



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 20
NOVEMBER 2019

Time: 7.30 PM, OR UPON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATEST

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

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Duncan Flynn (Vice-Chairman)
Councillor Jas Dhot
Councillor Martin Goddard
Councillor Becky Haggard
Councillor Henry Higgins
Councillor Carol Melvin BSc (Hons)
Councillor John Oswell
Councillor Raju Sansarpuri

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camera and scan the code below:



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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

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

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

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

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A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live 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. The Chairman may vary speaking rights if there are multiple petitions

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 meeting works

The Planning Committees consider the more complex or controversial proposals for development and also 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 discuss 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.

How the Committee makes decisions

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. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Woodlands Care Home, 84 Long Lane, Ickenham - 74274/APP/2019/1180	Hillingdon East	Extension to the existing care home to provide 14 new rooms Recommendation: Refusal	5 - 18 104-114
7	21 Maxwell Road, Northwood - 33030/APP/2019/2247	Northwood	Change of Use from A1 Retail to D1 Pre-school Nursery to include replacement of shopfront and installation of windows, rooflights and kitchen ventilation system Recommendation: Refusal	19 – 40 115-118
8	17 Woodgate Crescent, Northwood - 42270/APP/2019/703	Northwood Hills	Single storey extension to storage shed (Retrospective) Recommendation: Refusal	41 – 58 119-123

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	5 Chiltern Road, Eastcote - 54673/APP/2019/2201	Eastcote & East Ruislip	Installation of raised patio to rear (Retrospective) Recommendation: Refusal	59 – 66 124-129
10	53-55 The Broadway, Joel Street, Northwood - 5564/APP/2019/2892	Northwood Hills	Proposed new shopfront, ramp and 4 x cycle stands Recommendation: Approval	67 – 82 130-134
11	121 High Street, Ruislip - 543/APP/2019/1989	West Ruislip	Change of use from Hairdressers (Use Class A1) to Nail Bar (Sui Generis) Recommendation: Approval	83 – 92 135-140

PART II - Members Only

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

	Address	Ward	Description & Recommendation	Page
12	ENFORCEMENT REPORT		ENFORCEMENT REPORT	93-102

PART I - Plans for North Planning Committee – pages 103 - 140

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Agenda Item 3

Minutes



NORTH Planning Committee

16 October 2019

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Jas Dhot, Martin Goddard, Becky Haggard, Henry Higgins, Carol Melvin, John Oswell and Raju Sansarpuri</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Matt Kolaszewski (Planning Team Manager), James Rodger (Head of Planning, Transportation and Regeneration), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport, Planning and Development Manager)</p> <p>Ward Councillors Present: Councillors Jonathan Bianco and John Morgan (Northwood Hills Ward)</p>
74.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
75.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no apologies for absence.</p>
76.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 18 September 2019 be approved as a correct record.</p>
77.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
78.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked Part I and would be heard in public.</p>
79.	<p>256 FIELD END ROAD, EASTCOTE - 73733/APP/2019/2338 (<i>Agenda Item 6</i>)</p> <p>Section 73 application (Minor Material Amendment) to vary Condition 2</p>

(approved plans) of planning reference: 73733/APP/2018/4009 for external alteration to the existing building, including the erection of dormers, balconies and associated alterations, namely to provide an internal corridor for access to each unit and windows instead of doors fronting the street.

Officers introduced the application and noted the addendum, which removed Condition 8.

Members noted that a written submission was made to the Committee by the lead petitioner, in objection to the application.

The Councillors were informed that the cars that are currently at the site would remain there if the application was approved, as there were spaces marked out for the unit.

The officer's recommendation was moved, seconded, and upon being put to a vote, approved with seven votes in favour of the recommendation and one abstention.

RESOLVED: That the application be approved.

80. **63 ELGOOD AVENUE, NORTHWOOD - 18284/APP/2019/1409** (*Agenda Item 7*)

Two-storey rear extension, single-storey front extension, conversion of garage to habitable use to include alterations to front elevation, conversion of roofspace to habitable use to include a rear dormer, six rooflights and alterations to roof, including raising of ridge height.

Officers introduced the application and noted that, responding to comments submitted by the Gatehill Residents' Association, the impact of the 45 degree line of sight would not prevent the neighbouring property at 65 Elgood Avenue from receiving adequate day and sunlight.

A petitioner spoke in objection to the application on behalf of the Gatehill Residents' Association, and noted that the application was made in an area of special local character and that there were no comments in the report from the Council's Conservation Officer. The Committee heard that the application included seven alterations to the dwelling, which together would transform the house and this would be contrary to policy. The petitioner noted that 95% of the width of the plot would be filled by the dwelling, and the proposed increase in plot size would create an overdominant dwelling. The Committee was informed that the stepped down pattern and roof height would lead to the dwelling to encroach on the neighbouring property at 65 Elgood Avenue, and 61 Elgood Avenue would be deprived of light in the living room. The petitioner concluded that while the cumulative effect of the alteration would change the appearance of the house, but the roof height change would affect the street scene and lead to the premises becoming overbearing on the street scene and encroaching on neighbouring properties.

The applicant addressed the Committee and stated that the additional living space was to provide for his extended family. Members heard that the applicant worked with the Planning Department and engaged with the Gatehill Residents' Association to incorporate their ideas for the application where possible. The Committee heard that the street scene was very diverse, and the applicant wanted to adhere to policies, and based plans on similar changes to the street scene where a precedence had already been set. The applicant stated that the proposals were not detrimental to the local amenity and harmonised with the street scene, as the dormer windows and hanging roof were not original to this property. Members heard that the application does not

present the loss of any material amenity for neighbours, and the proposed hip to gable roof would help neighbouring properties receive sunlight.

Ward Councillor for Northwood Hills, Councillor John Morgan, stated that the application was for a big increase with a 56% increase in roof height. The Committee heard that there would be overhanging to 65 Elgood Avenue, and the plot would be just one metre from the boundary wall. Councillor Morgan noted that the application was overdominant and overbearing and should be considered for refusal. Responding to questioning from the Committee, Councillor Morgan noted that the 56% increase in roof height was a figure quoted by the GRA.

Members stated concerns regarding the ridge height of the roof, and the impact of shadowing on neighbouring properties, as well as concerns regarding the overdominance of the plot by virtue of its bulk in an area of special local character.

The Head of Planning, Transportation and Recycling stated that the Conservation Officer was involved in the application process, but did not have any comments on the application.

The Committee noted that the roof was proposed to increase in height, but did come in at the sides, and there were concerns that the proposed roof was too high. Members stated that there were other homes in the area of a similar height, and were informed by officers that No 61 had a maximum ridge height of 8.8m, No 38 opposite the site had a maximum ridge height of 9m, and the proposed ridge height at No 63 was 8.95m, so any differences in height were marginal.

Members stated that they understood the concerns with the application, and height, mass and bulk remained issues.

The officer's recommendation was moved and seconded. Upon being put to a vote, there were five votes in favour of the recommendation and three votes against.

RESOLVED: That the application was approved.

81. **REAR OF 2 - 34 JOEL STREET, NORTHWOOD - 73620/APP/2019/2347** (*Agenda Item 8*)

Erection of two-storey building and single-storey building for use as a self-storage facility with associated parking.

Officers introduced the application, and Members heard that there was a petition in objection to the application.

Councillor Jonathan Bianco, Ward Councillor for Northwood Hills, addressed the Committee and noted that the proposal would be detrimental to the area, as it would affect the service road for local shops. Members heard that retail activity needed to be protected in the area, and residents would not want trucks servicing the shops to be moved to Joel Street. Furthermore, this would lead to noise concerns for local residents, and as such, Councillor Bianco urged the Committee to reject the proposal.

The Committee also noted that there was a sheltered housing development for old people nearby, and moved the officer's recommendation.

The recommendation was seconded, and unanimously agreed at a vote.

