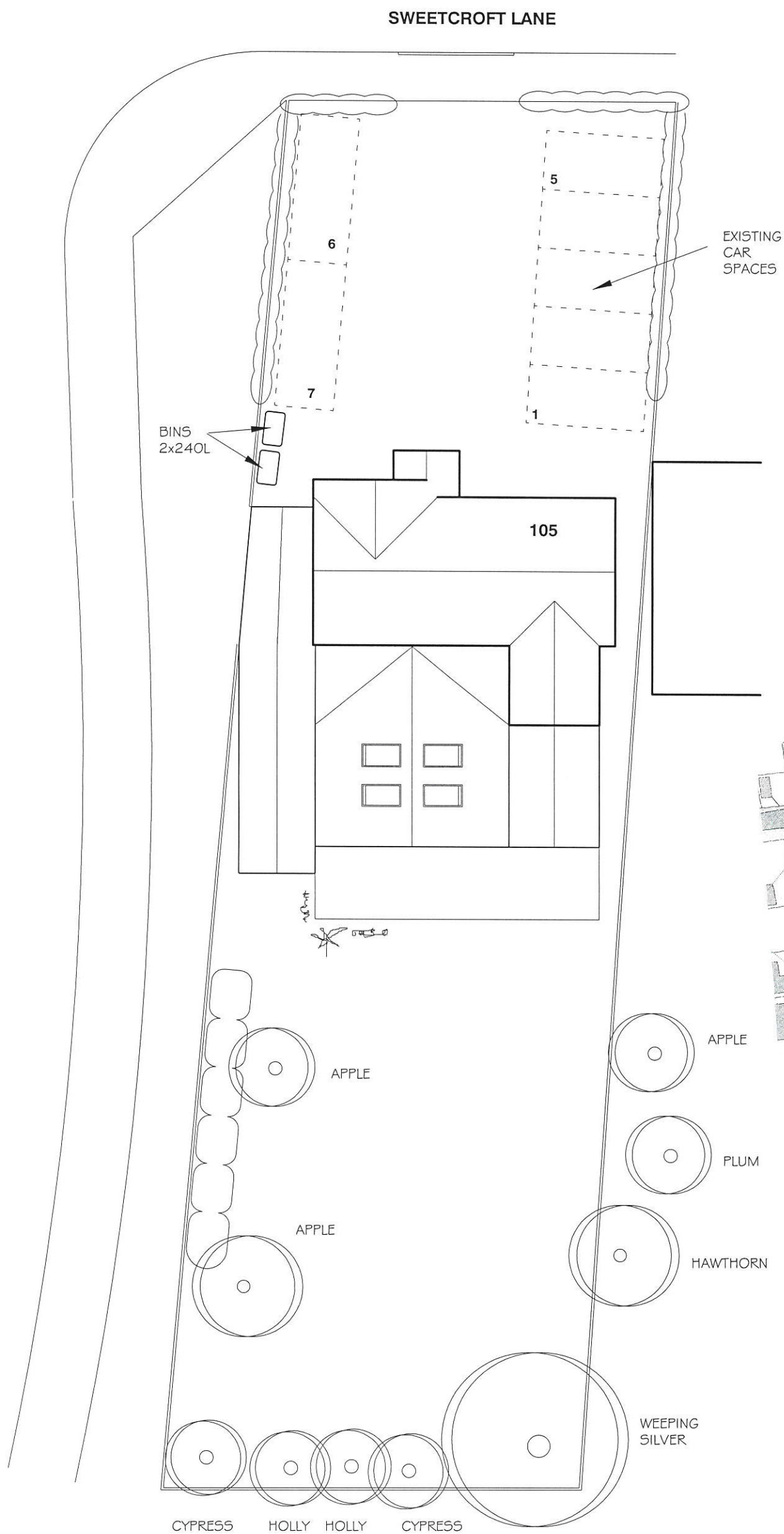
**Address** 105 SWEETCROFT LANE HILLINGDON  
**Development:** Conversion of single dwelling (Use Class C3) to a 7-bed House in Multiple Occupation (Sui Generis)  
**LBH Ref Nos:** 2703/APP/2017/2579

**Date Plans Received:** 13/07/2017

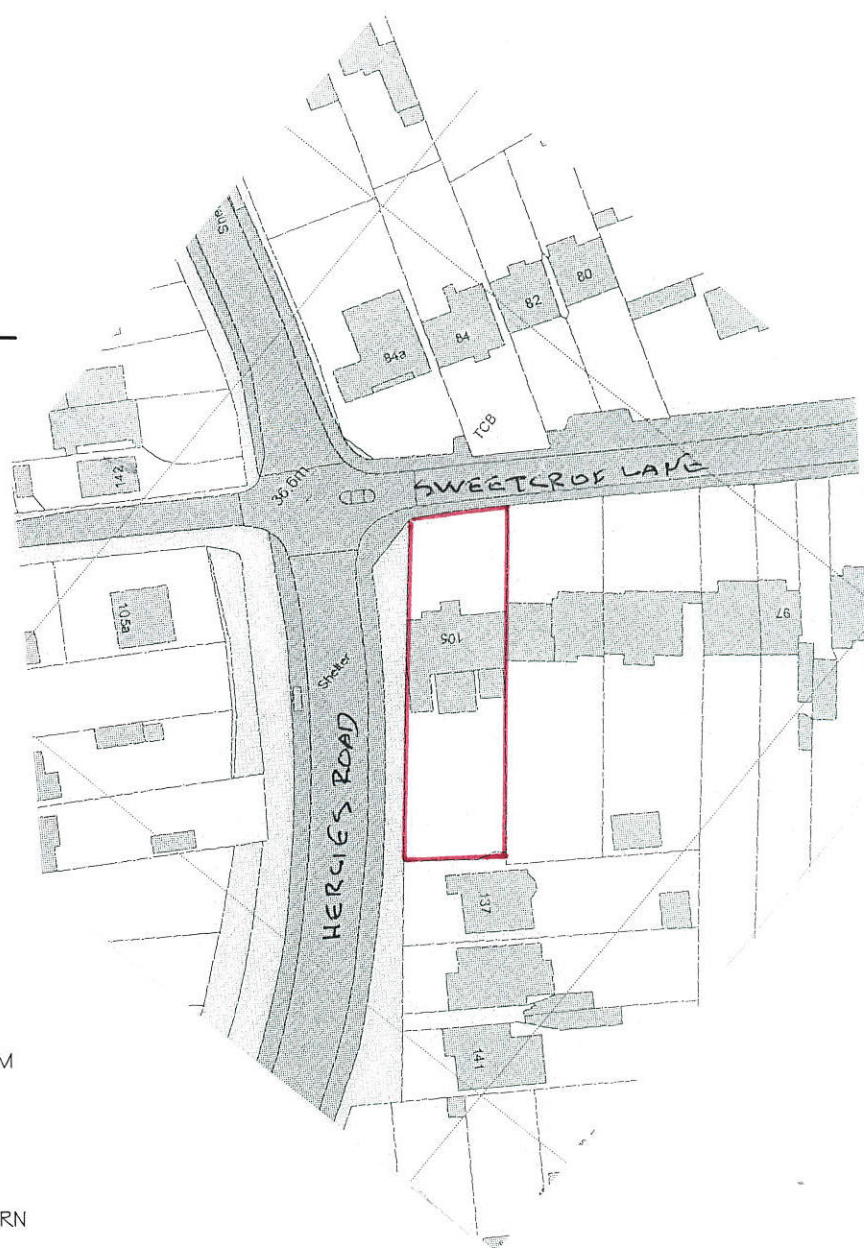
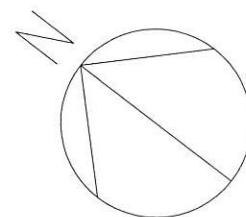
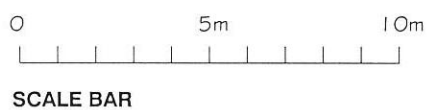
**Date(s) of Amendment(s):**

**Date Application Valid:** 21/07/2017





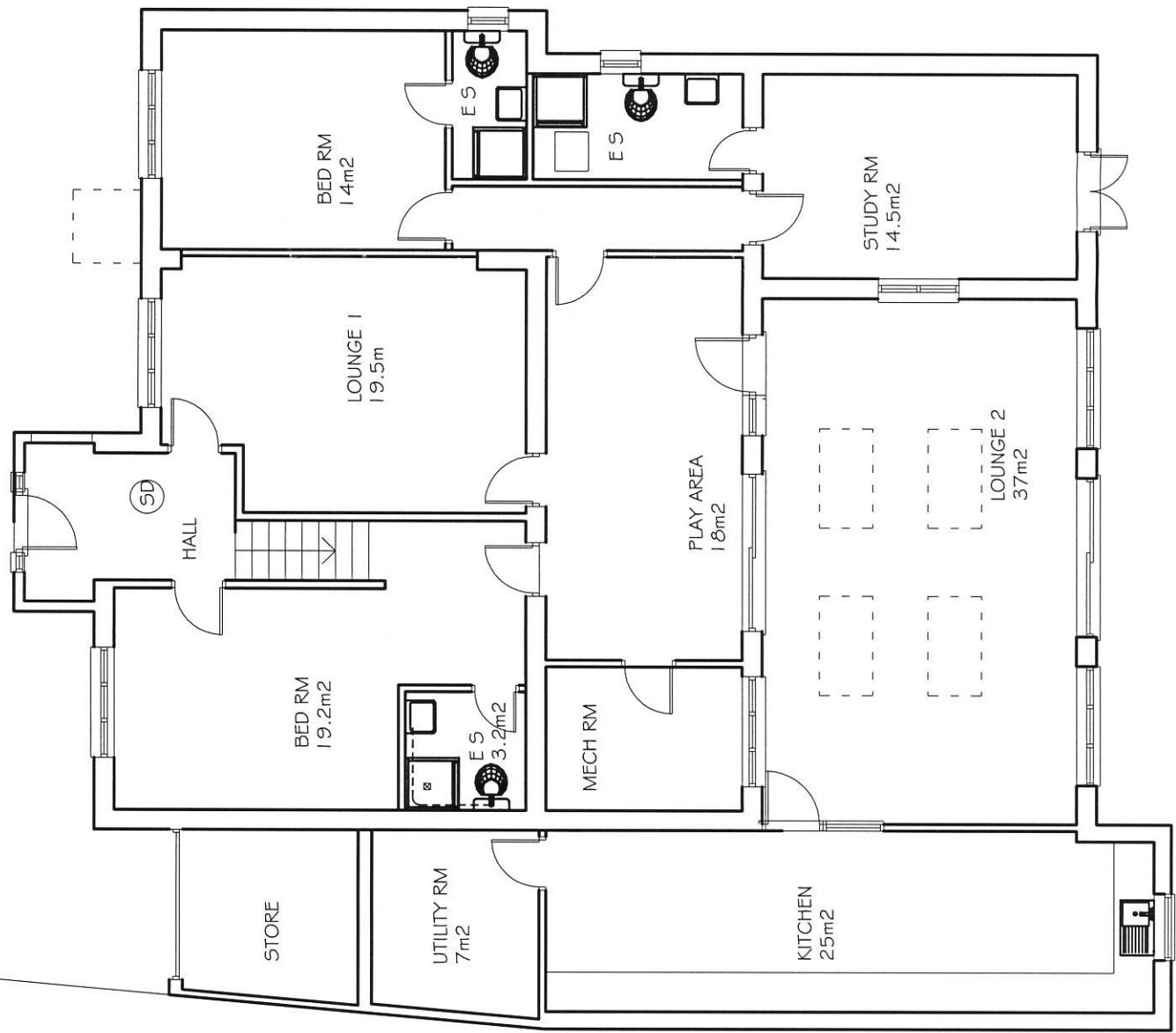
SITE PLAN  
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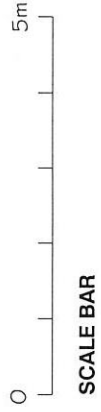
LOCATION MAP  
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K A ARCHITECTURAL DRAWING SERVICES 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221			
Job	105 Sweetcroft Lane, Hillingdon H M O		Date Revisions
Client	A S & Sons		
Drawing	Site and Location Plans		
Date	July 2017	Scale	As Shown (A3)
Proj. No.	1460/1		



13 JUL 2017



EXISTING GROUND FLOOR PLAN  
SCALE= 1 : 100

K A ARCHITECTURAL DRAWING SERVICES 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221			
Job	105 Sweetcroft Lane, Hillingdon	Date	Revisions
Client	H M O		
Drawing	A S & Sons		
	Existing Ground Floor Plan		
Date	July 2017	Scale	As Shown (A3)
		Dwg. No.	1460/4



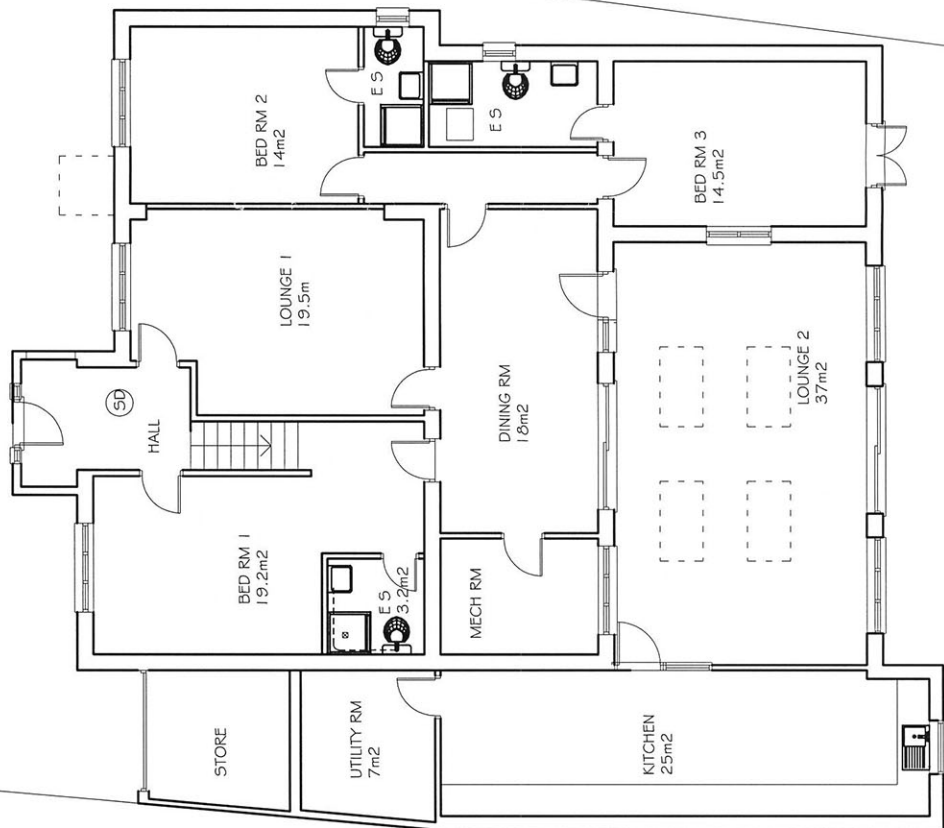


EXISTING FIRST FLOOR PLAN  
SCALE = 1:100



18 JUL 2017

<b>K A ARCHITECTURAL DRAWING SERVICES</b> 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221			
Job	<b>105 Sweetcroft Lane, Hillingdon</b> <b>H M O</b>		
Client	<b>AS &amp; Sons</b>		
Drawing	<b>Existing First Floor Plan</b>		
Date	July 2017	Scale	As Shown (A3)
		Dwg No.	<b>1460/5</b>



PROPOSED GROUND FLOOR PLAN  
SCALE = 1:100

13 JUL 2017



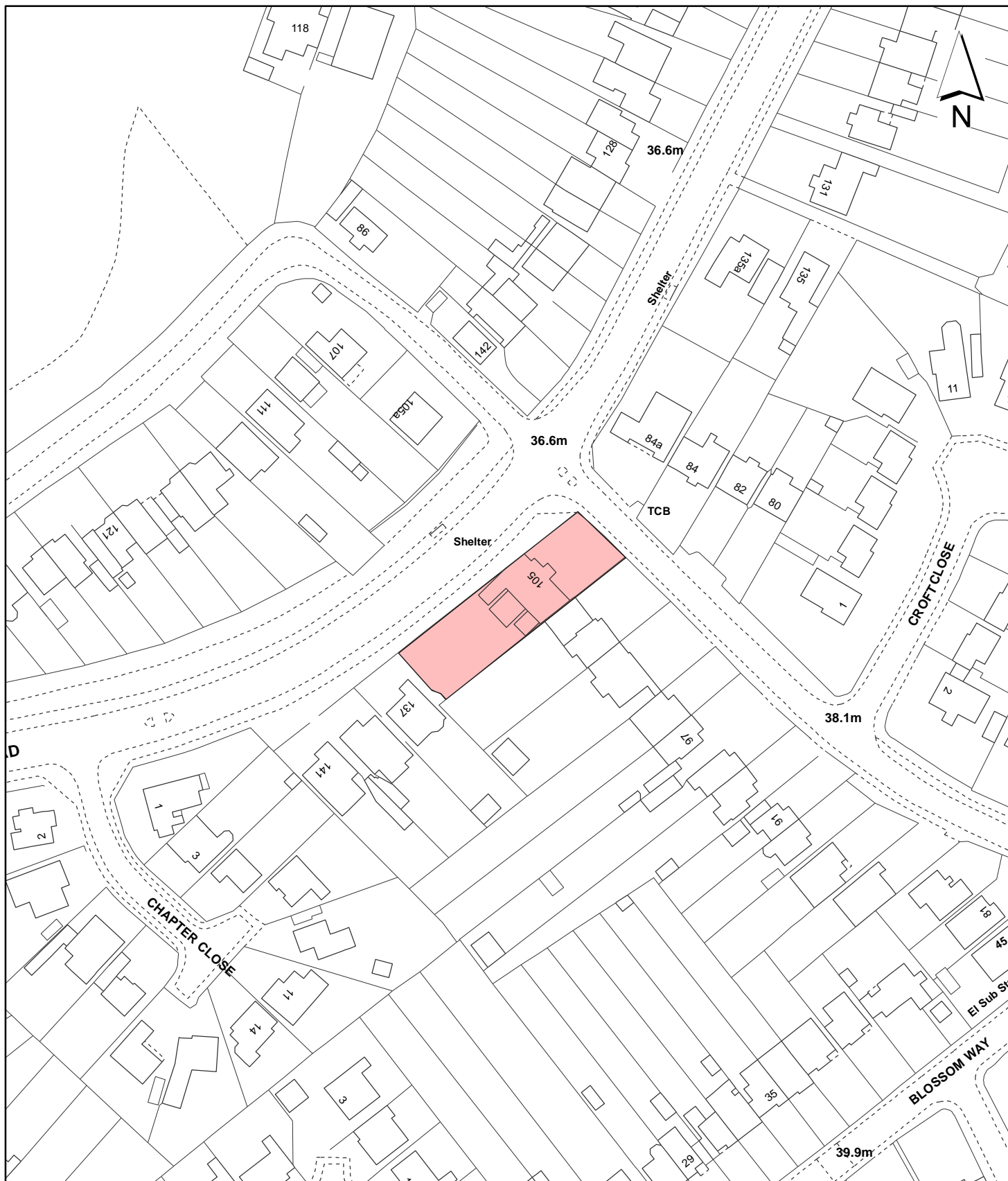
<b>K A ARCHITECTURAL DRAWING SERVICES</b> 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221			
Job	<b>105 Sweetcroft Lane, Hillingdon</b> <b>H M O</b>		
Client	<b>A S &amp; Sons</b>		
Drawing	<b>Proposed Ground Floor Plan</b>		
Date	July 2017	Scale	As Shown (A3)
		Proj. No.	<b>1460/2</b>



PROPOSED FIRST FLOOR PLAN  
SCALE= 1:100

13 JUL 2017

<b>K A ARCHITECTURAL DRAWING SERVICES</b> 141 LANGLEY ROAD, SLOUGH SL3 7DZ TEL/FAX 01753 541 824, MOBILE 07939213221			
Job	<b>105 Sweetcroft Lane, Hillingdon</b> <b>H M O</b>		
Client	<b>AS &amp; Sons</b>		
Drawing	<b>Proposed First Floor Plan</b>		
Date	July 2017	Scale	As Shown (A3)
		Draw No	<b>1460/3</b>



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Site Address

**105 Sweetcroft Lane  
Hillingdon**

Planning Application Ref:

**2703/APP/2017/2579**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning, Transportation and Regeneration**

**Address** GARAGE SITE ADJACENT TO 45 CORWELL GARDENS HILLINGDON

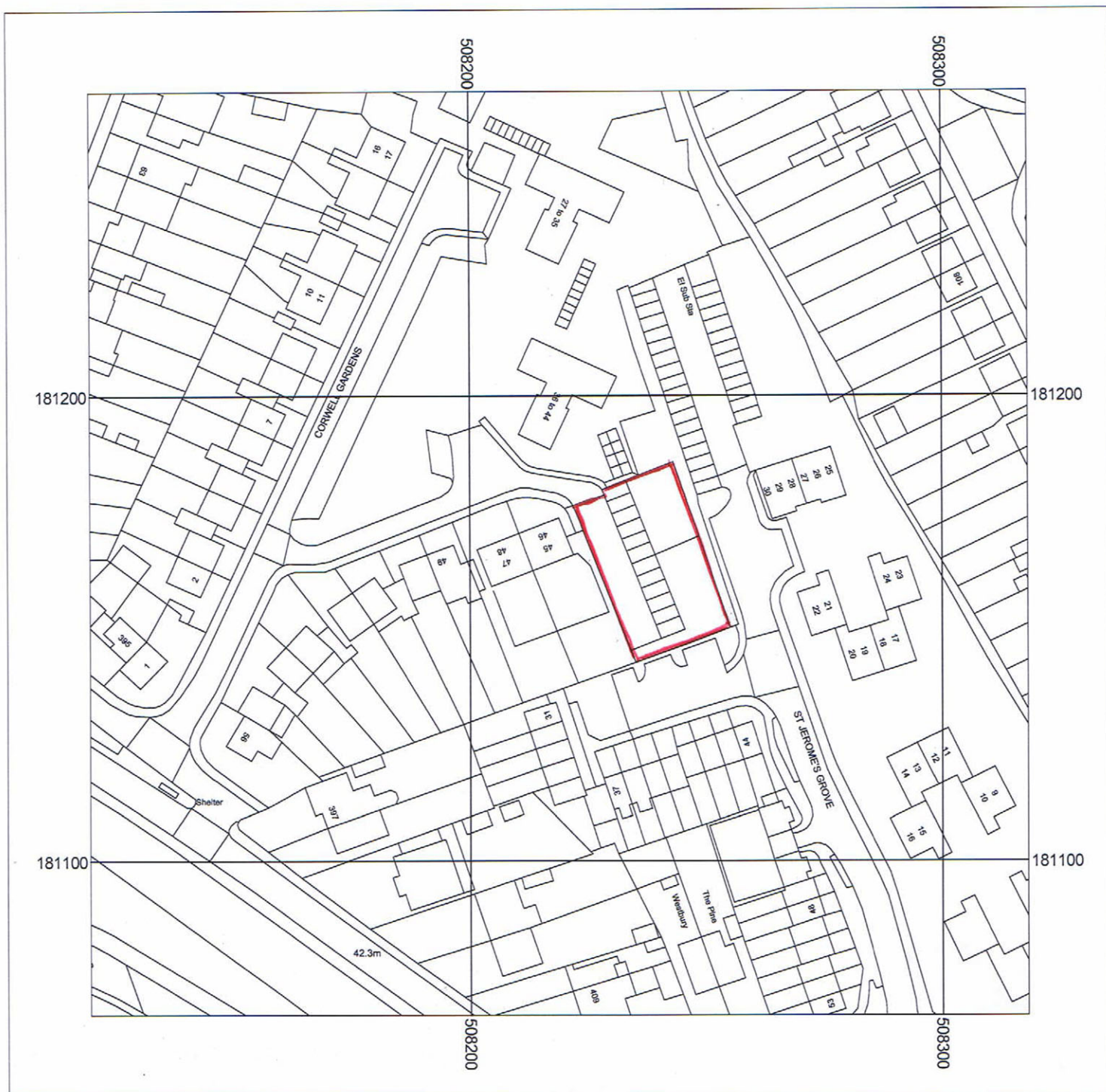
**Development:** Two storey building with habitable roof space, parking and amenity space for use as 4 x 2-bed flats and 2 x studio flats.

**LBH Ref Nos:** 72968/APP/2018/199

**Date Plans Received:** 15/01/2018

**Date(s) of Amendment(s):**

**Date Application Valid:** 18/01/2018



Metres  
0 5 10 20 30 40 50  
Scale: 1:1250



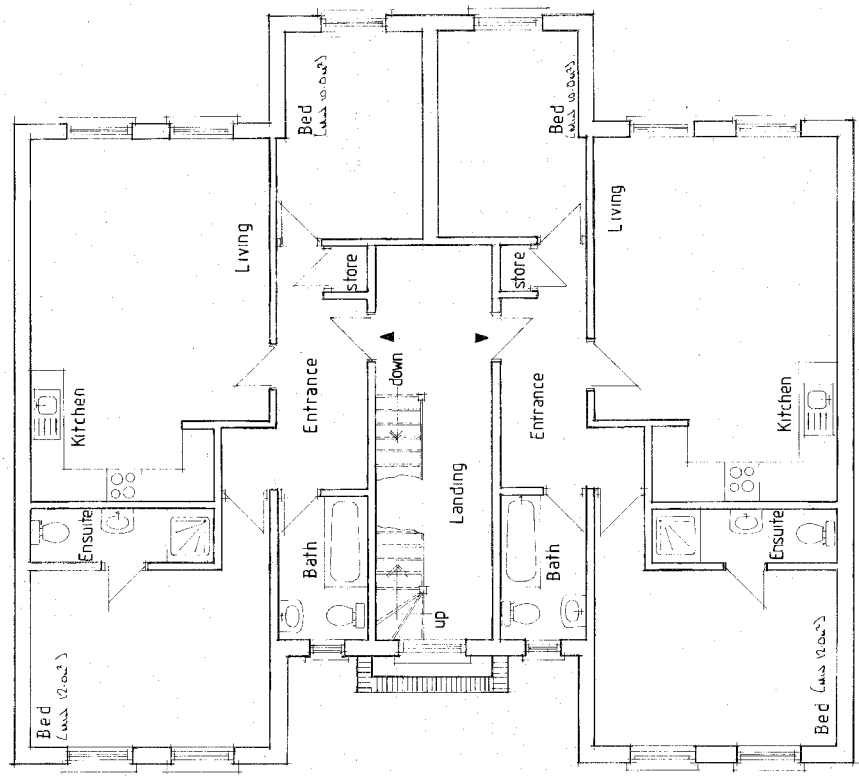
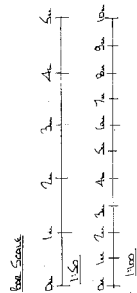
**45 Corwell Gardens**  
**Uxbridge**  
**UB8 3JT**

Supplied by: National Map Centre  
License number: 100031961  
Produced: 21/02/2017  
Serial number: 1801499

Plot centre co-ordinates: 508219,181166  
Download file: pottle\_45corwell.zip  
Project name: pottle\_45corwell

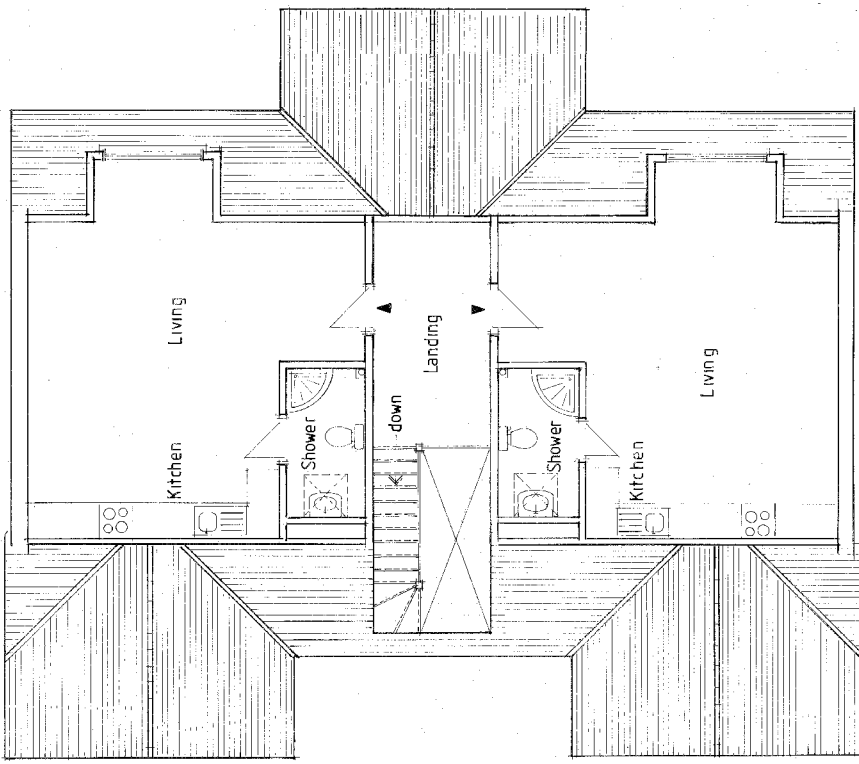


NOTES:  
All dimensions must be checked on site and not scaled from this drawing.



**FIRST FLOOR PLAN**

**FIRST FLOOR UNITS**  
2 no 2 Bedroom  
Unit size 74.18 sqm internally



**SECOND FLOOR PLAN**

**SECOND FLOOR UNITS**  
2 no Studio flats  
Unit size 40.63 sqm internally

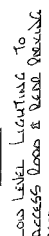
THIS DRAWING TO BE READ  
IN CONJUNCTION WITH DRG  
Nos 3865/01 & 02

<p>Pottle &amp; Co Planning &amp; Building Consultants Suite A, 238 Manor Way Rushin, Middlesbrough, TS4 8HR Tel: 01865 622600 www.pottle.co.uk</p>		<p>Client: <b>MR D. HUNTER</b></p>
<p>Job Title: <b>Site adjacent to - 45-46 CORWELL GARDENS HILLINGDON MIDDX</b></p>		<p>Scale: 1:50</p>
<p>Drawing Title: <b>NEW DEVELOPMENT</b> 4 no 2bed flats, 2 no studio flats, ancillary parking and amenity space</p>		<p>Date: <b>14th Dec 07</b> Drawing No: <b>3865/03</b></p>





## NOTES:



Provide and 25% Soft Lending to finance  
the Lending Scheme to be financed by  
Specialist Company

45 / 46.

Low level lighting to  
least entrance & parking

56

site adjacent:-

Drawing Title

## NEW DEVELOPMENT

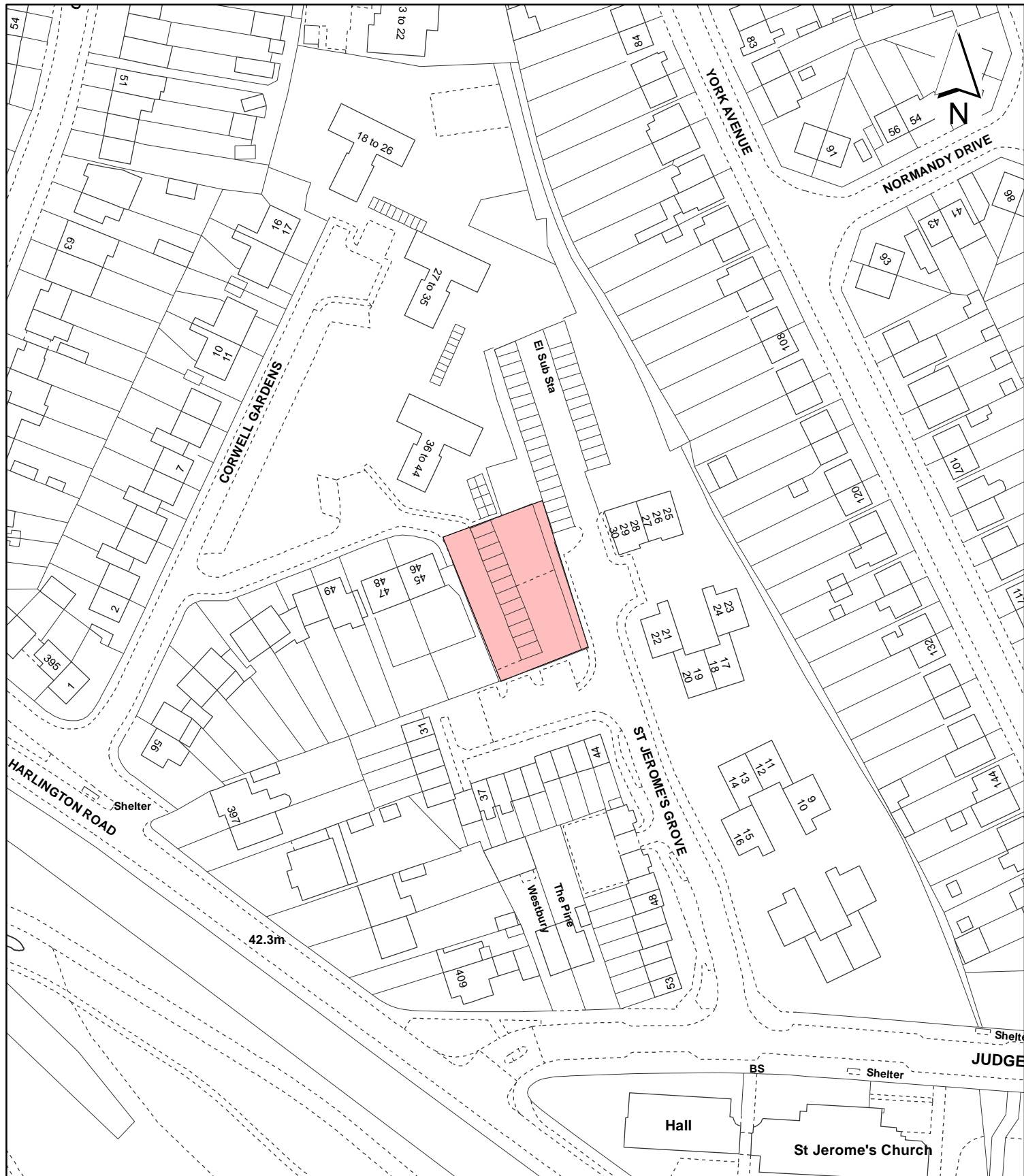
4 no 2bed flats, 2no  
studio flats, ancillary  
parking and amenity spa

Scale 1:100.

Date May 2017 Drawn by GEF

Org No. 3865 / 01

420 x 594mm A2



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Site Address:

**Garage Site Adjacent to  
45 Corwell Gardens**

Planning Application Ref:

**72968/APP/2018/199**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**  
**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning, Transportation and Regeneration**

**Address** THE PRINCE ALBERT PH PIELD HEATH ROAD HILLINGDON

**Development:** Variation of condition 2 (Approved Plans) of planning permission ref. 704/APP/2015/1071 dated 05/10/2015: (Redevelopment of site with a two storey block to provide 9 x two-bedroom flats with associated access, parking and landscaping) to allow internal and external alterations to the layout and design of the building (Part Retrospective Application).