	RESOLVED: That the application be refused.
82.	<p>27 DUCKS HILL ROAD, NORTHWOOD - 40711/APP/2018/4033 (<i>Agenda Item 9</i>)</p> <p>Two-storey building with habitable roof space to provide four two-bed and two three-bed self-contained flats with associated parking and amenity space, involving the demolition of the existing chalet bungalow.</p> <p>Officers introduced the application and noted the addendum, which included additional conditions.</p> <p>Members were informed that officers had worked hard to get the application to this level, and the Committee agreed that it was a shame to lose the bungalow but there were no reasons for refusal, despite having concerns about the application.</p> <p>Councillors noted that they were pleased to see three-bed flats included in the proposal, and moved, seconded and unanimously agree the officer's recommendation.</p> <p>RESOLVED: That the application be approved.</p>
	The meeting, which commenced at 8.12 pm, closed at 9.12 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.

Report of the Head of Planning, Transportation and Regeneration

Address WOODLANDS CARE HOME 84 LONG LANE ICKENHAM

Development: Extension to the existing care home to provide 14 new rooms.

LBH Ref Nos: 74274/APP/2019/1180

Drawing Nos: 4973-7B
4973-6D
4973-5E
4973-4D
4973-8
4973-1C
4973 Design and Access Statement for 84 Long Lane
4973 -2B GROUND FLOOR PLAN AS EXISTING
4973 -3A FIRST FLOOR PLAN AS EXISTING
4973 -I

Date Plans Received: 05/04/2019 **Date(s) of Amendment(s):** 14/05/2019
Date Application Valid: 05/04/2019 05/04/2019

1. SUMMARY

The application seeks planning permission for the erection of an extension to the existing care home to provide 14 new rooms.

It is considered that the proposed extension would fail to respect the character and appearance of the existing building and the wider Conservation Area and would significantly impact on the amenity of the occupiers of no. 83 Long Lane. The proposal is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension, by reason of its size, scale, bulk and design, would fail to harmonise with the architectural composition of the original building, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Ickenham Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 1 and DMHB 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policy 7.8 of the London Plan (2016) and the NPPF.

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its siting, size, scale and proximity, would be detrimental to the amenities of the occupiers of no. 82 Long Lane by reason of visual intrusion, loss of outlook and loss of privacy. Therefore the proposal would be contrary to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP

Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

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

2 171 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.

3. CONSIDERATIONS

3.1 Site and Locality

The site covers an area of approximately 0.15ha situated on the western side of Long Lane. It currently comprises 2 detached two storey buildings set back approximately 12m from the road. The southern most building no 84 is a larger building, extended with a two storey flat roofed extension to the rear and accommodates the care home with existing 18 rooms. To the northern side is no. 84a, formerly a family house, which is now used as a Day Care Centre and offices for the managers. To the rear there is a large area of open space providing a landscaped garden area and a gravelled car park. There is also a smaller storage building and a portacabin. To the front of the buildings the area is laid to hardstanding providing 10 visitor parking spaces. It is bound to the north, east and west by residential properties. To the south is The Douay Martyrs Catholic Secondary School.

The site is within the Ickenham Village Conservation Area and the Developed Area as identified in the Hillingdon Unitary Development Plan (UDP) (November 2012).

3.2 Proposed Scheme

The proposal is for the erection of a two storey rear extension to provide an additional 14 bedrooms to the existing care home.

3.3 Relevant Planning History

74274/PRC/2018/247 Woodlands Care Home 84 Long Lane Ickenham

Extension of the existing care home to provide 13 new rooms

Decision: 20-03-2019 NO

Comment on Relevant Planning History

Pre-application advice was sought for this proposal.

4. Planning Policies and Standards

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises of a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE4 New development within or on the fringes of conservation areas

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
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.
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd May 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbours and the Ickenham Residents Association were consulted for a period of 21 days expiring on the 11 May 2019. 2 responses were received raising the following issues:

- Loss of privacy, we request adequate privacy screen/visual barrier is proposed
- Increased noise, particularly from the lounge/dining room and the garden area
- Increased risk of flooding, appropriate drainage of rain water should be provided
- Lack of consultation with residents and their families
- Loss of vital garden amenity area to the detriment of the existing occupiers, resulting in a negative impact on their quality of life
- Parking is already a problem for staff and visitors, this will make it far worse

A petition in support of the proposal was also received.

Ickenham Conservation Area Panel - No response

Thames Water - No objection.

Internal Consultees

Conservation and Urban Design - Woodlands Care Home is situated in the Ickenham Village Conservation Area (CA) and in the setting of the locally listed Douay Martyrs School. It is comprised of what appears to be a much altered and extended converted dwelling with an associated Day Centre, formerly a family home, which shares the same site. It is currently considered to be a negative contributor to the CA, in need of enhancement within the street scene.

A strong characteristic of Ickenham Village CA is its village character. Although there are some areas less village like than others, this is a major characteristic to be supported against erosion over time. Retaining a strong sense of verdant space is extremely important in this goal. This makes the visual gaps between buildings and the scale of the building(s) within the context of their plot and setting very important.

The existing Care Home building is already very large within its plot, most of its domestic character has gone and its garden character is lost to car parking. The proposed extension to the rear would completely block the visual gap between the Care Home and its Day Centre. The proposal is therefore considered unacceptable due to both its scale and location, as it fails to preserve or enhance the CA or the setting of the locally listed building.

The amenity of the public realm is not the only consideration, the amenity of the care home residents and surrounding properties is also to be considered and the loss of verdant space caused by these proposals will also affect their private experience of the CA.

The NPPF 2019, paragraph 193, states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 196, states:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The applicant proposes a social need for this proposed development, that there is local demand for more elderly, particularly dementia, care beds. However, no actual evidence has been presented and an objection has been raised to the contrary from the Head of Direct Care Provision at Hillingdon Council.

Also to be considered is that, should there indeed be a social need for increased elderly care provision; is this the only location available and is this location the most appropriate given the loss of amenity to the existing residents?

Recommend refusal.

Officer Response: Revised plans were received to try to address the comments by the Conservation Officer, who has advised that the changes do not address their concerns.

Additional Design & Conservation Comments 23/09/2019

The site is located within the Ickenham Village Conservation Area. Ickenham has developed from its origins as a rural village, particularly from the influence of Metroland development in the 1930s however its historic village core is still identifiable and is a positive contributor to the conservation area. Settlements based around historic villages are common within Hillingdon and the neighbouring Ruislip Village Conservation Area is very similar to Ickenham in relation to how it has grown overtime. The development of an area can be defined by various characteristics which in turn contribute to the overall character, appearance and significance of an area. The application site in this instance is located with the residential character area, defined by its garden suburb appearance.

The original dwelling dates from the mid-1930s and comprised of a modestly sized residential

dwelling with a long rear garden. It forms part of the housing development on land formerly associated to the Swakeleys House estate. The area was developed in a manner where properties were orientated to face the road with their rear gardens set behind,

allowing for a green verdant open setting to the dwellings. Properties were designed with individual characteristics however in a garden suburb style reflecting the Metroland aesthetic. Whilst overtime the amount of development has somewhat intensified with some garden areas becoming smaller by the creation of cul-de-sacs in the 1970s, the garden suburb appearance and layout of the Swakeleys area is still identifiable. This character positively contributes to this part of the conservation area.

The original dwelling of the site has been noticeably altered and extended overtime. The addition of a two storey built form to the north of the original dwelling and the large rear extension has significantly increased the development nature of the site. Whilst the site, as existing intends of sitting quietly along the street scene, taking onto account the alterations to the original building and site it is considered a negative contributor to the conservation area. The site would benefit from enhancement however this would need to be appropriately proposed and reflect the character and appearance of the conservation area.

Assessment - Impact

The existing built form already takes up a significant portion of the site and part of the rear garden is occupied by car parking. The proposal would develop the remaining open space on the site leaving small pocket gardens. It would dramatically intensify the developed nature of the site and would fail to relate to the residential pattern of development.

The definable character of Ickenham and particularly this location is suburban, the proposal would result in a site much more urban in character with the loss of the green, verdant space to the rear. This site originally comprised of a small dwelling with ample gaps either side, providing views through from the street scene. Whilst this has been degraded to some degree by the development of the adjacent building to the north, the sense of openness can still be appreciated via the small gap between the buildings. Even though the rear addition would be set well within the site, the gap view between the existing two built masses would be lost resulting in built form stretching across all aspects of the site.

It would be inappropriate to compare the application site to the neighbouring school site to the south. The school site is much larger in size and whilst the arrangement of buildings sprawls towards the rear, it reflects the institutional nature of the site and its historic development.

Precedents of poor design and over development should not be followed particularly within Conservation Areas. The development would add to existing, detracting elements and would fail to take an opportunity to enhance the character and appearance of the site and the contribution it makes to the conservation area. The sprawling nature of the proposal would be considered inappropriate for this site. It would further exacerbate the detracting elements of the site.

It is felt that the purpose of the proposal could be achieved to a lesser extent of harm on the historic environment, which would not only better preserve and enhance the conservation area however it would have the potential to provide better 'fit for purpose' facilities.

The proposal would fail to relate to the residential pattern of development.

5 Conclusion: Objections, recommend refusal The proposal would be considered harmful to the character and appearance of the conservation area. It would result in a severe over development of the site in an inappropriate manner. It is important new development provides a positive contribution to the amenity of the surrounding area and improvement to the existing streetscape, paragraph 64 of the NPPF states that 'Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of the area'.

In accordance to the Planning (Listed Buildings and Conservation Areas) Act 1990 the proposal would fail to preserve or enhance the character and appearance of the conservation area in this instance. In terms of the NPPF it is felt that the optimum viable use of the site could be better explored and achieved, which would be beneficial to the surrounding environment and social service that is being provided.

Highways - The site consists of an existing care home comprising of 18 rooms with 10 parking spaces on the property frontage. It is proposed to increase the number of rooms by 14 within a new build located to the rear of the site envelope. The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

Access Officer - Given the nature of this proposed development as a care home for people living with dementia, the en-suite bathrooms should be fully accessible and adaptable and otherwise designed in accordance with the prescribed standards set out in BS 8300-2:2018, sub clause 18.2. An assisted bathroom should also be incorporated to ensure that the Health and Social Care Act 2008 (Regulated Activities) Regulations 2014: Regulation 15, and the care and support of people living with dementia can be delivered successfully. The Design & Access Statement should demonstrate how meeting the need of people with care and support needs has informed the design of this proposed development. Conclusion: further details and revised plans should be requested.

Direct Care Provision - I am writing to advise that from a Social care view we would not support this application for an extension to their capacity. Our commissioning strategy is to support service users to remain as independent within their own homes and where this is not possible we would be looking at other resources such as Extra Care facilities in the first instance to provide care & support.

The current provision in the Borough for where residential care is required is sufficient to meet the needs of those who are require this level of support and therefore we would not be commissioning these services.

Officer response: The petition in support of the proposal was submitted along with additional information of need. The Head of Direct Care Provision has advised that there are no further objections to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012), where there is no objection in principle to the extension of the building subject to compliance with the relevant policies set out the Hillingdon Local Plan: Part 2 - Saved UDP Polices (November 2012) and the Hillingdon Design and Accessibility Statement (HDAS) Residential Extensions.

7.02 Density of the proposed development

Not applicable to this proposal.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE5, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

Policy DMHB 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that within Conservation Areas new development will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significant and make a positive contribution to local character and distinctiveness. Furthermore Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed two storey extension would sit behind the existing care home and would measure 18.65m in width and 8.65m in depth set beneath a hipped roof of 7.55m in height, the same as the existing building. This would be linked to the existing flat roofed extension with additional flat roofed extension of 2m in depth and 6.25m in width. There are also two single storey side rear extensions to the new two storey element, which would measure 10.3m in depth and 5.78m in width and 7.08m in depth and 10 in width set beneath flats of 3m in height.

This is a substantial addition to the rear of this property and the Conservation officer has advised that a strong characteristic of Ickenham Village Conservation Area is its village character. Although there are some areas less village like than others, this is a major characteristic to be supported against erosion over time. Retaining a strong sense of verdant space is extremely important in this goal. This makes the visual gaps between buildings and the scale of the building(s) within the context of their plot and setting very important.

The existing Care Home building is already very large within its plot, most of its domestic character has gone and its garden character is lost to car parking. The proposed extension to the rear would completely block the visual gap between the Care Home and its Day Centre. The proposal is therefore considered unacceptable due to both its scale and location, as it fails to preserve or enhance the Conservation Area or the setting of the adjacent Douay Martyrs School, a locally listed building.

The applicant has sought to argue that the need for the development should be taken into consideration. The Council's Head of Direct Care provision is saying that the Council has a strategy in place to meet the local need. Arguments regarding national need for private care home provision are not considered to outweigh the harm to the Conservation Area.

As such, it is considered the proposed extensions would fail to respect the character and appearance of the original building and the wider Conservation Area and would fail to comply with the requirements of policies BE 4, BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and Policies DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies.

7.04 Airport safeguarding

Not applicable to this proposal.

7.05 Impact on the green belt

Not applicable to this proposal.

7.07 Impact on the character & appearance of the area

As detailed within the impact on the Conservation Area.

7.08 Impact on neighbours

Policy OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The proposed building is set back behind the existing buildings to the front. The nearest residential properties to the rear are nos. 17 and 19 Gilbey Close, which would be separated by approximately 26m from the two storey element of the proposal. To the south are the adjacent school buildings whilst to the north no. 82 is separated by approximately 19.4m. This property is set at a slight angle (approximately 10 degrees) to the application site, orientated towards the shared boundary. It has two first floor rear windows which would appear to be within a 45 degree line of sight with the nearest bedroom window of the extension at a distance of approximately 20m and 20.6m.

It is therefore considered that the proposal would result in an unneighbourly form of development, which due to its siting, scale and proximity would result in an overbearing impact and loss of privacy to the neighbouring occupiers. Therefore the proposal would fail to comply with the requirements of policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) and Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

7.09 Living conditions for future occupiers

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The Highways Officer has advised that there are currently 10 on-plot parking places as shown within the submission. The Council's standard requires 1 space per 4 residents to be provided for a care home use. Hence for the additional 14 rooms this would therefore equate to a figure of 3-4 additional on-plot parking space provision.

The standard has been met with 4 additional on-plot spaces achieved by adding an additional space to the bank of 7 parking bays on the frontage immediately perpendicular to the highway with 3 new 'in-tandem' bays positioned within an access way which forms a pedestrian connection to the rear of the site where the new build would house the proposed 14 units. There is no objection to the 'in-tandem' arrangement in principle as the care home has full control over its use which would be managed accordingly however its placement does somewhat inhibit pedestrian movement to and from the rear of the site to some degree. However it is acknowledged that such pedestrian movement will be limited in extent and therefore this is not considered as a major issue. It is presumed that the new building will require an element of servicing which the parked vehicles may also hinder. Again, as these 3 spaces would be used by staff/visitors to the care home, they would be

empowered to regulate their usage accordingly in order to properly facilitate any required servicing.

Notwithstanding the above, it is considered reasonable to demand a service delivery plan secured via planning condition in order to help ensure a properly managed on-plot arrangement which would also help placate any potential undue impacts on the public highway.

In terms of cycle parking there should be a provision of 1 secure and accessible space per 2 staff. There are no cycling provisions at present and it is proposed to provide 8 spaces which would comfortably cater for the existing 18 and additional 14 room proposal which demands up to 6-7 on-site employees. The 8 spaces are acknowledged within the submission but without detail. As a consequence this provision should be secured via an appropriate planning condition.

Therefore subject to suitable conditions the proposal is considered acceptable and in compliance with policies AM7 and AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

Issues relating to design have been addressed within the 'Impact on the character & appearance of the area' section above. Issues relating to access have been addressed within the 'Disabled Access' section below.

7.12 Disabled access

The Access Officer has advised that given the nature of this proposed development as a care home for people living with dementia, the en-suite bathrooms should be fully accessible and adaptable and otherwise designed in accordance with the prescribed standards set out in BS 8300-2:2018, sub clause 18.2. An assisted bathroom should also be incorporated to ensure that the Health and Social Care Act 2008 (Regulated Activities) Regulations 2014: Regulation 15, and the care and support of people living with dementia can be delivered successfully. The Design & Access Statement should demonstrate how meeting the needs of people with care and support needs has informed the design of this proposed development.