**LBH Ref Nos:** 704/APP/2016/3689

**Date Plans Received:** 05/10/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 05/10/2016





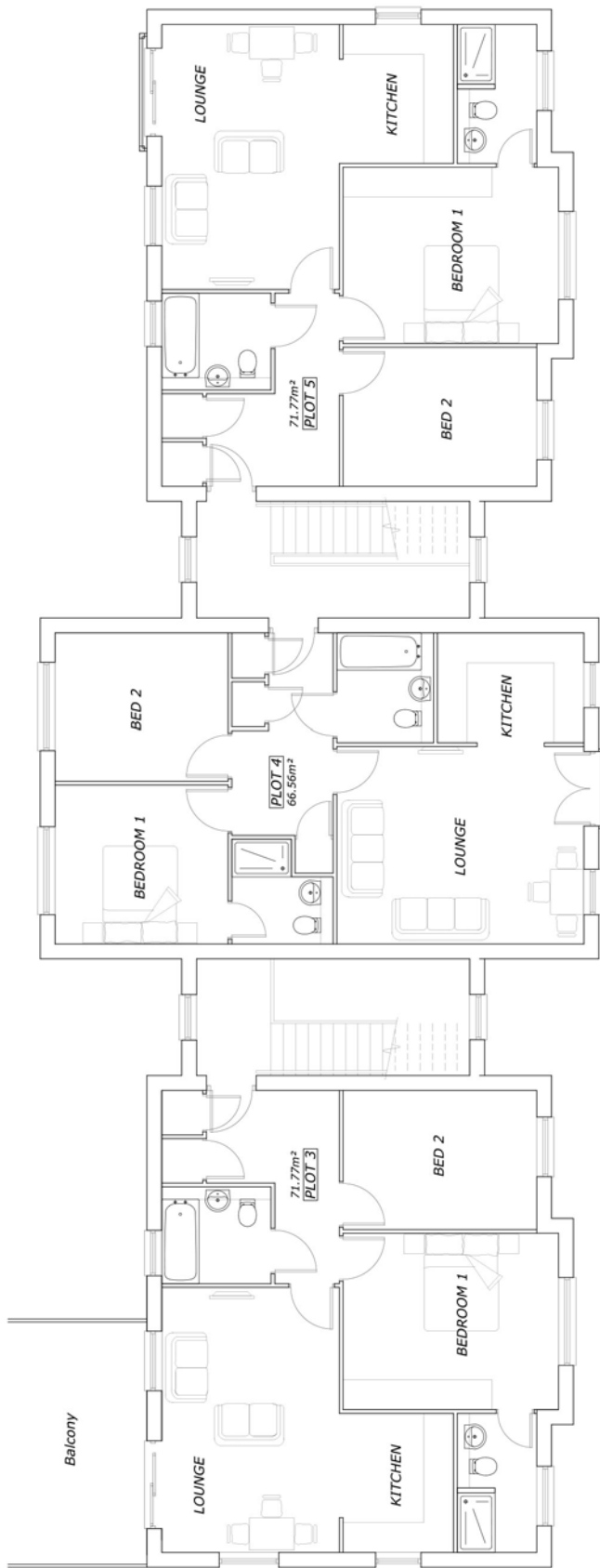
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*Pield Heath Road, Uxbridge*

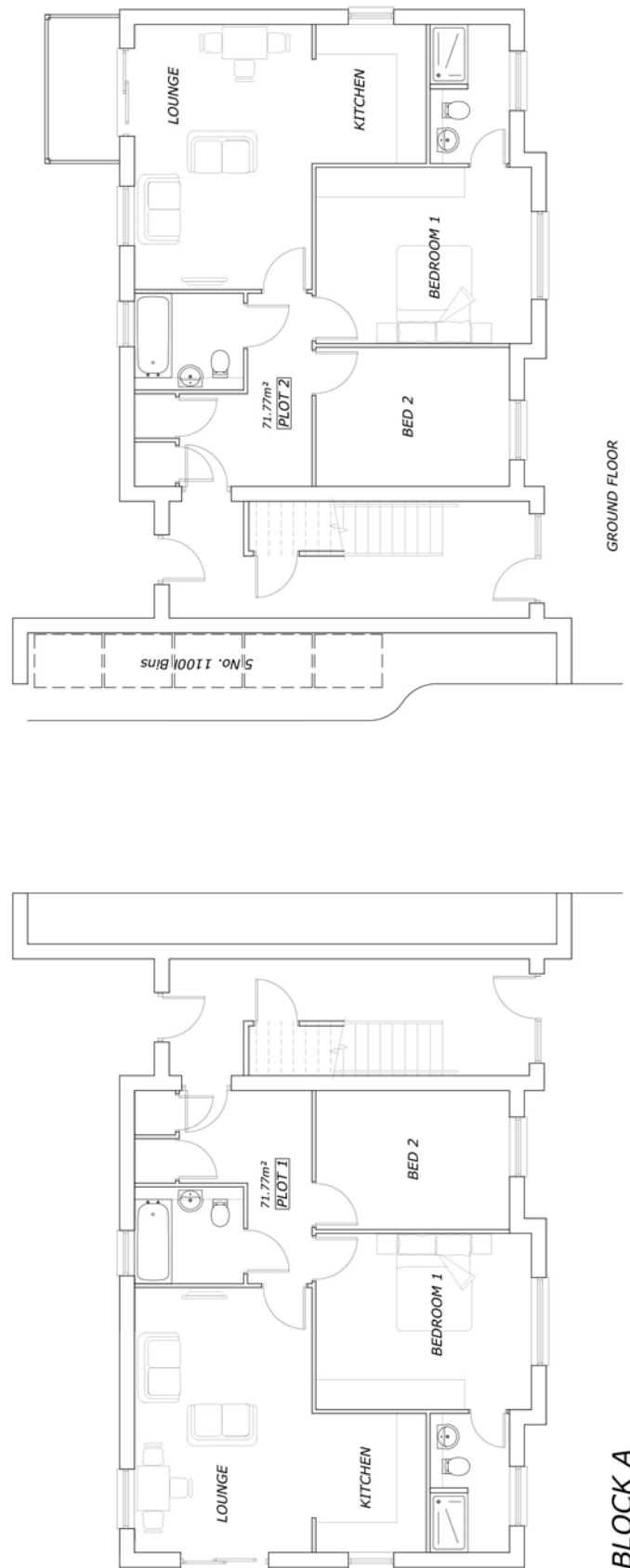
Drawing Number  
16/3395/30

04/10/2016

1:500@A4



FIRST FLOOR



GROUND FLOOR

BLOCK A

No.	Revision/Issue	Date

**W J Macleod Ltd**  
ARCHITECT  
The Old Mill House, 100, High Street, Exeter, Devon, EX1 1AA

Field Heath Road, Uxbridge  
Ground & First Floor Plan  
Plots 1-5

Project No.	16/3395/31
Date	04/10/2016
Scale	1 : 50 @ A1
Sheet	1 of 1



FIRST FLOOR



GROUND FLOOR

BLOCK B

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The drawings are the property of W J Macleod Architects  
and are not to be used for any other project without the  
written consent of W J Macleod Architects

General Notes

No.	Revision/Issue	Date

**W J Macleod Ltd**  
ARCHITECT

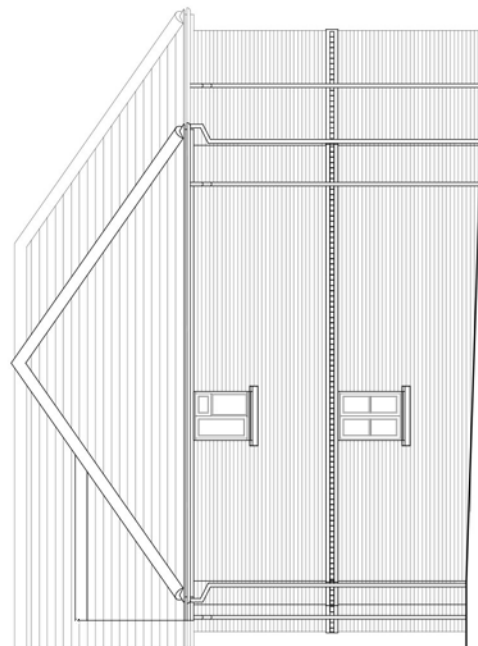
The Architect's Office is located at 10, West 10th Street, Uxbridge, Middlesex, U.K. Tel: 01895 810000

Field Heath Road, Uxbridge  
Elevations Block A - Front/Side

Project No.	16/3395/33	Revision	
Date	04/10/2016		
Scale	1 : 50 @ A1		



North Elevation



West Elevation



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written consent of W J Macleod Architects  
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and are not to be used for any other purpose

General Notes

No.	Revision/Issue	Date

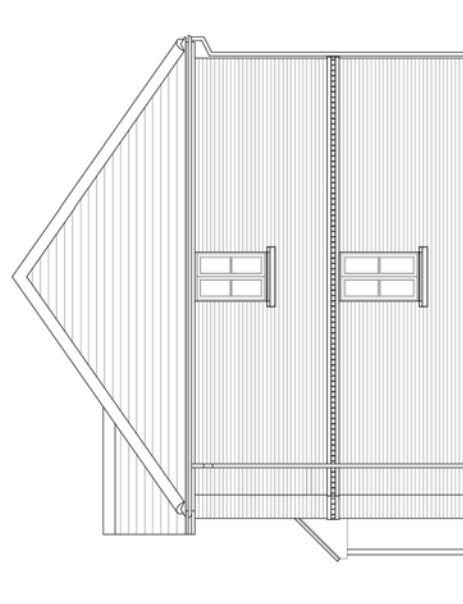
**W J Macleod Ltd**  
ARCHITECT  
The Macleod Group is a registered company limited by guarantee, No. 01541234

Field Heath Road, Uxbridge  
Elevations Block B - Front/Side

Project No.	16/3395/35
Date	04/10/2016
Scale	1 : 50 @ A1
Sheet	0001



West Elevation



South Elevation

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and are not to be used for any other purpose

General Notes

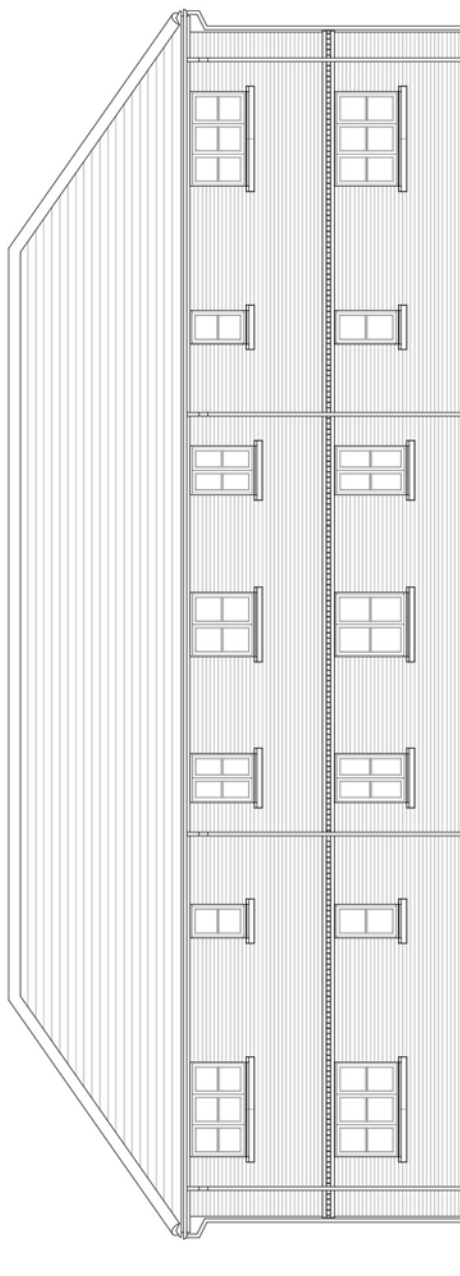
No.	Revision/Issue	Date

**W J Macleod Ltd**  
ARCHITECT

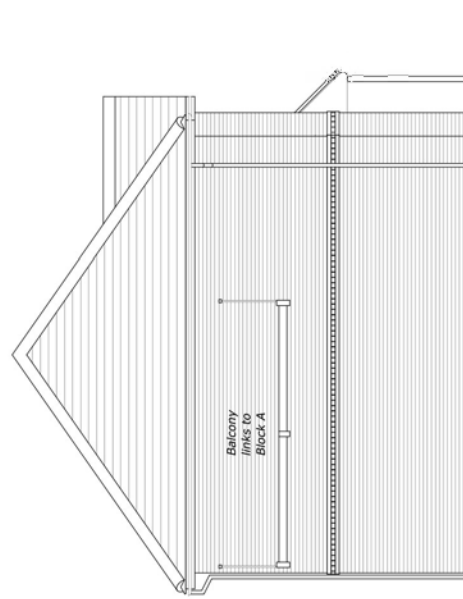
The Architect's Office is located at 10, West 10th Street, Glasgow, Scotland G4 7LJ

Field Heath Road, Uxbridge  
Elevations Block B - Rear/Side

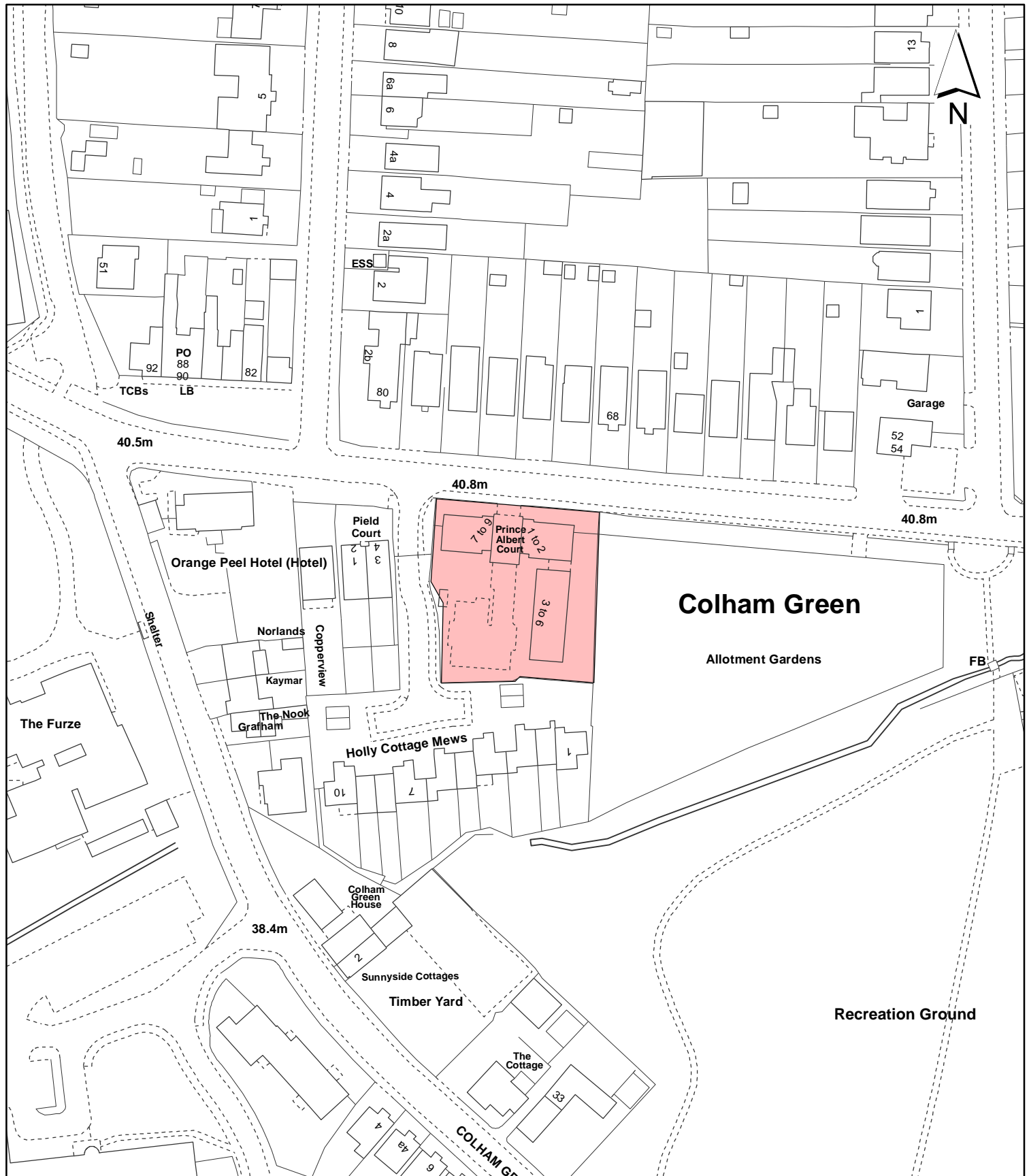
Project No.	16/3395/36
Date	04/10/2016
Scale	1 : 50 @ A1
Sheet	001



East Elevation



North Elevation



#### Notes:

 Site boundary

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Site Address:

**Former Prince Albert Pub**

Planning Application Ref:

**704/APP/2016/3689**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning, Transportation and Regeneration**

**Address** 28 OAKDENE ROAD HILLINGDON

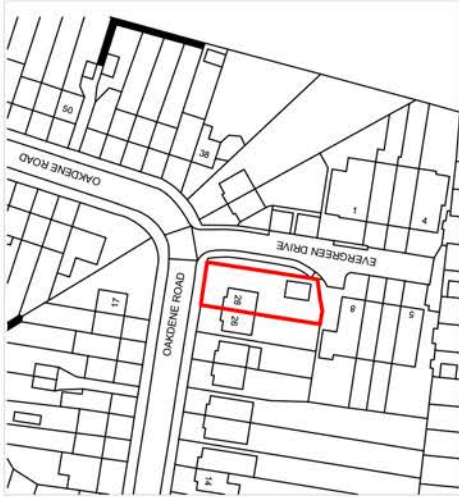
**Development:** Part two storey, part single storey side/rear extension and conversion of 3-bed dwelling to 1 x 3-bed and 1 x 1-bed dwellings with associated parking and amenity space

**LBH Ref Nos:** 4247/APP/2018/1451

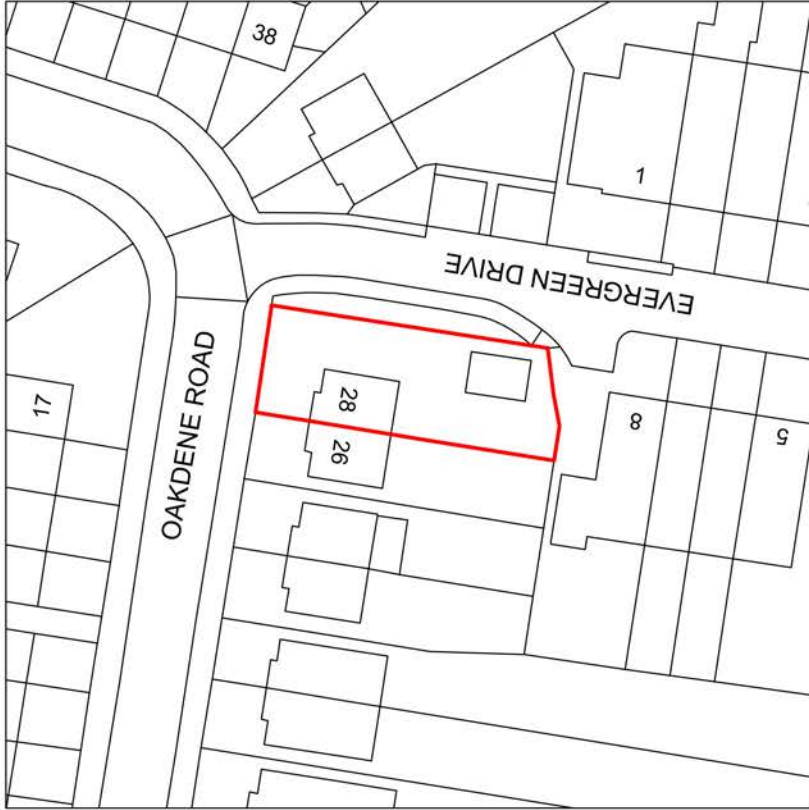
**Date Plans Received:** 18/04/2018

**Date(s) of Amendment(s):**

**Date Application Valid:** 27/04/2018



SITE LOCATION SCALE 1:1250



BLOCK PLAN SCALE 1:500

#### GENERAL NOTES.

1. All dimensions are in mms. uno.
2. The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.
3. The materials for new construction shall be generally similar to the existing buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need clarification to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Surveyor or similar appointed.
5. Any Structural details provided in the drawings (eg: removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing site work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural designs provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a separate Structural Design Report.
6. Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.
7. The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Acts and obtains consents as required by the act.
8. These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.
9. For minor building works no site investigation (trial pit, soil analysis, etc) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.
10. The Design may be limited to basic structural layout requirements, with very limited considerations on risk assessment and health and safety issues. The client and/or contractor shall be responsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether. Where The Construction (Design and Management) Regulations 2007 (CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken

#### STANDARD ABBREVIATIONS

AB	air brick	GV	gas valve
BR	boiler	IC	insect cover
FR	fridge	IL	inlet valve
FR	fridge	MH	manhole
CK	cooker	SC	stop cock
OV	oven	PB	plot boundary
KS	kitchen sink	SW	surface water
HW	hot water tank	FW	foul water
HT	head room		
SWP	rain water pipe		
RWP	rain water pipe		
RAD	radiator		
THS	thermostat		
EX	extract fan		

## ICREATE

### DESIGN LIMITED

Planning & Designing of All Types of Building Works  
13 ROBB ROAD, STANMORE, HA7 3SQ  
Tel: 07886759400 ; EM: [ikreated@gmail.com](mailto:ikreated@gmail.com)

B 18/04/2017 FOR FULL PLANS APPLICATION

A 21/03/2017 FOR CLIENT REVIEW

REV DATES COMMENTS

CLIENT

MR. ALAP DOSHI  
28 OAKDENE ROAD,  
UXBRIDGE,  
UB10 0SF

PROJECT/TITLE

PART SINGLE STOREY SIDE & REAR, FRONT  
PORCH, PART DOUBLE STOREY SIDE AND REAR  
EXTENSION TO CREATE NEW DWELLING ( 1  
BEDROOM ) ADJACENT TO 28 OAKDENE ROAD,  
UXBRIDGE, UB10 0SF

SCALE: 1:100@A3

DRG NO: 28OAKDENEROAD-001

OAKDENE ROAD

FOOTPATH

EXISTING  
VEHICULAR  
ACCESS.

26'28

28

LIVING ROOM  
HR 2500

HALLWAY

UP

STORE

DINING ROOM

KITCHEN

28

26'28

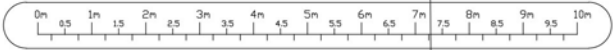
EXISTING GROUND FLOOR PLAN

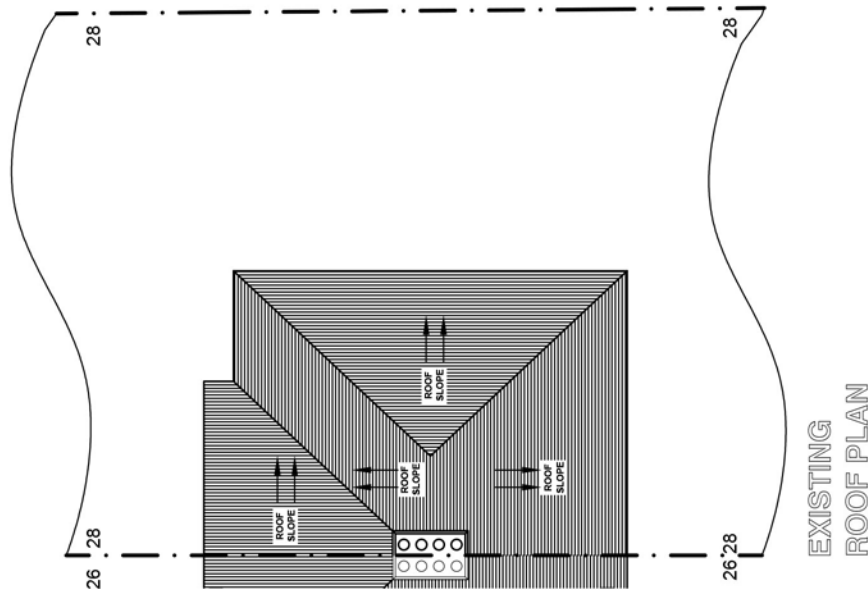
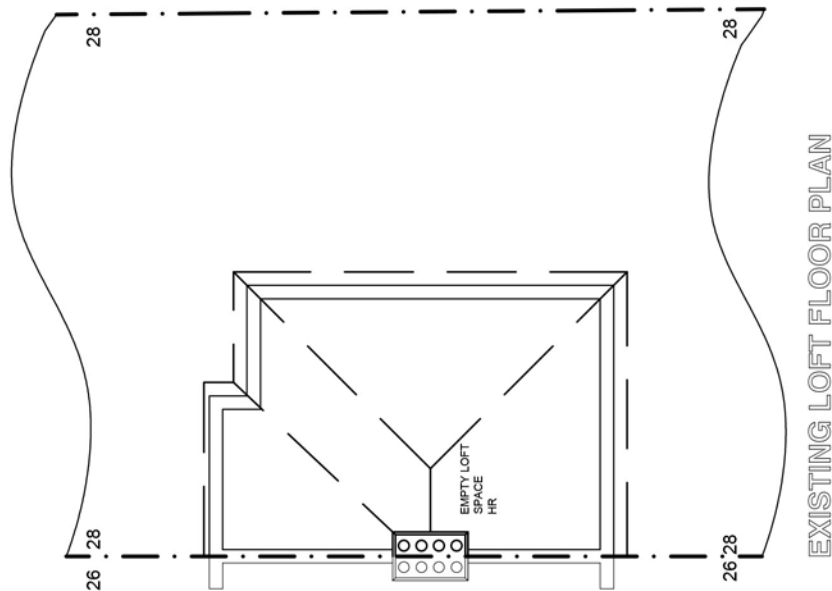
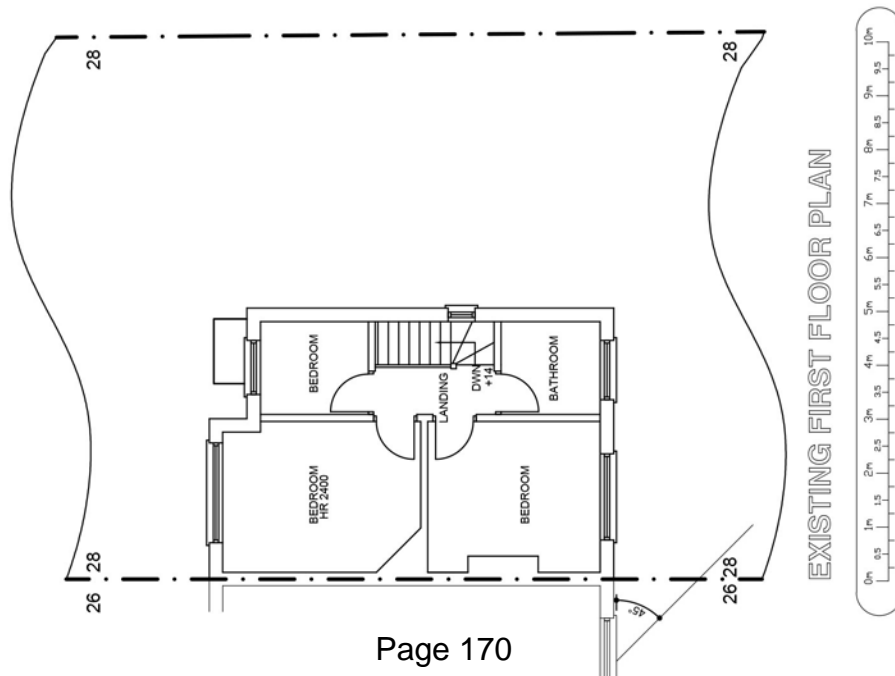
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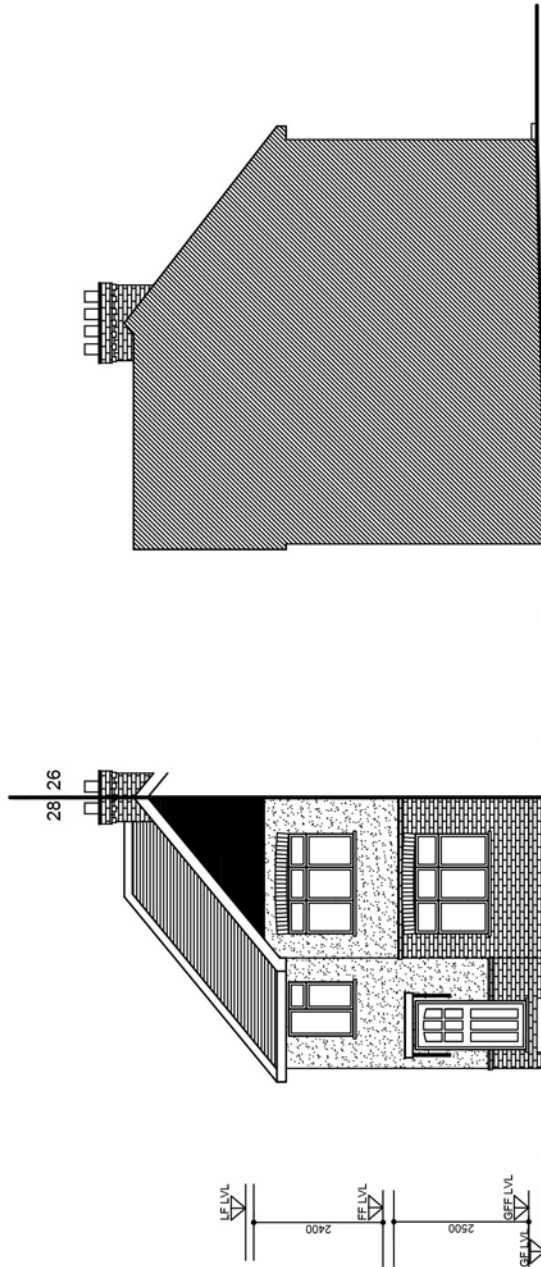
EVERGREEN DRIVE

SCALE:  
1:100@A3

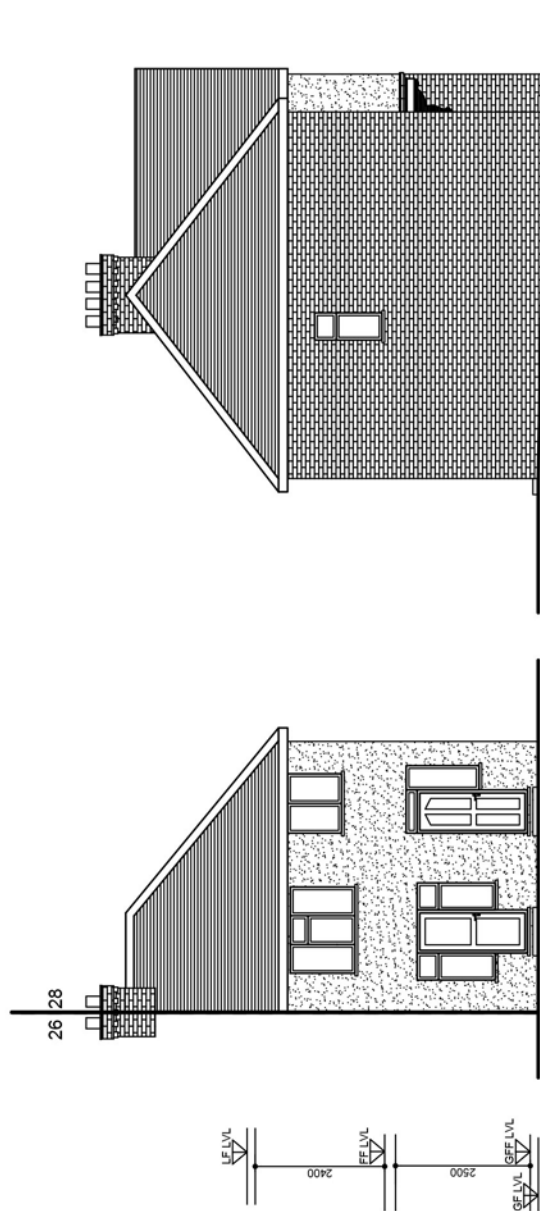
DRG NO.:  
28OAKDENEROAD-002







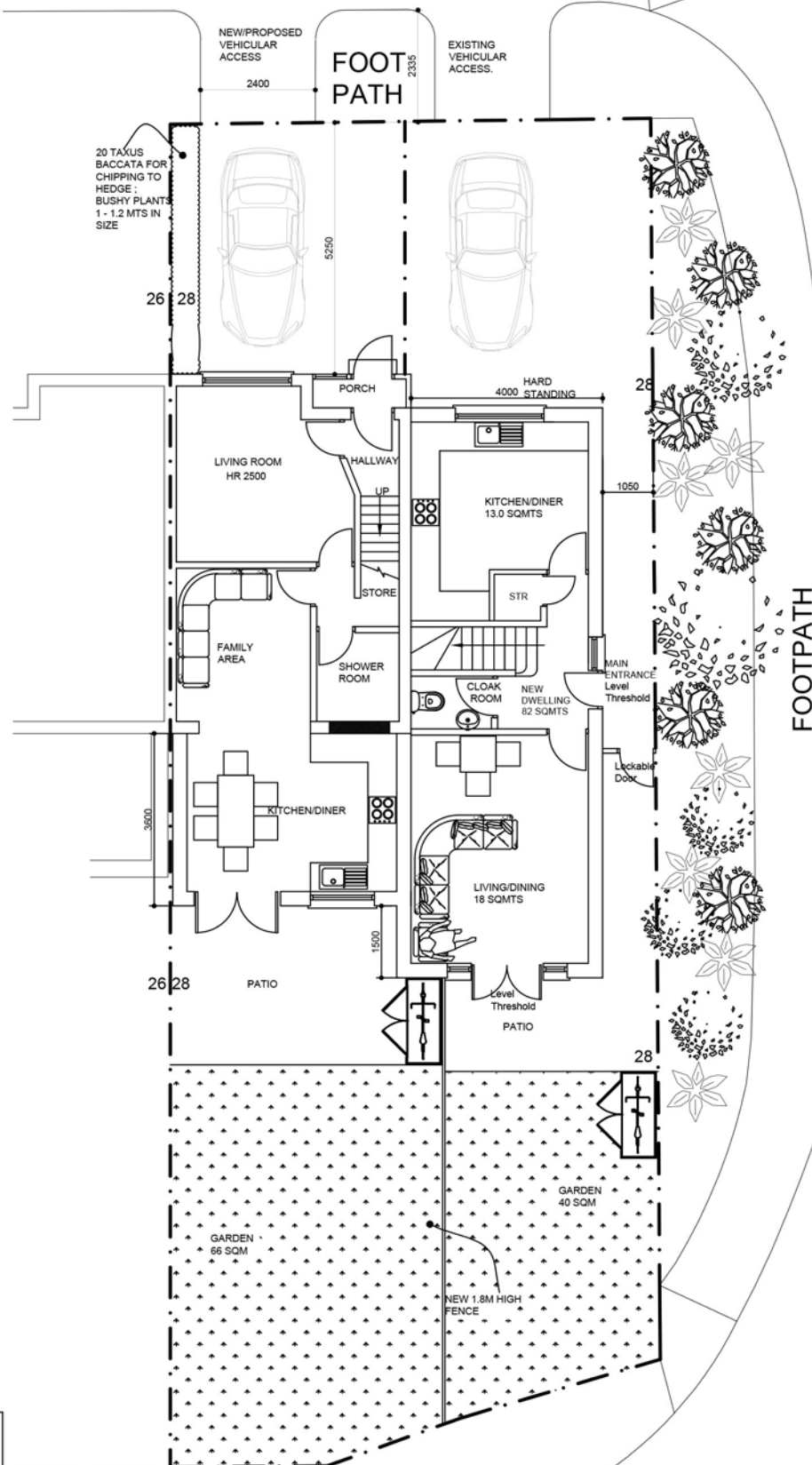
FRONT ELEVATION EXISTING  
(AS VIEWED FROM NO.26 )



REAR ELEVATION EXISTING  
(AS VIEWED FROM EVERGREEN DRIVE  
PRIVATE ROAD)



OAKDENE ROAD

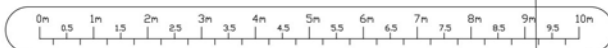


**HARD LANDSCAPE:**  
HANSON Aquaflo Permeable block paving, colour- Charcoal or similar to be used for front court. Bedding layer to be 50mm of 2-6mm clean stone and Sub base is to consist of Inbitex (Thermally bonded nonwoven geotextile developed to optimise the cleansing of water entering the system), 150mm of MOT Type 3 aggregate base (Pure crushed granite or limestone, 40mm product screened to create reduced fines aggregate) and Optional SC Intergrid (For heavy traffic areas).