7.13 Provision of affordable & special needs housing

Not applicable to this proposal.

7.14 Trees, Landscaping and Ecology

The proposal would result in the loss of the hedgerow currently bordering part of the rear garden area. No trees of merit are sited within the rear of the premises and there would be no impact on trees adjacent to the site. A planning condition for tree protection measures and landscaping could be conditioned for provision if all other aspects of the proposal were considered acceptable.

7.15 Sustainable waste management

Had the application been recommended for approval a condition would have been imposed requiring details of refuse storage to be provided prior to the commencement of development.

7.16 Renewable energy / Sustainability

Not applicable to this proposal.

7.17 Flooding or Drainage Issues

No drainage issues are considered to arise from the proposed development.

7.18 Noise or Air Quality Issues

No noise or air quality issues are considered to arise from the proposed development. Had

the application been recommended for approval a condition would have been imposed requiring details of SUDS measures to be provided prior to the commencement of development.

7.19 Comments on Public Consultations

Concern has been raised over the loss of the garden area to the detriment of the existing occupiers, resulting in a negative impact on their quality of life. There are no specific standards for amenity space provision for this type of development. Currently the care home has a soft landscaped garden area of approximately 262sqm. The proposed plans identify that there would be 2 areas of amenity space provided, with a total area of approximately 193.5sqm. Although this is a reduction in overall space, this would still provide a usable outdoor amenity area, which with good landscaping should ensure an acceptable quality of life for the residents.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

Not applicable to this proposal.

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

10. CONCLUSION

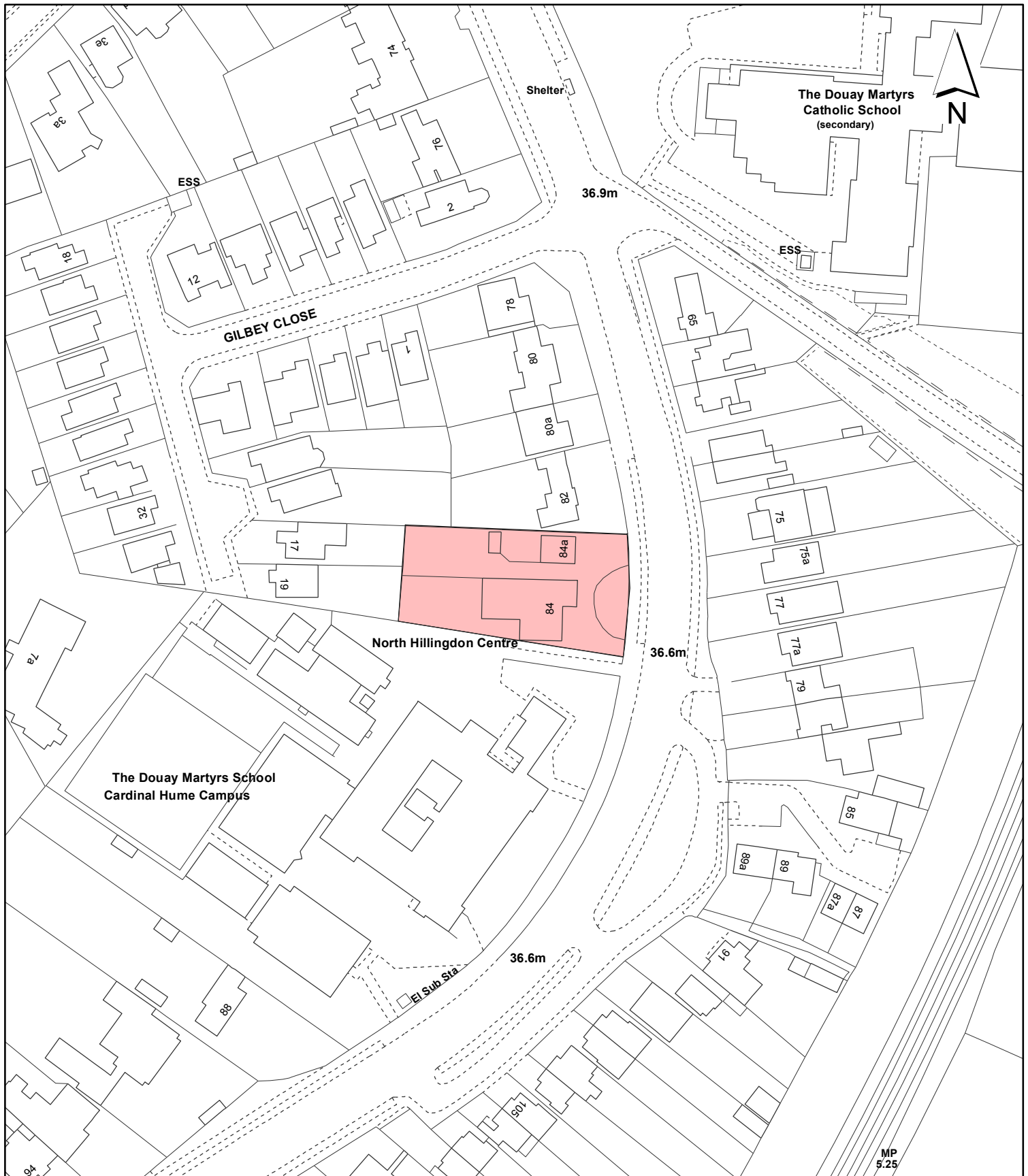
The proposed design and scale of the proposal is considered to fail to respect the character and appearance of the original building and the wider Conservation Area and would significantly impact the amenity of the neighbouring occupiers.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2016).
Supplementary Planning Document HDAS: Accessible Hillingdon.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Woodlands Care Home
 84 Long Lane**

Planning Application Ref:
74274/APP/2019/1180

Planning Committee:
North Page 17

Scale:
1:1,250

Date:
November 2019

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address	21 MAXWELL ROAD NORTHWOOD		
Development:	Change of Use from A1 Retail to D1 Pre-school Nursery to include replacement of shopfront and installation of windows, rooflights and kitchen ventilation system.		
LBH Ref Nos:	33030/APP/2019/2247		
Drawing Nos:	Occupancy Chart May 2018 Design and Access Statement July 2019 (Revision A 17.09.19) 1806 2.001 Rev. D3 Marketing support ITR/5297/TP.2 July 2019 ITR/5297/TS.2 June 2019		
Date Plans Received:	03/07/2019	Date(s) of Amendment(s):	19/07/2019
Date Application Valid:	03/07/2019		16/09/2019 17/09/2019 04/07/2019

1. SUMMARY

The applicant seeks planning permission for the change of use from A1 Retail to D1 Pre-school Day Nursery to include the replacement of the shopfront and the installation of windows, rooflights and kitchen ventilation equipment to the rear. The proposed will result in the loss of an A1 Retail within Green Lane Northwood Town Centre and Green Lane Northwood Primary Shopping Area. There are 6 cycle spaces proposed however, no car parking is proposed as part of this application.

The site has been vacant since September 2018 and the property has been advertised for a period of 12 months with 4-5 interests with one offer for a children's day-care. Other interests for the premise includes optometry services, Indian dress shop and restaurant. The last occupier was an independent ironmongery and hardware retailer.

The most recent retail survey figures as of October 2019 indicate that the Northwood Primary Shopping Area has a 57.5% retail front with A1 use, which is below the minimum 70% required. As a result of the proposed, there would be a further loss of an A1 unit and there will be separation of more than 12 metres between A1 retail uses. As such, the proposed is contrary with Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policy S11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Council's Highways Officer has raised an objection to the proposed as no parking is provided therefore would raise highways and pedestrian safety and parking concerns in the area in general. A valid petition was received raising concerns of parking, lack of open play area, limited window space and the objection to the change of use.

This application is recommended for Refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of the loss of a retail unit and would create a separation of more than 12 metres between A1 retail uses within the primary shopping area of the Green Lane Northwood Town Centre and Green Lane Northwood Primary Shopping Area and the use proposed, would erode the retail function of the area, harming the vitality and viability of the centre. The proposal is therefore contrary to Policy S11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Polices (November 2012), Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policy 2.15 of the London Plan (2016).