EVERGREEN DRIVE

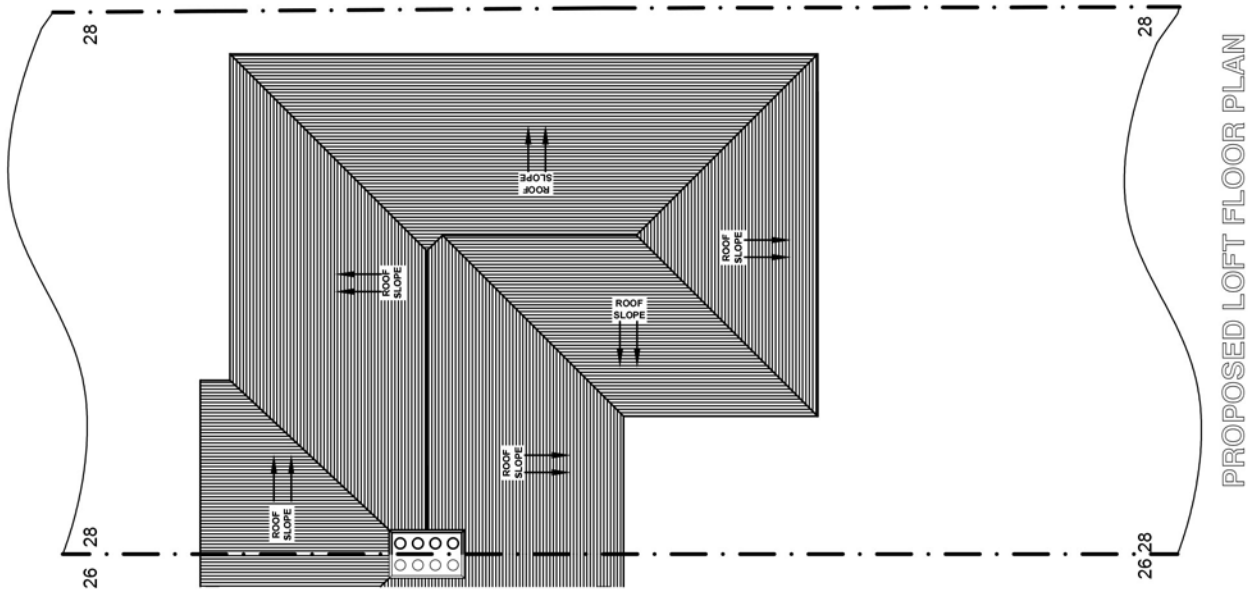
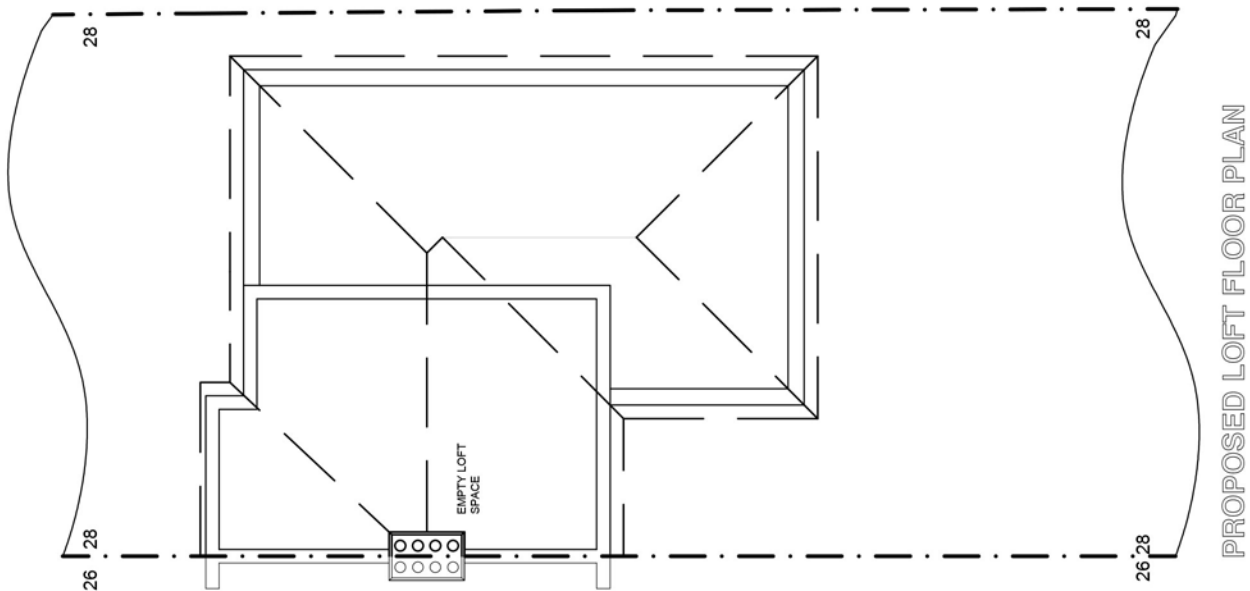
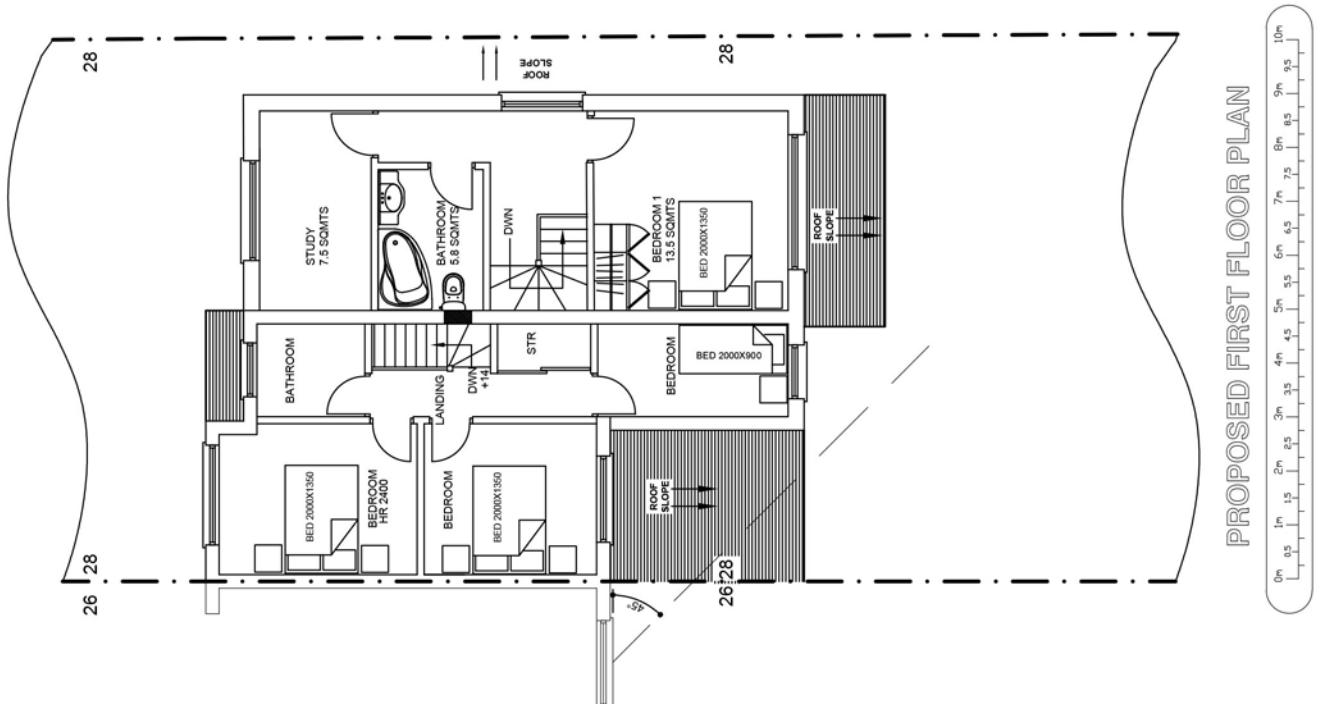
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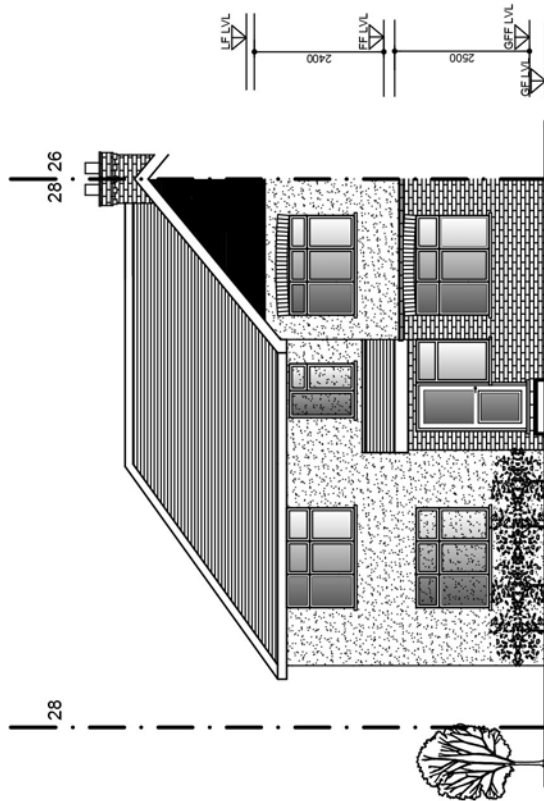
PROPOSED GROUND FLOOR PLAN



SCALE:  
1:100@A3

DRG NO.:  
28OAKDENEROAD-005

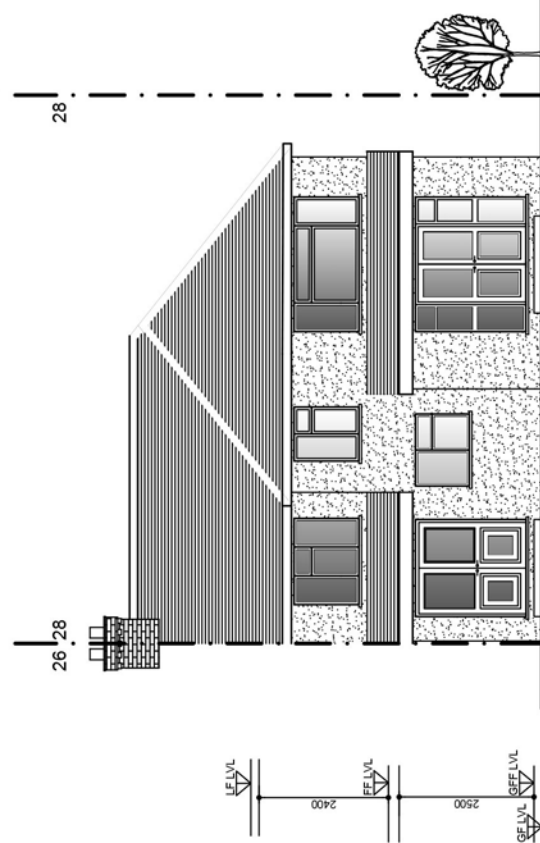




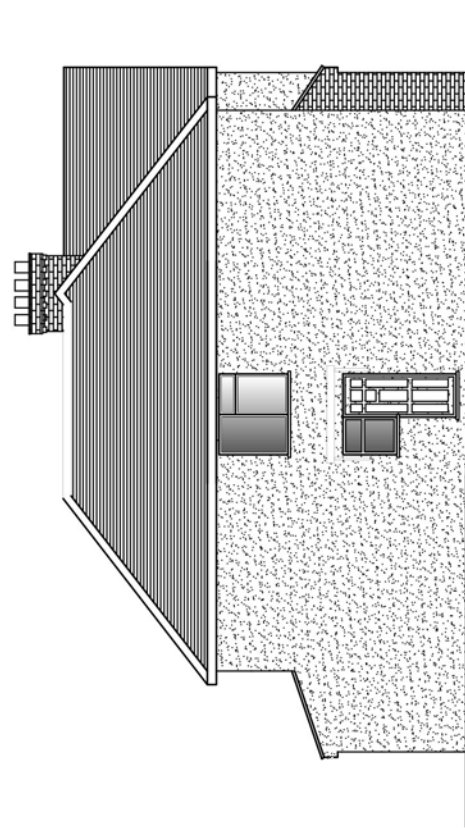
FRONT ELEVATION PROPOSED



SIDE ELEVATION EXISTING  
( AS VIEWED FROM NO.26 )



REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED  
( AS VIEWED FROM EVERGREEN DRIVE  
PRIVATE ROAD )



**Notes:**

 Site boundary

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Site Address:

**28 Oakdene Road**

Planning Application Ref:  
**4247/APP/2018/1451**

Planning Committee:  
**Central & South**

Scale:  
**1:1,250**

Date:  
**June 2018**

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



**Report of the Head of Planning, Transportation and Regeneration**

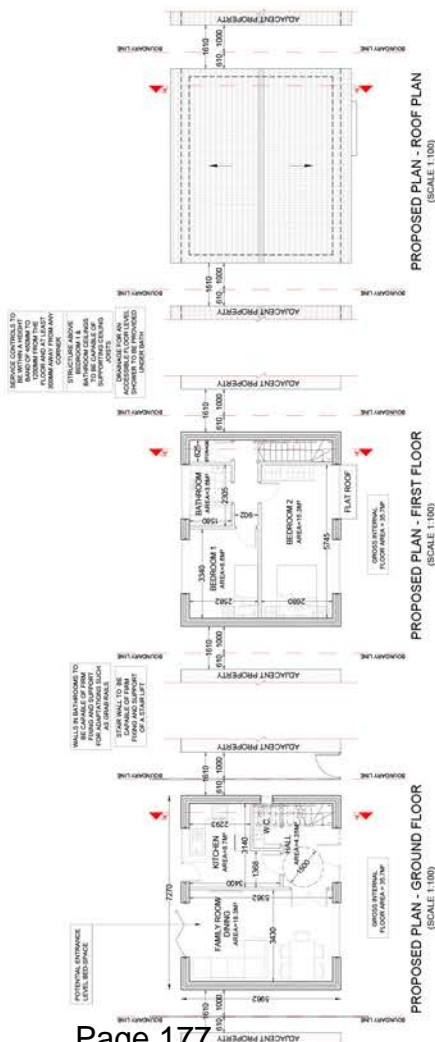
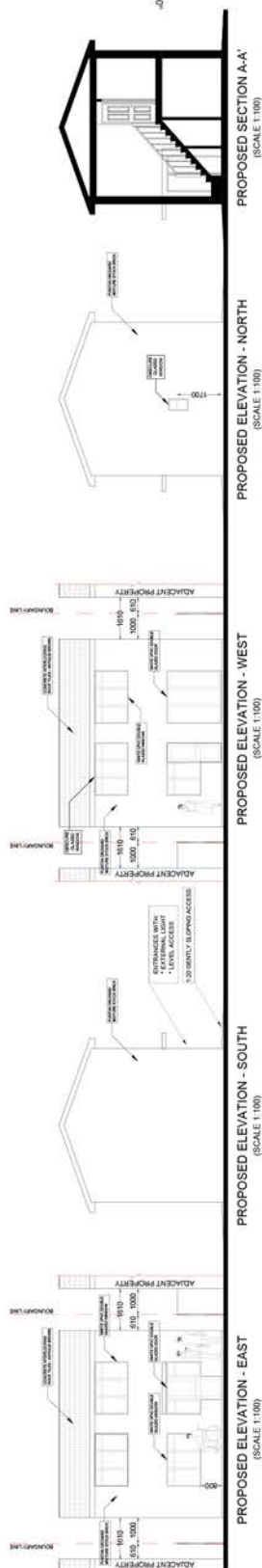
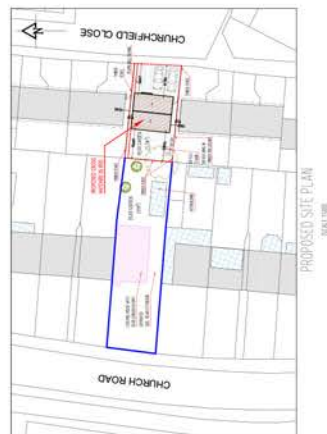
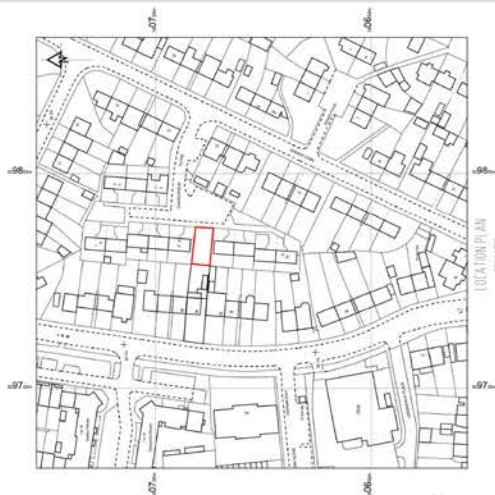
**Address** LAND FORMING PART OF 84 CHURCH ROAD HAYES

**Development:** Two storey, 2-bed, detached dwelling with associated parking and amenity space.

**LBH Ref Nos:** 72944/APP/2018/1225

**Date Plans Received:** 22/03/2018      **Date(s) of Amendment(s):**

**Date Application Valid:** 19/04/2018



NOT APPROVED FOR CONSTRUCTION	All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to The White House Design LTD. Party wall (etc) act 1997 to be agreed with adjoining neighbours prior to commencing. All works to the satisfaction of local authority inspector. No deviation from these drawing what so ever, unless agreed in writing with The White House Design LTD.	<b>DESCRIPTION</b> ERECTION OF A NEW 2 BEDROOM DWELLING	<b>THE WHITE HOUSE DESIGN LTD</b> CONSULTING CIVIL AND STRUCTURAL ENGINEERS 7 PROGRESS BUSINESS CENTRE WHITTLE PARKWAY SLOUGH BERKSHIRE SL1 6DQ TEL: 01628 660 444 FAX: 01628 660 555	<b>REVISIONS</b> <table><tr><td>1</td><td>29-08-2017</td><td>DETAILS OF MATERIALS</td></tr><tr><td>2</td><td>25-02-2018</td><td>PLANNING ALTERATION</td></tr></table>	1	29-08-2017	DETAILS OF MATERIALS	2	25-02-2018	PLANNING ALTERATION	<b>SITE ADDRESS:</b> 84 CHURCH ROAD HAYES UB8 2LL	<b>DATE:</b> 25 - 04 - 2018 <b>SCALE:</b> 1:100, 1:500, 1:1250 @ A1 <b>DRAWING TITLE:</b> PLANNING	<b>DRAWN BY:</b> AC <b>CHECKED BY:</b> <b>DRAWING NUMBER:</b> AC3419/2018/A
					1	29-08-2017	DETAILS OF MATERIALS						
2	25-02-2018	PLANNING ALTERATION											





#### Notes:

 Site boundary

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Site Address:

**Land Forming Part of  
84 Church Road**

Planning Application Ref:

**72944/APP/2018/1225**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

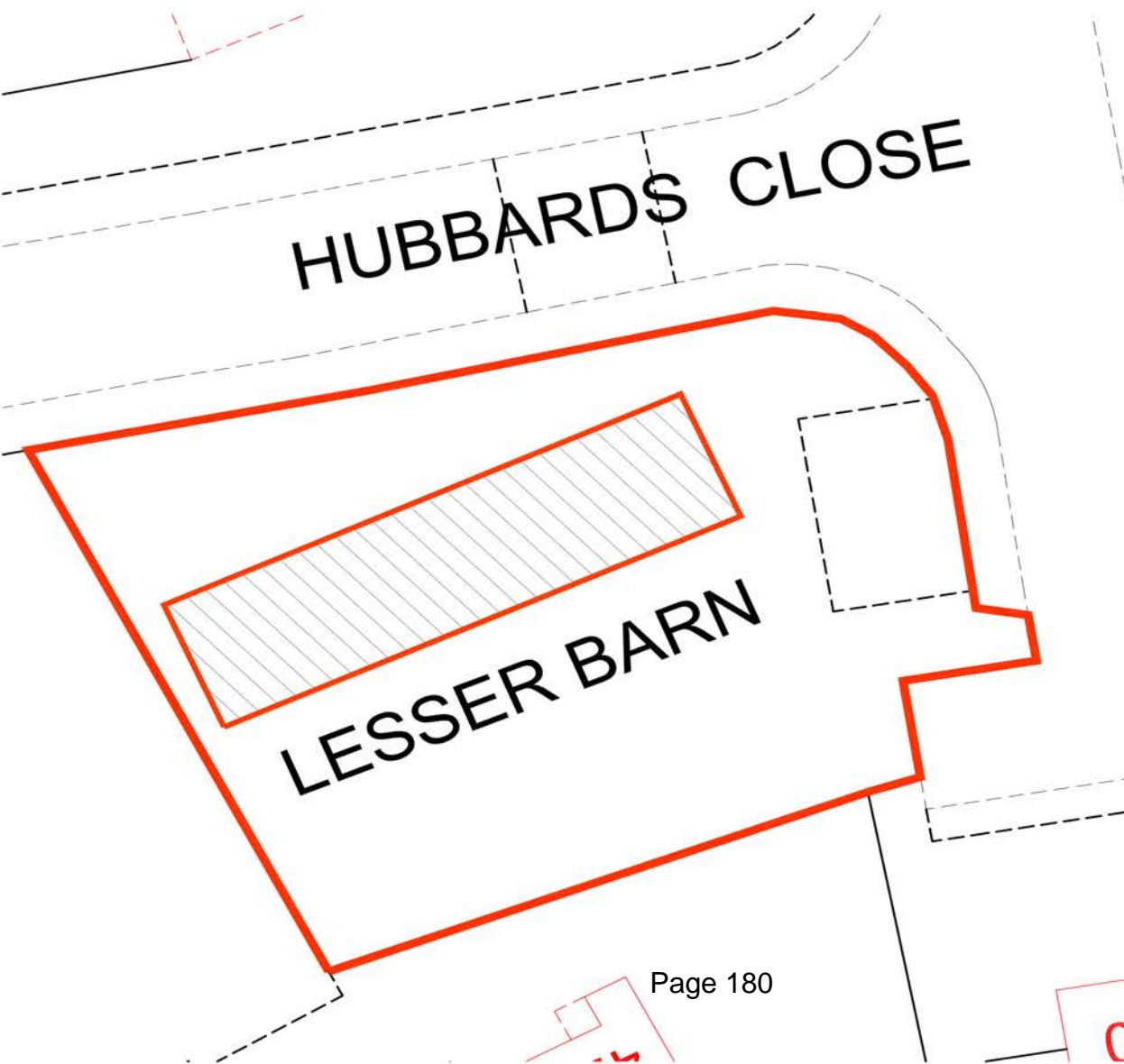
## **Report of the Head of Planning, Transportation and Regeneration**

**Address** LESSER BARN HUBBARDS CLOSE HILLINGDON


**Development:** Installation of two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height (Amendments to Listed Building Consent ref: 5971/APP/2013/1839, dated 31/05/2017 (Dismantling of existing farm outbuilding and reconstruction to accord with planning application Ref: 5971/APP/2016/3922 - Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping

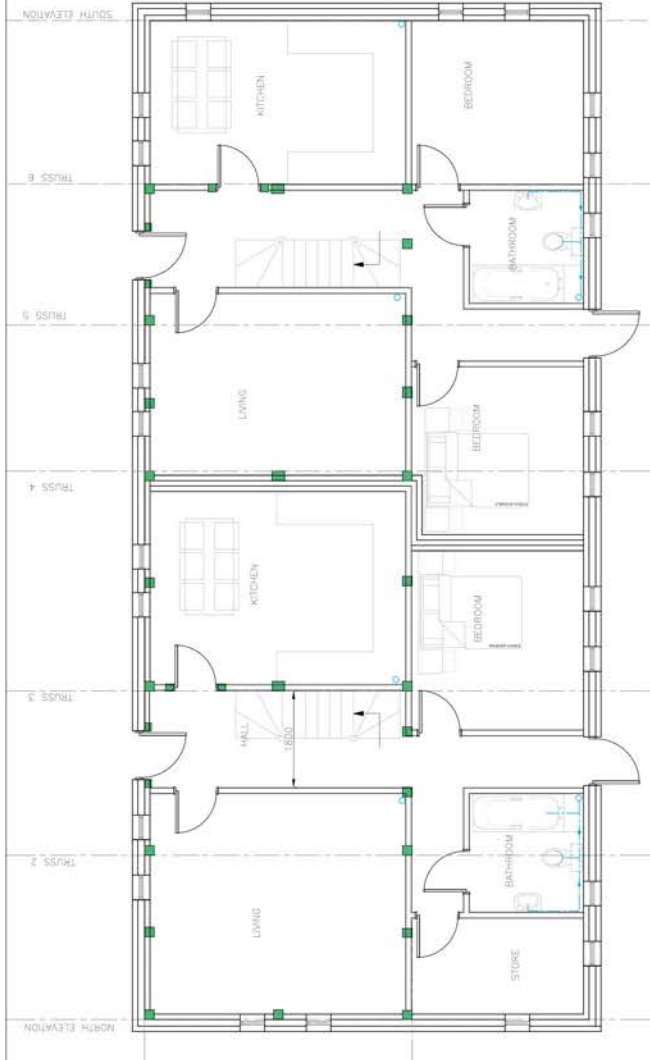
**LBH Ref Nos:** 5971/APP/2017/4190





Site Location Plan 1:1250

	<b>Project:</b> Lesser Barn Hubbards Farm West Drayton UB8	<b>Title:</b> Site Location Plan Site Block Plan	<b>Scale:</b> 1:100 @ A3 <b>Date:</b> 05 2013 <b>Drawing No.:</b> 2688 - 15/MP <b>Revision</b> <table><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>																									
239 Western Road, Southall, Middx, UB2 5HS			Tel: 020 8571 1369 Fax: 020 8843 2008																									



PROPOSED GROUND FLOOR LAYOUT  
SCALE: 1:50



PROPOSED FIRST FLOOR LAYOUT  
SCALE: 1:50

REFERENCE DRAWINGS			
REV	DATE	REVISION	OR REVIEW

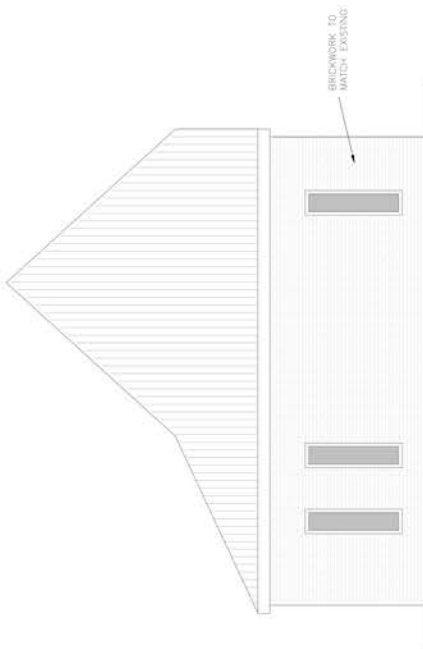
	<div>Unit 4 The Colliery 150 High Street, Haverhill Haverhill, Cambridgeshire Tel: 01480 582818 Email: info@orangekey.co.uk</div>
---	---

Client	JAMES DANIEL CONSTRUCTION		
Project	LESSER BARN HUBBARD'S FARM WEST DRAYTON		
	PROPOSED FLOOR PLANS		
File			

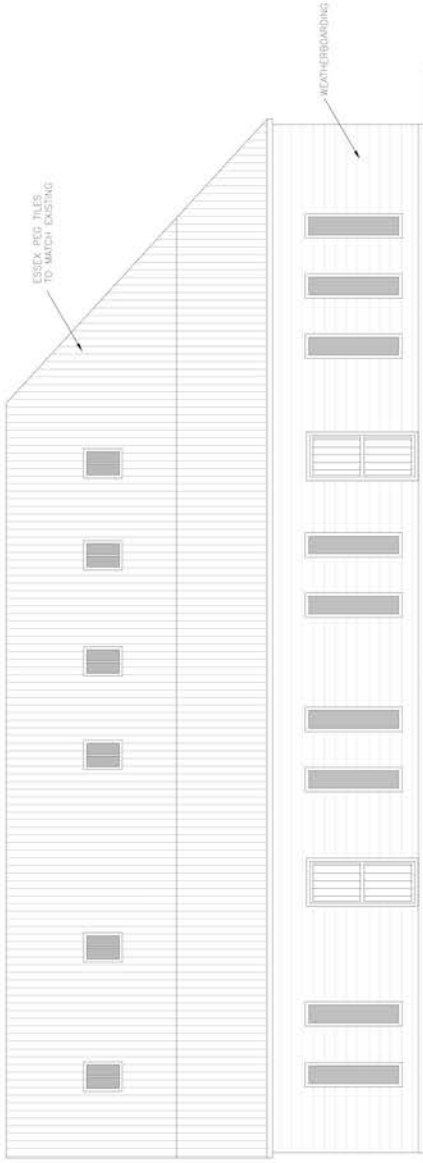
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Designed by		Reviewed by	XXX
Drawing number			

16092/1002	P4
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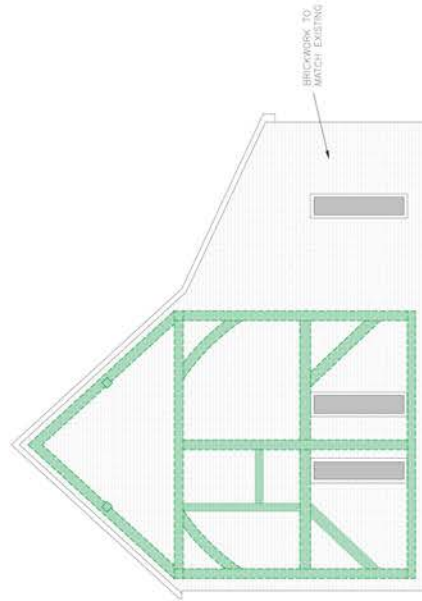
CONSERVATION  
ROOF WILLOWS



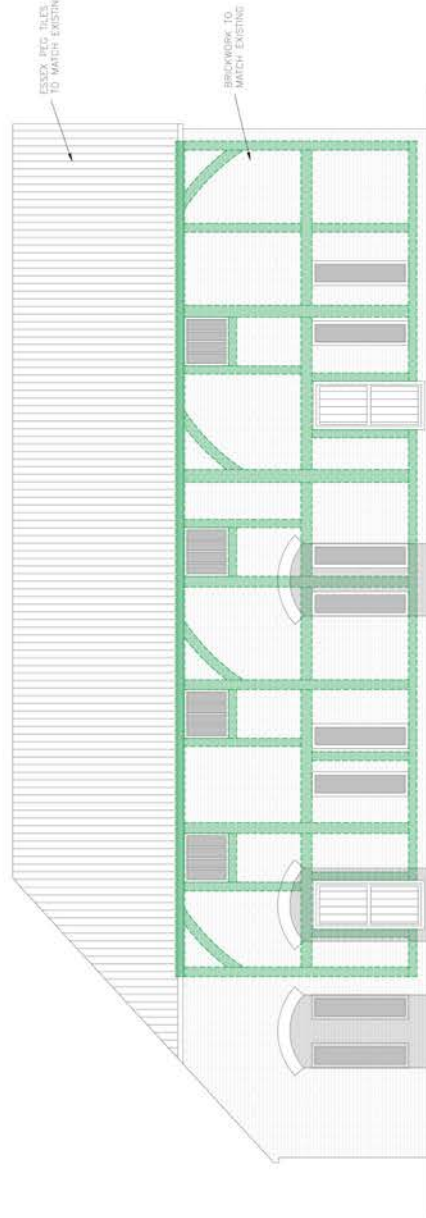
**PROPOSED SOUTH ELEVATION**  
SCALE 1:150



**PROPOSED WEST ELEVATION**  
SCALE 1:150



**PROPOSED NORTH ELEVATION**  
SCALE 1:150



**PROPOSED EAST ELEVATION**  
SCALE 1:150

REFERENCE DRAWINGS			
Client	REV	DATE	REVISION
			OR REVIEW

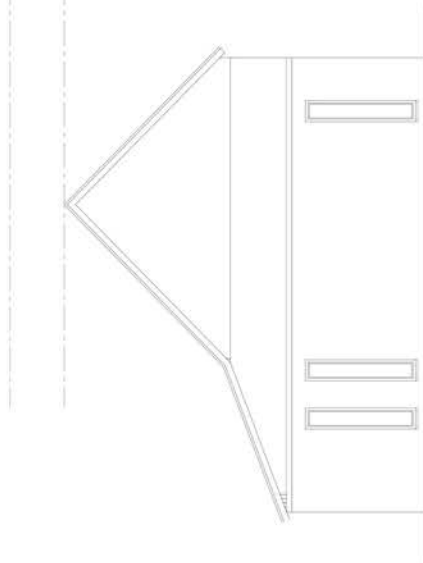


Unit 4 The Collyers  
150 High Street, Chingwood  
Tel: 01461 852818  
Email: info@orangekey.co.uk

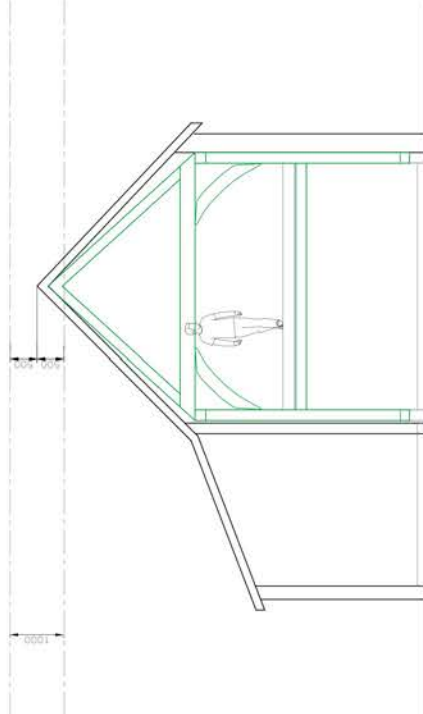
JAMES DANIEL CONSTRUCTION	
Project	Location
LESSER BARN	HUBBARD'S FARM
	WEST DRAYTON

PROPOSED ELEVATIONS	
Scale	As shown @ A1
Orientation	North arrow
Scale	As shown @ A1
Orientation	North arrow

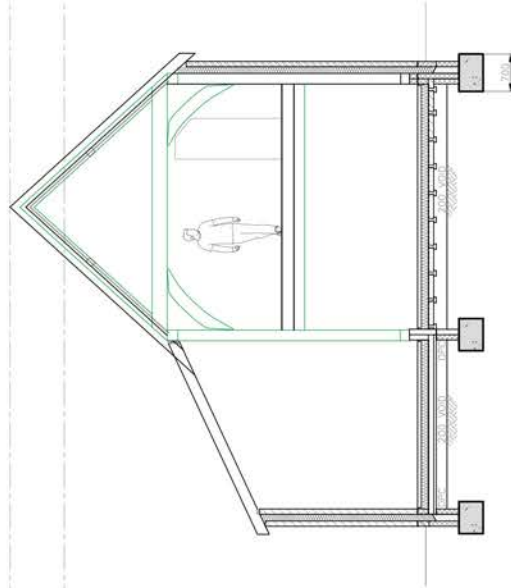
Rev	16091/1001	P4
Drawing number		



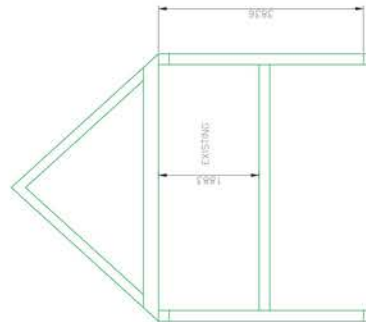
ORIGINAL PLANNING PROPOSAL  
SCALE 1:50



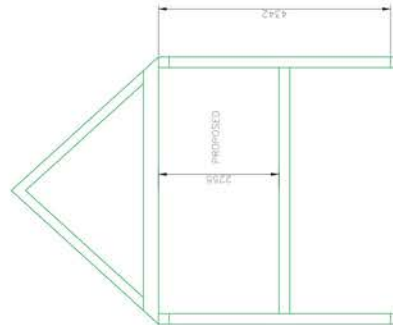
PROPOSED WITHOUT FRAME ALTERATIONS  
SCALE 1:50



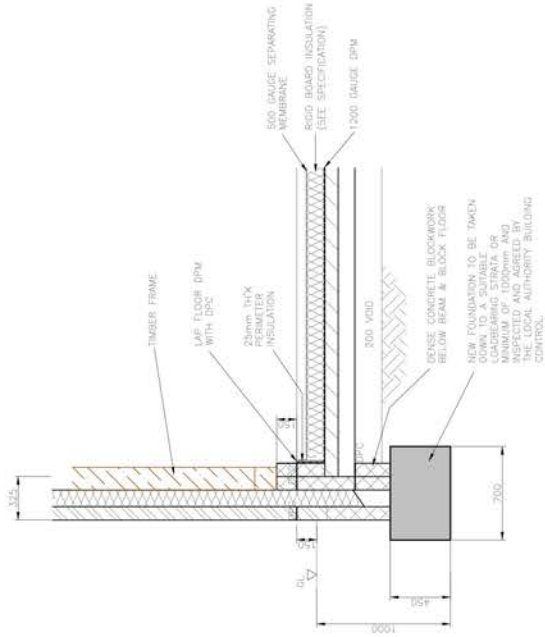
PROPOSED WITH FRAME ALTERATIONS  
SCALE 1:50