2 NON2 Non Standard reason for refusal

The proposed use of the premise as a day-nursery does not provide adequate onsite car parking, on-site pickup and drop off facilities to the detriment of child safety and fails to have regard to existing highway and pedestrian safety concerns. The proposed use would result in an increase in parking stress on the local highway network and surrounding area which is already subject to considerable pressure and would create an environment that would present considerable hazard to pedestrians and will be disruptive to residents of neighbouring dwellings. The proposed use is therefore in conflict with Policies AM7, AM14, BE13, BE19, OE1 and R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies 6.10, 6.13, 7.4 and 7.5 of the London Plan (2016) and PolicyDMT 6 of the Local Plan: Part 2 - Development Management Policies (October 2015).

3 NON2 Non Standard reason for refusal

The proposal by reason of the potential rise in traffic, and parking in and around the site, would be detriment to the public and highway safety and therefore the proposal is contrary to Policy AM7 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and Policy DMT 2 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

4 NON2 Non Standard reason for refusal

Due to the low termination point of the proposed extraction duct it is considered dispersal of residual odourous extracted air could cause nuisance to nearby properties reducing their amenities to below a level they can reasonably expect to enjoy and therefore the application has failed to demonstrate that the development will safeguard the amenities of those properties. The proposal is therefore contrary to Policies OE1 and S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE4	New development within or on the fringes of conservation areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMHB 4	Conservation Areas
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMTC 2	Primary and Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
S11	Service uses in Primary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
DMTC 1	Town Centre Development
LPP 2.15	(2016) Town Centres
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

3 171 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located south-east of Maxwell Road. The proposed is a two and a half storeys high building with red brick elevations and a oriel window at first floor with leaded top lights, a central arch below with a tiled roof. The eaves are coved and there are triangular dormers. The original downpipes are set on rough cast render. The proposed is a commercial property with retail A1 use on ground level and first level offices.

This north end of Maxwell Road was the first parade of shops that was built in the area, consisting of pairs of buildings with prominent gables. The ground floor shops are all modern. The south-west of Maxwell Road predominantly consists of large detached and semi-detached houses, and three storeys high flats.

The proposed is located in the Green Lane Northwood Town Centre, Green Lane Northwood Primary Shopping Area, Northwood Town Centre and is within the Green Lane Conservation Area.

3.2 Proposed Scheme

The application seeks planning permission for the change of use from A1 Retail to D1 Pre-school Nursery to include the replacement of shopfront and installation of windows, rooflights and a kitchen ventilation system. The proposed would provide nursery rooms for a total of 43 children. The proposed hours of opening are 7.30am to 6.30pm. No car parking or pickup/drop off facilities is proposed as part of this application.

The development proposes:

- Aged 0 to 2 years, 29.3sqm - maximum 8 babies
- Aged 2 years room, 59.9sqm - approximately 23 children
- Aged 3 to 5 years, 30.8sqm - approximately 13 children
- Play Area, 25.3sqm
- Include Reception, Office, Waiting area, Pram store, Baby Change room, WC, Kitchen, Plant room and Cycle Store
- Windows to the Play Area will be new light grey aluminum windows inserted into existing wall
- Existing uPVC windows to Age 2 years room will be replaced with light grey aluminium windows (RAL 9018)
- Shopfront - Painted shop sign in dark grey with 200mm high lettering (RAL 7005) on a light grey background (RAL 9018) and new timber shopfront with light grey painted finish (RAL 9018)
- Installation of new rooflight in existing flat roof
- Existing uPVC windows to Aged 0-2 room be to replaced with light grey aluminium windows (RAL 9018)
- Rear door - New light grey aluminium door and sidelight (RAL 9018).
- Installation of kitchen ventilation equipment to the rear
- Canopy awning blind retained and refurbished
- Refuse Door - New light grey aluminium louvre panel doors to refuse store (RAL 9018).

3.3 Relevant Planning History

33030/APP/2014/2718 21 Maxwell Road Northwood

Change of use of first and second floors from A1 (Retail) to C3 (Dwellings) to create a 2-bed self contained flat (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 02-10-2014 Approved

33030/APP/2014/2735 21 Maxwell Road Northwood

Alterations to shop front to create independent access for first and second floors

Decision: 20-10-2014 Approved

33030/PRC/2018/264 21 Maxwell Road Northwood

Change of use from retail to D1 Nursery

Decision: 28-02-2019 NO

33030/PRC/2018/267 21 Maxwell Road Northwood

Change of use from A1 to an A1/A3 coffee shop/sandwich bar/ice cream bar

Decision: 28-02-2019 PRC

33030/PRC/2018/268 21 Maxwell Road Northwood

NFA

Decision: 04-12-2018 NFA

Comment on Relevant Planning History

A pre-application under reference 33030/PRC/2018/267 was completed on 28-02-19 for the change of use from A1 to an A1/A3 coffee shop/sandwich bar/ice cream bar. Pre-application advice was provided.

A pre-application under reference 33030/PRC/2018/264 was completed on 28-02-19 for the change of use from retail to D1 Nursery. No objection was raised and the principle of development is considered to comply with policy R10 which states that the change of use from A1 to D1 would be acceptable in principle providing it complies with the rest of the development plan policies.

A planning application under reference 33030/APP/2014/2735 was granted on 20-10-14 for the alterations to shop front to create independent access for first and second floors.

A Certificate of Lawful Development under reference 33030/APP/2014/2718 was granted on 02-10-14 for the change of use of first and second floors from A1 (Retail) to C3 (Dwellings) to create a 2-bed self contained flat.

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.E5 (2012) Town and Local Centres

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE4	New development within or on the fringes of conservation areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMHB 4	Conservation Areas
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMTC 2	Primary and Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
S11	Service uses in Primary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
DMTC 1	Town Centre Development
LPP 2.15	(2016) Town Centres
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th August 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 28 neighbouring owner/occupier were consulted. A public notice was displayed and expired on 8.8.19. There were three objections received by two members of the public.

Summary of objection:

- Object to the change of use away from retail/bank/restaurant use in a long-established retail location and within the Northwood Conservation Area
- Lack of open play area/outdoor play area, and limited windows
- Suitability for the proposed use
- No dedicated parking area for staff

- No suitable drop off area for children
- Already a very busy commercial Area
- Potential illegal/inconsiderate parking likely to regularly occur when dropping off and picking up

A valid petition was received for the following reasons:

- Concern relating to drop-offs/pick-ups as, considering drop-offs/pick-ups at other nurseries in Northwood, illegal/inconsiderate parking is likely to regularly occur when dropping off and picking up
- Lack of open play area space and limited window space at eye level
- Object to the change of use away from retail/bank/restaurant use in a long-established retail location and within the Northwood Conservation Area

SECURED BY DESIGN

I do not object to this proposal, but would recommend that a SBD accreditation planning condition is adhered to it.

I can advise based on the plans on the planning portal that the basic recommendations that would be needed to achieve this would be:

- All external doors to conform to LPS 1175 Issue 7/SR2 or STS 202 BR2 rated security doors (please note that this is higher than PAS 24 standards, the higher standard is required due to the amount of wear and tear and possibility of the site being targeted)
- The reception desk needs to be orientated so that it looks at the front entrance, and this door is to remain locked, with an intercom type system so that the receptionist can open the door remotely.
- The reception area needs to have a second line of defence (this would conform of a door of the same standard as above and the glazing being to a security level or it being designed in such a way that people are unable to access the reception area, bypassing the second line of defence so that if somebody gets in past the first line (e.g angry parent, parent in the midst of a custody disputes etc) then the receptionist can prevent further entry into the building.
- The frontage and all windows will need to conform with SBD requirements in terms of physical security standards.
- The access at the back is not to be used on a day to day basis - all staff, children, parents etc would have to enter at the front.
- Perimeter treatments at the back would need to be reviewed which I cannot do based on materials on planning portal alone (depending on what the site neighbours, recommended heights could be up to 2.4m, owing to its vulnerable location at the rear)

These are basic points, to give full list of what would be required I would need to meet the applicant to review the proposal in depth and reviewing their operating procedures etc.