ORIGINAL FRAME  
SCALE 1:50

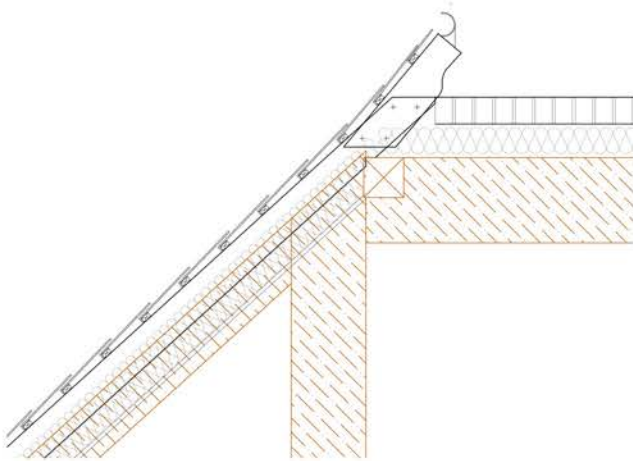


PROPOSED FRAME  
SCALE 1:50



SECTION THROUGH FOUNDATION  
SCALE 1:20

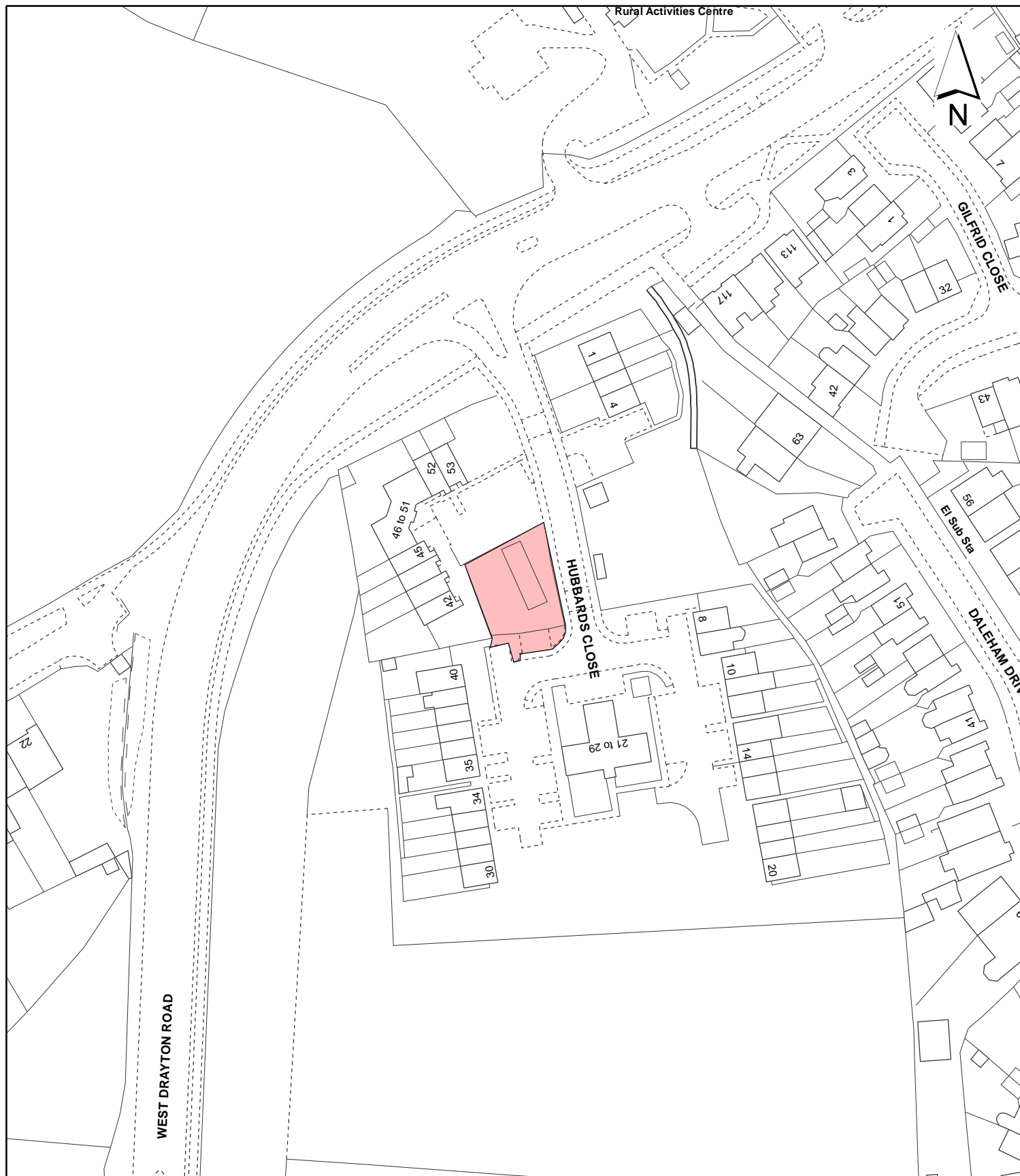
REFERENCE DRAWINGS			
REV	DATE	REVISION	OR REVIEW
 Unit 4 The Collyers 150 High Street, Haverhill Cambridgeshire CB9 6AA Tel: 01481 852018 Email: info@orangekey.co.uk			
Client: JAMES DANIEL CONSTRUCTION Project: LESSER BARN HUBBARD'S FARM WEST DRAYTON			
SECTIONS			
Scale	AS SHOWN @ A1	Drawn	XXXX
Checked		Reviewed By	XXXX
Drawn		Reviewed	
Client number	16091/LB001		
Rev	P1		



SPROCKET DETAIL  
SCALE 1:10

REFERENCE DRAWINGS					
REV	DATE	REVISION	ON REVIEW		
<div><div><div></div><div>Orange Key</div></div><div><div>Unit 4 The Coltrane</div><div>125 High Street, Newport</div><div>NP23 5TH, Wales</div><div>Tel: 01486 580415</div><div>E-mail: info@orangekey.co.uk</div></div></div>					
Client	JAMES DANIEL CONSTRUCTION				
Project	LESSER BARN HUBBARD'S FARM WEST DRAYTON				
Title SPROCKET DETAIL					
Scale	AS SHOWN @ A1	Drawn	FEB 2018		
Original	GL	Reviewed By			
Drawing number		Rev			
16092/SD001		P2			





# Notes:

 Site boundary

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Site Address:

**Greater & Lesser Barn**

Planning Application Ref:

**5971/APP/2017/4190**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



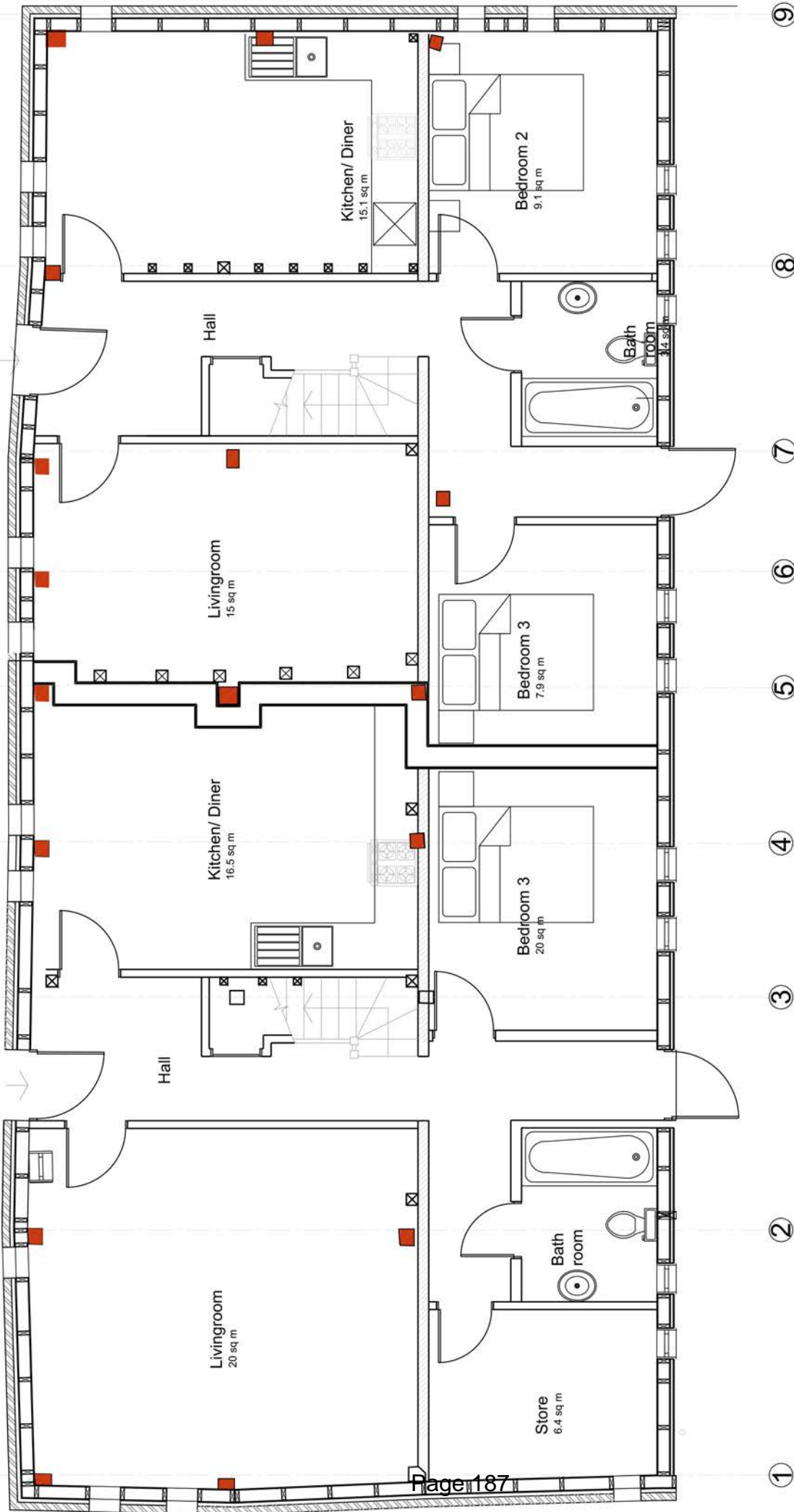
**HILLINGDON**  
LONDON

## **Report of the Head of Planning, Transportation and Regeneration**

**Address** LESSER BARN HUBBARDS CLOSE HILLINGDON

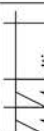
**Development:** Variation of Condition 2 (approved plans) of planning permission ref: 5971/APP/2016/3922, dated 31/05/2017 (Rebuilding of existing barn with internal and external alterations to create two three-bedroom dwellings with associated parking and landscaping) for two additional first floor windows to east (front) elevation, minor realignment of ground floor openings and increase in roof height

**LBH Ref Nos:** 5971/APP/2017/3478



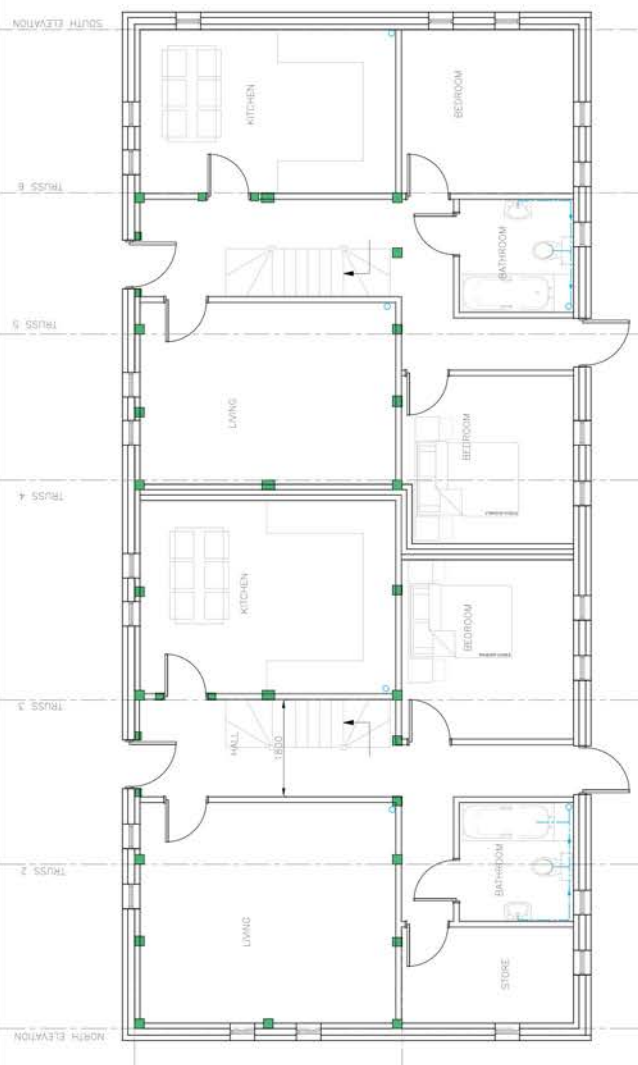
Note  
Position of existing timber posts are shown in approximate locations, and are based on McCurdy & Co site survey dated Feb 2014. On the completion of the dated workshop survey and remedial work report, the exact position of the columns will be finalised

Note  
R3: Ex column & window positions amended.  
Wall construction amended

	<b>Project:</b> Lesser Barn Hubbarbs Farm West Drayton UB8	<b>Title:</b> Proposed Ground Floor Plan	Scale: 1:100 @ A3			
			Date: 04 2013			
			Drawing No.: 2688 - 03/MP			
			Revision			
			R3			
			239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008			







PROPOSED GROUND FLOOR LAYOUT  
SCALE: 1:50



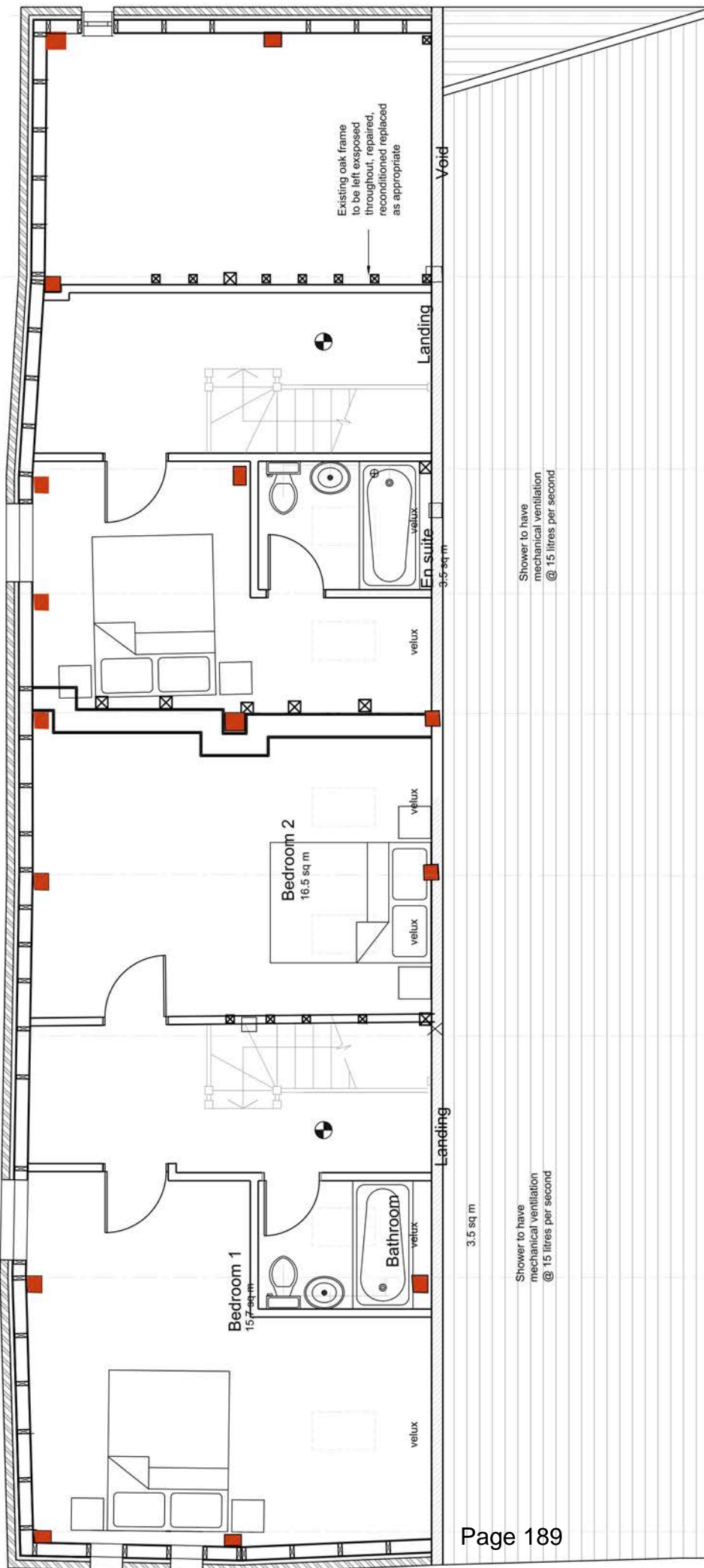
PROPOSED FIRST FLOOR LAYOUT  
SCALE: 1/50

REFERENCE DRAWINGS					
REV	DATE	REVISION	OR REVIEW		



Unit 4 The Cullings  
 150 High Street, Hargreaves  
 Wakefield WF1 1LH  
 Tel: 01481 862018  
 E-mail: info@orangekey.co.uk

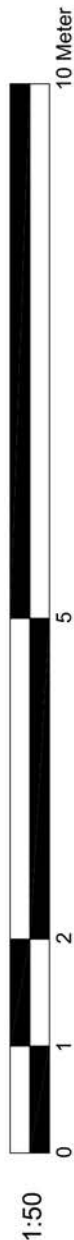
<b>JAMES DANIEL CONSTRUCTION</b>	
LESSER BARN HUBBARDS FARM WEST DRAYTON	
Site	PROPOSED FLOOR PLANS
Scale	As shown @ A1
Drawing number	16092/1002
Date	Revised By
Author	Check
Project Manager	Drawn By
	Rev:
	P4