Looking at the plan I cannot see what purpose the second entrance door I would recommend its removal unless there is a reason for it.

Case Officer's Comments:

The Secured by Design Officer has raised no objections to the proposed. Shall this application be recommended for Approval, a condition can be added to achieve SBD accreditation.

Internal Consultees

EPU OFFICER:

The submitted documents show a low level ventilation system, the proposed location is not adequate for cooking odour dispersal and there is a likelihood that smells will affect nearest sensitive.

Case Officer's Comments - The Council's EPU Officer was consulted and an objection has been raised. The current scheme is considered unacceptable and will likely to impact neighbouring occupiers.

FLOOD AND WATER MANAGEMENT OFFICER:

No objection. The site is not shown to be at risk of flooding.

ACCESS OFFICER:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

URBAN DESIGN AND CONSERVATION OFFICER:

Original Comments - 1 Summary of Comments

There is conservation objection in principle to the proposed shopfront design, which fails to complement the original building and fails to preserve or enhance the conservation area. Proposed changes to the rear will also require revision.

The loss of traditional shop usage is always lamentable in the effect it has on the intangible character of a traditional high street. If you are minded to approve change of use, revisions will be required to the shopfront design and for the proposed changes to the rear, before the proposals can be fully considered for possible future approval.

2 Significance

This property is part of an attractive row of shops at the top of Maxwell Rd, stretching from the junction with Green Lane to Murray Rd. It is vaguely Queen Anne style and forms part of a terrace of 3 originally identical retail properties constructed in the same period. Handsomely detailed, it retains many features of interest including its projecting half-timbered gable and timber leaded light oriel window. It has a traditionally designed, but non-original shopfront.

These shops are strong contributors to Northwood Town Centre Conservation Area and sit within the setting of the grade II listed former Northwood Police Station, on the corner of Murray Road. They are part of the town's economic growth in the early decades of the 20th century.

3 Comments

The main area of conservation concern is the proposed shopfront which fails to preserve or enhance either the building or the conservation area and would set an unwelcome design precedence. A more traditional shopfront is required for the context of this proposal, designed to complement and enhance the original building and using traditional materials. It is generally desirable to retain or reinstate original design features, for example the awning.

In addition, the information supplied does not go into adequate detail, with no colour scheme or materials presented for the fascia and lettering and no image of how the proposed coloured glass panelling might look, for example. The use of overly bright or lurid design features is generally unacceptable. Greater detail should be presented with any future application for changes to the shopfront.

Regarding the proposed changes to the existing rear extension, there is no objection to additional openings in principle, however, the drawings for the rear elevation have omitted the first floor windows which makes it impossible to comment on the positioning or style of the proposed openings in their context. The proposed rear entrance appears too primary and should be smaller to reflect the secondary character of the rear of these commercial properties. It is noted that the rear extensions are visible to the general public and enhancement would be looked for here. Traditional materials and colours would generally be expected given the context. A sample image of window frame profile and colour would help determine if the more modern proposed window design would be appropriate or not.

As stated in the pre-application comments, the use of this property should ideally remain retail, in common with the physical and intangible character of the immediate area. There is concern for the impact on the intangible character of the conservation area at peak dropping off and collection time due to inappropriate parking causing congestion.

4 Recommendations

If you are minded to approve change of use, revisions will be required to the shopfront design and the elevation drawings for the proposed changes to the rear, before the proposals can be fully considered for possible approval.

Revised Comments - Summary

Improvements to the proposed shop front are welcome. The use of modern metal framed windows to the rear extensions is acceptable, as are the changes to the rear entrance.

However, it is not possible to properly assess the addition of the kitchen ventilation equipment to the rear. The existing rooflights in this section of roof, have not been represented on the drawings. It is recommended that the drawings be updated to properly represent this situation. See comments below.

Comments

The applicant has made some changes in light of previous comments, see drawing 2.001 D3.

The shopfront design has been revised to something more traditional in timber and is now considered in keeping with the original property and its original use. It is also nice to see that they intend to refurbish the awning. The painted signage and proposed colour scheme are considered acceptable.

The change in design of the rear entrance is now considered more appropriate for its status and is acceptable.

The replacement of uPVC windows, to the rear of the property, with modern metal windows is considered an improvement and should work well with the older existing metal windows at first floor level.

The existing 3 lantern style roof lights above the main rear extension do not appear on the drawings. Are they being removed or changed? These should be shown on the drawings.

The kitchen ventilation equipment, which is now depicted in the drawings is potentially quite intrusive in size and is seemingly in an impossible position. The presence of the existing roof lights may also make it difficult to locate the ventilation equipment in the middle of the roof, where its impact would be reduced. Also, with the existing roof lanterns, the roof line could become quite cluttered.

Given the potential visual impact and the importance of this equipment for the applicant's project, the final design of the equipment and its position should really be looked at before approval.

As mentioned in previous comments, it is still felt that the change of use to nursery is not appropriate for this property.

Recommendations

The rooflights to the main existing extension should be properly represented in the drawings as they potentially affect the positioning of the kitchen ventilation equipment and the appearance of it in the roofscape.

The required size, shape and position of the extraction equipment should be finalised prior to any of the works commencing at the very latest.

Case Officer's Comments - The application site comprises of 6 existing rooflights towards the rear of the property. No changes are proposed. The kitchen ventilation equipment is to be located on the roof of the first floor level therefore, it is unlikely to affect the proposed new rooflight above the single storey high 0 to 2 years old room or the existing rooflights. The extraction system is located to the rear of the property. Although the ventilation system will unlikely be seen from the street scene, neighbouring occupier will be impacted due to its location and proximity to the nearest window on the first floor level of the premise.

HIGHWAYS OFFICER:

The application site forms part of a parade of shops situated on the edge of Northwood town centre fronting directly onto Maxwell Road. Maxwell Road is a classified highway and benefits from footways and street lighting. Immediately outside 21 Maxwell Road there are five car parking spaces, one of which is for loading only, two are reserved for disabled users with the remainder being available for use on a pay and display basis. There are double yellow lines parking restrictions on the opposite side of the road. A short distance away from the application site Maxwell Road intersects with Murray Road, parking along Murray Road is controlled by a Residents Parking Management Scheme operational from 13:00 to 14:00 hours - Monday to Friday. Beyond the junction with Murray Road, Maxwell Road itself is also covered by a Residents Parking Management Scheme operating from 08:00 to 18.30 hours - Monday to Saturday. Parking within the vicinity of the site is in limited supply.

Transport for London use as system called PTAL (Public Transport Accessibility Level) to measure access the public transport network. PTAL assesses walk times to the nearest public transport location taking into account service frequency. The location is then scored between 0 and 6b where 0 is the worst and 6b the best. According to the Transport for London WebCAT service the application site has a PTAL ranking of 3 indicating access to public transport is moderate compared to London as a whole suggesting that there will inevitably be a reliance on the private car for trip making.

Planning permission is sought for the change of use from A1 retail to D1 nursery. The nursery will operate from 07.30 to 18.30 hours Monday to Friday. The nursery would have room to cater for up to 43 children though the applicant reports that it is anticipated that the nursery would have a typical 'day to day' 80% occupancy level of 34 children. The nursery would employ 12 full time employees. No on-site car parking would be provided neither would 'drop off/pick up' facilities. The development therefore fails to provide the requisite number of off-street car parking spaces as set out in Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy and emerging Development Management Policy DMT 6.

In terms of cycle parking there would be a requirement to provide at least 1 secure and accessible space per 2 staff. As there are in total 12 FTE staff associated with the nursery proposal (full and part-time), 6 cycle spaces should be provided. This quantum has been proposed and hence is considered acceptable.

A Transport Statement has been submitted alongside the planning application. This includes trip generation figures derived from the industry standard TRICS database. The Transport Statement reports that the development would generate around 95 two-way movements per day. During the AM peak hours 08:00 to 09:00 hours there would be 20 two-way movements and 14 two-way movements during the PM peak 17:00 to 18:00 hours. The applicant highlights that this would be a worst case scenario - based on the nursery being fully occupied. Furthermore, unlike a school, the nursery has no fixed start and finish time, arrivals and departures would therefore be spread out over a longer period of time.

The absence of "drop off/pick up" facilities raises highway concerns given that there is nowhere safe and convenient on-street near the site for parents/guardians to stop and park when dropping off or collecting their children. To save time parents/guardians may be tempted to park in unsuitable locations so they can quickly 'pop in' to the Nursery to drop off/pick up their child.

The application has been reviewed by the Highway Authority who is concerned that the proposal would lead to inappropriate parking in turn hindering the free flow of traffic and posing a risk to road safety. There are highway objections to this development as it is contrary to Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP which requires the Council to consider 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. Furthermore the development is not in accordance with Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy and emerging Development Management Policy DMT 6 which state that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

Case Officer's Comments - The applicant has provided a response to the Highways Officer's comments however following further consultation, the officer's comment remains valid. An objection is raised due to absence of car parking and drop off/pick up facilities. It is suggested by the applicant in their response that during periods where no-street parking spaces in the immediate vicinity of the site, parents could easily park in the nearby Waitrose car park (adjacent site), which is considered unacceptable and will likely to impact on neighbouring sites. As such, the proposed will lead to parking stress on the local highway network and surrounding area and would pose a risk to road and pedestrian safety.

TREES/LANDSCAPE OFFICER:

This site is occupied by one of a terrace of retail unit within a shopping parade on the east side of Maxwell Road. The existing building fronts directly onto the high street and much of the back garden has been built / extended over. There is no soft landscape on the site. The property lies within the Northwood Town Centre Conservation Area. COMMENT No trees will be affected by the proposal and the D&AS confirms that there is no space, or opportunity, for soft landscape enhancement. RECOMMENDATION No objection and no need for landscape conditions.

POLICY TEAM:

Original Comments -

1. Development Plan

1.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents: The Local Plan: Part 1 - Strategic Policies (2012) The Local Plan: Part 2 - Saved UDP Policies (2012) The London Plan - Consolidated With Alterations (2016)

1.3 The National Planning Policy Framework (NPPF) (2019) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance. Draft Local Plan Part 2

1.4 The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

1.5 The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

1.6 The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and were published for public consultation from 27 March to 8 May 2019.

1.7 Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

1.8 With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

1.9 With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

1.10 With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

1.11 Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

Designations

- Northwood District Centre - Primary Shopping Area

Principle of Development

The adopted and emerging Local Plan policies seek to retain the retail function of primary shopping areas within the borough's town centres to support their vitality and viability. To achieve this a

threshold of retain 70% of the frontage within primary and secondary shopping areas is set out in adopted policy S11 and emerging policy DMTC 2: Primary and Secondary Shopping Areas criteria (i).

The Council's most recent town centre survey data, which was undertaken in 2016 and has been updated used Google Street View information from April 2019, shows that in terms of length of frontage, 60% of the primary shopping area in Northwood remains in A1 retail use. In terms of the number of units, the percentage in retail use drops to 56%. The only vacant unit within the primary shopping area is that which is the subject of this application and which has been recorded in supporting information as having been vacant since September 2018. Within the wider town centre as a whole there are two longer term vacant units. Northwood town centre therefore continues to perform well in terms of low vacancy rates although the overall level of A1 is already below the threshold set out in the Local Plan policies and the proposed change of use would result in an even lower percentage of the primary shopping area in retail use. Furthermore, in terms of the immediate frontage in which the proposed D1 use is located, the current adjacent uses are an A3 use at no. 17-19 and an A1 use at no. 23. There is another A1 use at no. 13-15. The combined non-retail frontages of 17-19 and 21 Maxwell Road (15 metres) would therefore create a separation distance of more than 12 metres between A1 uses. On this basis the proposal would also be contrary to criteria (iii) of policy DMTC 2.

The supporting text to policy DMTC 2 as modified does state that departures will be considered where they provide clear and long lasting benefits to the vitality and viability of town centres. This is intended to reflect more recent evidence that the retail environment on high streets has become challenging in recent years as shopping habits have changed. It is therefore important that support is given for uses that will continue to drive footfall to town centres and keep vacancy rates as low as possible. The proposed use change of use to a D1 nursery would create the only type of this provision within the town centre, and would be one of only four D1 uses in the town centre as a whole. This shows that in terms of the overall mix, there does not appear to be an over concentration of D1 uses as set out in criteria (iv) of policy DMTC 2. The remaining two vacant A1 units also leave an opportunity for any future A1 proposals to locate within the town centre. The proposed use is also likely to drive some regular footfall to the town centre, although this will be primarily in the early morning and later in the afternoon when children are brought to and from the nursery. This may limit the impact in terms of creating additional custom on the High Street throughout the day although there will inevitably be some linked trips.

Taking the above factors into account, a balance needs to be struck between retaining the predominantly retail function of the borough's town centres and ensuring their continued vitality and viability. It does seem that the addition of a D1 nursery would bring a new offer into Northwood town centre and would not result in the over concentration of this particular use. However, such a change of use would be contrary to policy in terms of further reducing the provision of A1 uses and creating a larger section of non-retail frontage within the primary shopping area. I would therefore recommend that before a decision is made, further evidence is sought from the applicant on the scale and location of alternative nursery provision in the area surrounding the town centre which could be taken into account when weighing up the benefits of the proposal to the wider community. Evidence of local need for nursery provision would demonstrate a greater benefit.

Further Comments - The updated survey data shows that the percentage of A1 retail use in the Primary Shopping Area is now approx 50% which is below the 70% policy threshold in criteria (i) of emerging policy DMTC2. This indicates that the proposed change of use is likely to have a negative impact on the vitality and viability of the town centre. However, this should also be considered within the wider context of other relevant criteria in policy DMTC 2 as well as any other material considerations. The proposed change of use would not result in a concentration of non-retail uses in this part of the town centre however the combination of the application site and the adjacent A3 unit would result in more than 12 metres of frontage in non-retail use contrary to criteria (iii) of policy

DMTC 2. Other material considerations which could also be taken into account include the length of time the unit has been vacant and the overall level of vacancy. A relatively short vacancy period would indicate that the market for alternative A1 occupier has not been properly explored. In terms of the primary shopping area overall, the level of vacancy is very low at two units and the only vacant A1 unit is the application site. This indicates that the demand for A1 units remains relatively strong.

The evidence set above indicates that the proposed change of use is not justified as it would further reduce the proportion of retail uses within the town centre contrary to policy DMTC2. The results of the recent town centre survey also indicate that the town centre and primary shopping area continue to perform well, and that in the absence of evidence to demonstrate otherwise, that there is likely to be continued demand for A1 units within Northwood.

WASTE STRATEGY OFFICER:

Original Comments - The application makes no reference to the storage or collection of waste generated by the property. The proposed use is likely to generate an increased amount of waste and recycling materials than the current use. An area should be allocated for storage and collections and marked on the proposed plan.

Revised Comments - Acceptable for waste and recycling requirements

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that in primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:

- i) a minimum of 70% of the frontage is retained in retail Use Class A1 use;
- ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage; and
- iii) the proposed use will not result a separation of more than 12 metres between A1 retail uses. the frontage of the proposed use will not result in a separation of Class A1 uses of is no more than 12m interruption in frontage of between Class A1 shops; and
- iv) or the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and vibrancy viability of the town centre.

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that to safeguard the amenities of of shopping areas, the Local Planning Authority will grant permission for changes of use of Class A1 Shops if:

- (i) the proposal will not be detrimental to visual amenity where the premises form part of a statutory or locally listed building or are located within a conservation area;
- (ii) a frontage of a design appropriate to the surrounding area is maintained or provided (the local planning authority may impose conditions to ensure retention or installation of an appropriate frontage); and
- (iii) the proposed use is compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems;
- (iv) has no harmful effect on road safety and does not worsen traffic congestion or disrupt bus operations.

Policy S11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in primary shopping areas, permission will only be granted for the service uses where the remaining retail facilities are adequate to accord with the character and function of the shopping centre and to provide for the needs of modern retailing and the proposed

will not result in a separation of Class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre are satisfied.

R10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan.

The application site is within the Green Lane Northwood Town Centre, Green Lane Northwood Primary Shopping Area and Northwood Town Centre. In accordance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019), the Local Planning Authority's aim is to retain a minimum of 70% of primary area frontage in Class A1. The Local Planning Authority will resist proposals that would result in the loss of Class A1 shop use in core areas and will examine very closely similar proposals for other parts of these centres. The principle for a change of use from A1 to a non-A1 use in a primary frontage can be established if there are adequate retail facilities to maintain the character and function of the shopping centre.

The application site has been vacant since September 2018 and a marketing report was provided in support of the proposed. The proposed site was marketed for 12 months beginning from March 2018 until March 2019. Uses including optometry services, Indian dress shop and restaurant have considered the property however no offers were made. The applicant has made an offer for a children's day-care subject to this planning application's outcome.

According to the updated retail survey figures October 2019 of Northwood Primary Shopping Area, the retail frontage with A1 use is currently at 57.5%, which is below the minimum 70%. The granting of permission to this unit would further erode the retail function and would result in a separation of more than 12 metres between A1 retail uses. The Policy Team was consulted and reviewed the proposed. Within the Primary Shopping Area, there is a low level of vacancy and the only vacant A1 unit is the application site and as such, this indicates there is demand for A1 units. In the absence of further evidence to justify the proposed changes of use, it would further reduce the proportion of retail uses within the town centre. Therefore, the proposal is contrary from Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

Although it is noted that Policy DMTC 2 also recognises that departures will be considered where a proposed use will not result in a concentration of non-retail uses, however it does not outweigh the harm and the impact of the loss of the A1 unit have on the viability and vitality of the Green Lane North Primary Shopping Area. As such, this proposal is considered unacceptable in principle.

7.02 Density of the proposed development

Not applicable to this application.

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

The site is located within the Northwood Town Centre Conservation Area. South-east to the site, no. 2 Murray Road is the Northwood Police Station which is a Grade II Listed Building. Following the revised documents, the proposed shop frontage indicate a more tradition design in timber that is considered in keeping with the original property. Due to the site's proximity with adjacent Listed Buildings, the impact on the setting is addressed in the sections below.

7.04 Airport safeguarding

Not applicable to this application. The proposed is for the change of use, primarily involving interior and external window, door, shopfront alterations and a installation of a kitchen ventilation.

7.05 Impact on the green belt

The site is not located within the green belt.

7.07 Impact on the character & appearance of the area

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) then goes on to say that proposal for alterations and extensions to existing building will be permitted where they harmonise with the scale, form, architecture composition and proportions of the original building.

The Hillingdon Design and Accessibility Statement (HDAS) - Supplementary Planning Document: Shopfronts (July 2006) sets out a more detailed criteria under which proposals for shopfronts are assessed.

Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces

and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states A) New shopfronts and alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part and the surrounding street scene. B) The Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the Register of Locally Listed Buildings. C) New shopfronts must be designed to allow equal access for all users. D) Inset entrances on shopfronts should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the shopping area and avoid blank frontages to the street. E) Shop signage will generally be limited to the strip above the shop window and below the upper floor, plus one projecting sign. Proposals for further advertising additional to the shop name will be resisted. F) Illumination to shopfronts must be sited and designed to avoid any visual intrusion from light pollution to adjoining or nearby residents. Flashing internal or external lighting and/or internally illuminated box lights will not be permitted. G) Blinds, canopies and shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted, unless they are of good quality design. H) In order to improve and maintain the quality of the public realm, the design of shopfronts should be of a high quality, taking into consideration: i) retention and maintenance of active shopfronts at all times; ii) the relationship between the shopfront and upper floors; iii) the relationship with surrounding shopfronts and buildings; iv) the use of materials which are appropriate to and enhance the character of the local area; and v) the value of existing architectural and historic features.

The applicant site is located within the Northwood Town Centre Conservation Area and within the setting of the Grade II Listed Former Northwood Police Station. The shopfront consists of a tradition timber with light grey painted finish, painted shop sign and to retain and refurbish the canopy awning blind. The Council's Urban Design and Conservation Officer was consulted and assessed the application. No objections were raised as the proposed is considered to be in keeping with the area in general.

The rear alterations includes the installation of the kitchen ventilation however, due to its position and height, it is unlikely it will have visual impact on the street scene.

As such, the proposed is considered in accord to Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 4, DMHB 11 and DMHB13 of the Hillingdon Local Plan: Part Two - Development Management

Policies With Modifications (March 2019) and the Hillingdon Design and Accessibility Statement (HDAS) - Supplementary Planning Document: Shopfronts.

7.08 Impact on neighbours

Policy BE20 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) say 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.

Policy BE21 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy OE1 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not normally grant planning permission for uses and associated structures which are, or are likely to become, detrimental to the character or amenities or surrounding properties or the area generally because of traffic generation and congestion and noise and vibration or the emission of dust, smell or other pollutants unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable.

The nearest residential dwelling is approximately 18m away from the application site. The kitchen ventilation system proposed is located on the first floor level rooftop at the rear of the premise with ducting to the ground level kitchen area. On the basis of its location, it is unlikely there will be visual impact from the street scene however the system will be highly visible to neighbouring occupiers of the upper floor premise and adjacent properties. The Council's EPU officer was consulted and an objection is raised due to the low level extraction. The proposed location is considered inadequate for cooking odour dispersal that there is likelihood that smells will impact on neighbours.

As such, the application is considered contrary to with Policies BE20, BE21 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) considers whether the traffic generated by proposed development is acceptable in terms of the capacity and functions of existing and committed principal roads only, and will wholly discount any potential which local distributor and access roads may have for carrying through traffic.

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) permits new development if it is in accordance with the Council's adopted car parking standards.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when: i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations. B) All car parks provided for new development will be required to

contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

There were no car parking arrangements proposed as part of this application. The site is situated on Maxwell Road and is approximately 150m away from the Northwood Station. The site is within the Northwood Town centre and has a PTAL rating of 3 (moderate). There are 6 new cycle spaces proposed. A total of 10 full time and 4 part time employees (equivalent to 12 full-time staff) are expected and a maximum of 43 children. The operating hours are 7.30am to 6.30pm.

The Council's Highways Officer has reviewed the application and considers that the proposed would lead to concerns of inappropriate parking, the hindering the free flow of traffic and posing a risk to road and safety, therefore an objections is raised. In the absence of car parking and drop off/pick up facilities, the proposal would be contrary to Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

7.11 Urban design, access and security

Refer to "Impact on the character & appearance of the area".

7.12 Disabled access

The site is located on the ground floor accessible via Maxwell Road and a rear emergency exit is available from Murray Road onto the back lane. The Council's Access officer was consulted and no accessibility issues has been raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Tree/Landscape Officer was consulted. As no trees will be affected by the proposed, no objections were raised.

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

The existing site is a long established commercial property. The Council's Flood and Water Management team was consulted. The site is considered not in risk of flooding and no objections were raised.

7.18 Noise or Air Quality Issues

The application proposes a kitchen ventilation system is located on the first floor rooftop of the existing rear extension. The Council's EPU Officer has reviewed the application and objection is raised. The proposed is unacceptable due to the location of the ventilation system which will result in cooking odour dispersal impacting on nearby properties.

7.19 Comments on Public Consultations

Refer to "External Consultees".

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

- Waste Storage and Collection

The applicant has noted that all waste will be sorted and separated into respective containers within the premise and handed to appropriate contractors for processing. Following the receipt of revised plans, an enclosed bin store is located to the rear of the property and as such, the Council's Waste Strategy officer is now satisfied with the proposed.

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 applicant seeks planning permission for the change of use from A1 Retail to D1 Pre-school Day Nursery to include the replacement of the shopfront and the installation of windows, rooflights and kitchen ventilation equipment to the rear. No car parking or drop off/pick up facilities were proposed as part of this application.

The Council's Policy Team was consulted and highlighted that the proposed will result in the loss of an A1 Retail and would create a separation of more than 12m between A1 retail use within Green Lane Northwood Town Centre and Green Lane Northwood Primary Shopping Area. Furthermore, the current statistics indicate that there is 57.5% retail front with A1 use, therefore, shall this application be approved, it would further erode the retail function of the area. As such, the proposed is contrary with Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