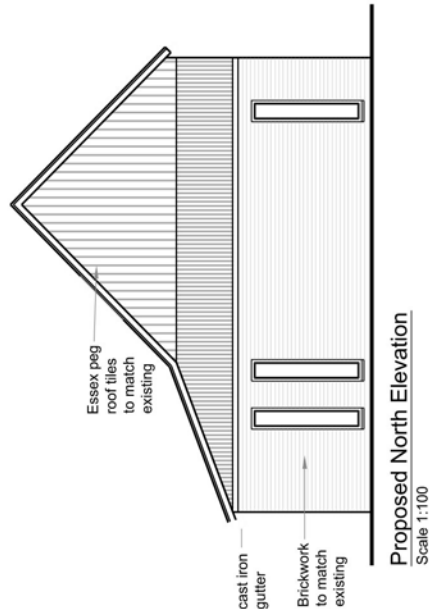
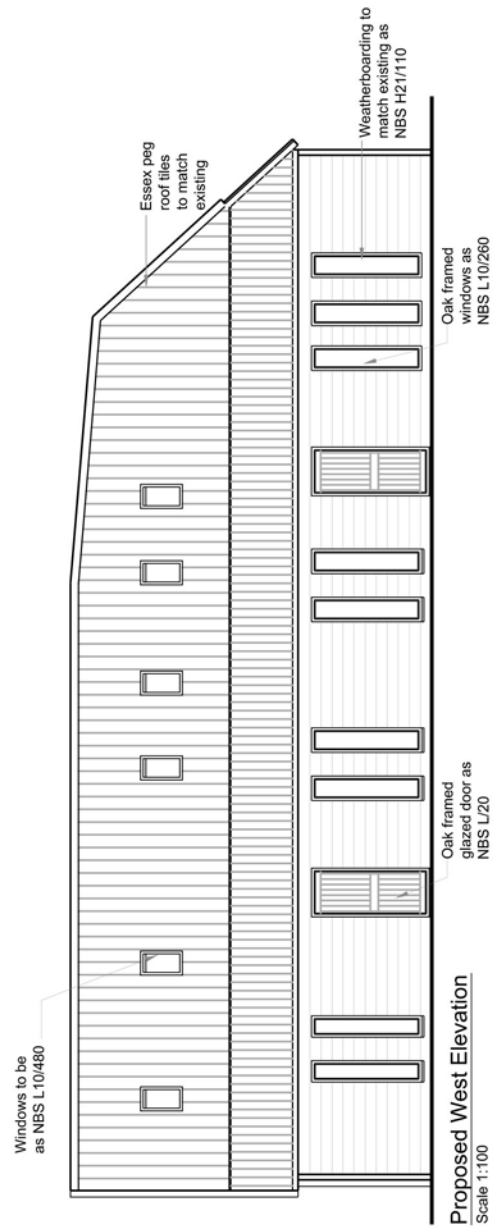
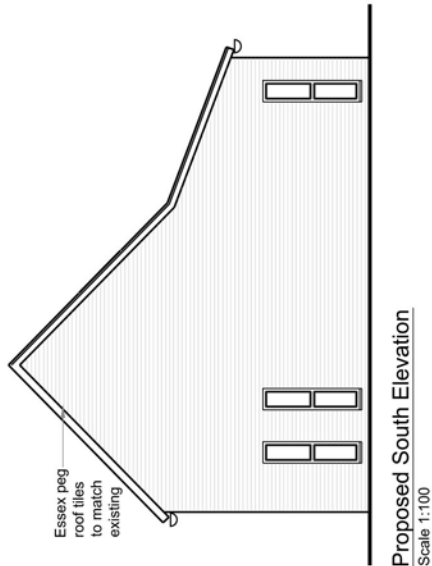
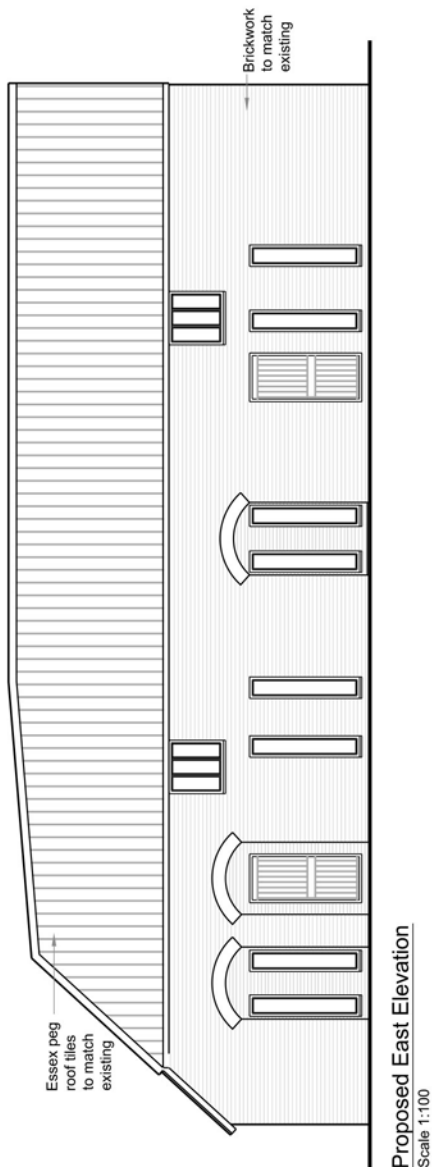


Note  
R3: Ex column & window positions amended.  
Wall construction amended

Note  
Position of existing timber posts are shown in approximate locations, and are based on McCurdy & Co site survey dated Feb 2014. On the completion of the dated workshop survey and remedial work report, the exact position of the columns will be finalised

	<b>Project:</b> Lesser Barn Hubbarbs Farm West Drayton UB8	<b>Title:</b> Proposed First Floor Plan	Scale: 1:100 @ A3
			Date: 04 2013
			Drawing No.: 2688 - 04/MP
			Revision R3
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008			



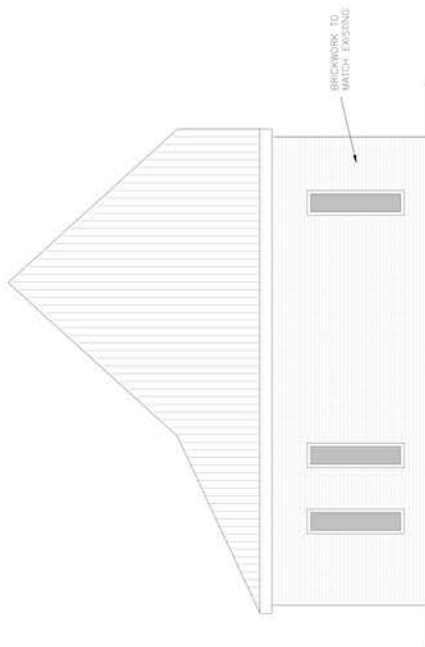


CURRENT DRAWINGS ONLY  
SHOW NEW CONSTRUCTION  
ALL EXISTING STRUCTURE  
TO BE RETAINED TO BE  
DETAILED AFTER THE  
RECEIPT OF McCURDY & CO  
DETAILED PROPOSALS

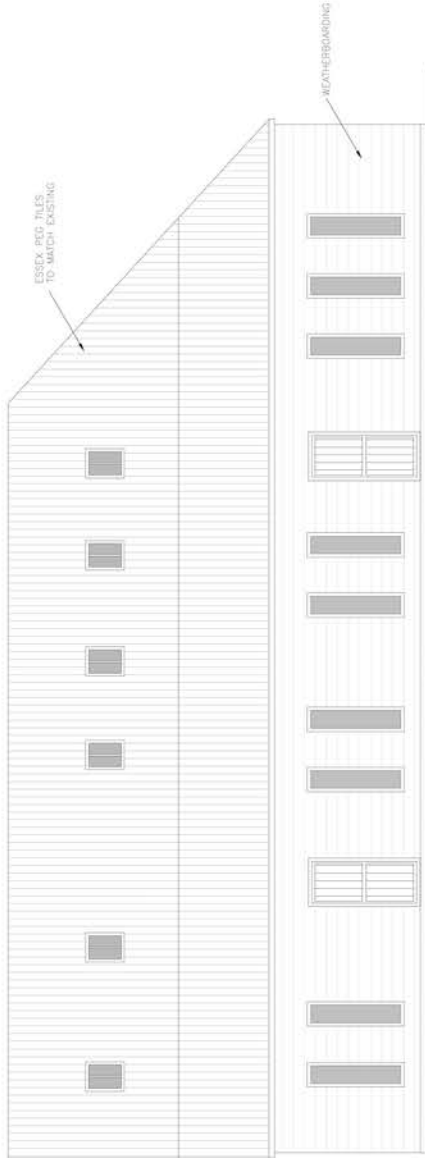
	Project:	Lesser Barn Hubbards Farm West Drayton UB8	Title:	Proposed Elevations	Scale: 1:100 @ A3
					Date: 05 2013
					Drawing No.: 2688 - 14/MP
					Revision R3
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 Fax: 020 8843 2008					



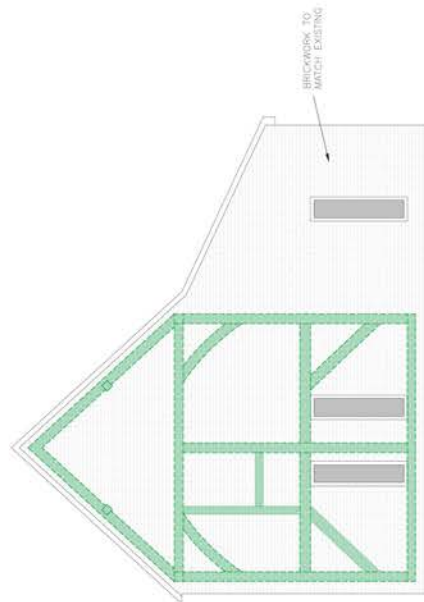
CONSERVATION  
ROOF WILLOWS



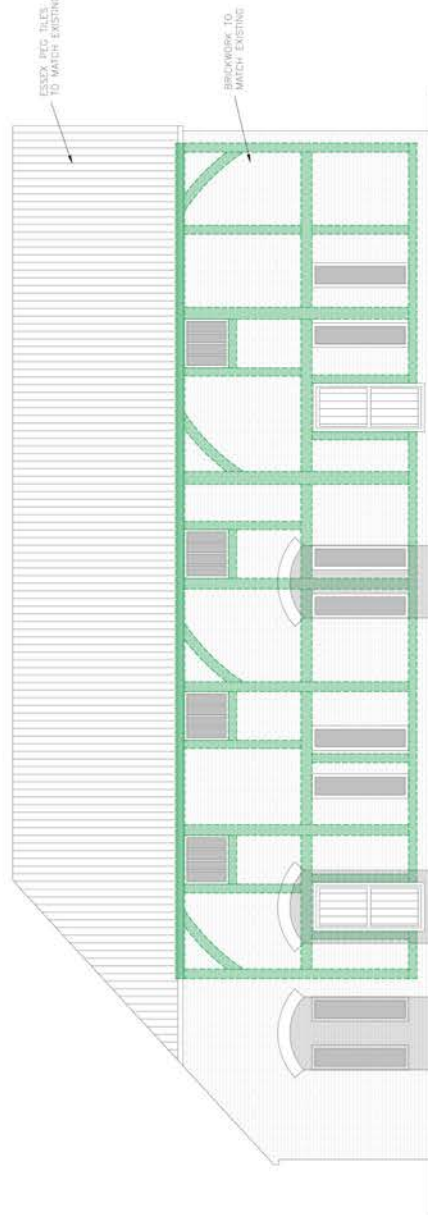
PROPOSED SOUTH ELEVATION  
SCALE 1:150



PROPOSED WEST ELEVATION  
SCALE 1:150



PROPOSED NORTH ELEVATION  
SCALE 1:150



PROPOSED EAST ELEVATION  
SCALE 1:150

REFERENCE DRAWINGS			
Client	REV	DATE	REVISION
			OR REVIEW
 <b>Orange Key</b> Unit 4 The Collyers 150 High Street, Chingwood Tel: 01461 852818 Email: info@orangekey.co.uk			
Client: JAMES DANIEL CONSTRUCTION			
Project: LESSER BARN HUBBARD'S FARM WEST DRAYTON			
Title: PROPOSED ELEVATIONS			
Scale: AS SHOWN @ A1	Drawn: AS SHOWN @ A1	Checked: JDC	Rev: P4
Drawn: JDC	Checked: JDC	Rev: P4	16091/1001



SCALE 1:50

SCALE 1:50

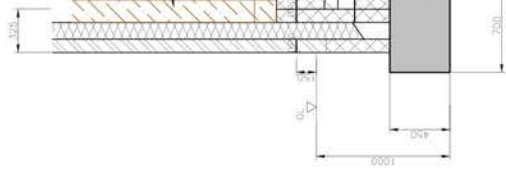
**SCALE 1:20**



SCALE 1:50

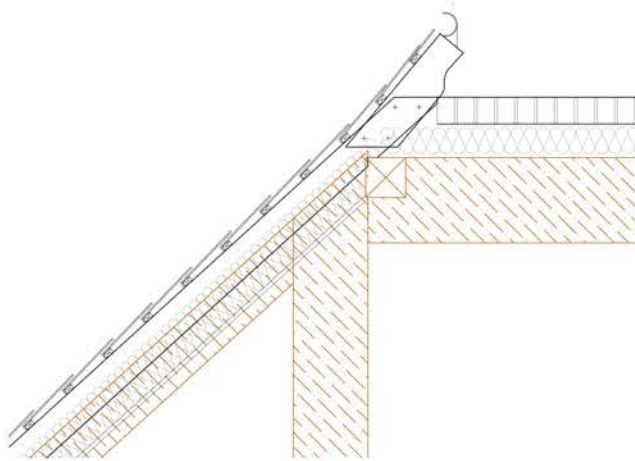


SCALE 1:50



NEW FOUNDATION TO BE TAKEN DOWN TO A SUITABLE LOAD-BEARING STRATA OR MINIMUM OF 1000mm AND INSPECTED AND AGREED BY THE LOCAL AUTHORITY BUILDING CONTROL.

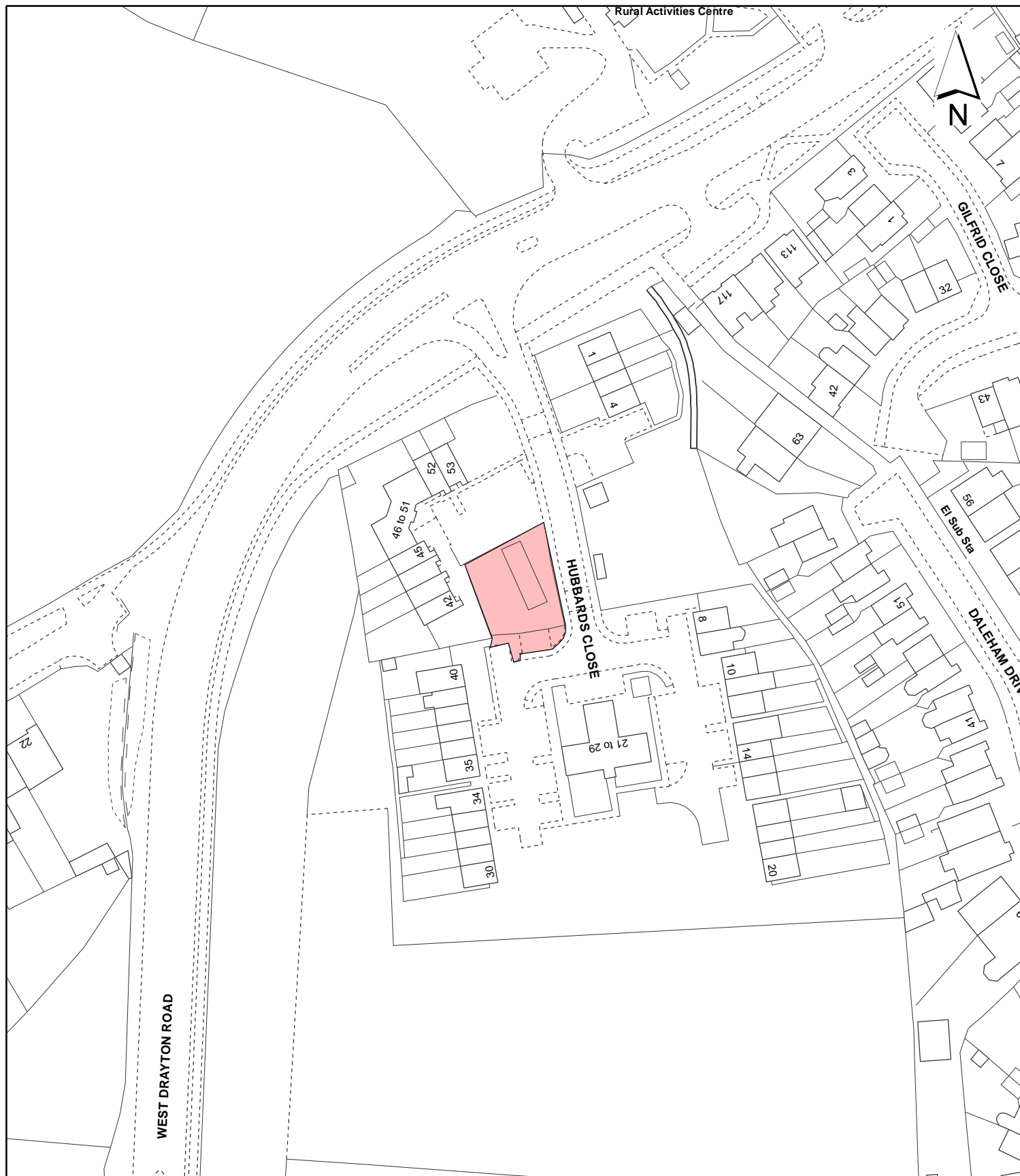
[illegible]



SPROCKET DETAIL  
SCALE 1:10

REFERENCE DRAWINGS			
REV	DATE	REVISION	ON REVIEW
<div><div>Orange Key</div><div><div>Unit 4 The Coltrane</div><div>120 High Street, Newport</div><div>NP23 5TH, Newport</div><div>Tel: 01483 560415</div><div>E-mail: info@orangekey.co.uk</div></div></div>			
Client	JAMES DANIEL CONSTRUCTION		
Project	LESSER BARN HUBBARD'S FARM WEST DRAYTON		
Title	SPROCKET DETAIL		
Scale	AS SHOWN @ A1	Date	FEB 2018
Designer	DEL	Reviewed By	
Drawing number		16092/SD001	
		P2	





#### Notes:

 Site boundary

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Site Address:

**Greater & Lesser Barn**

Planning Application Ref:

**5971/APP/2017/3478**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2018**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON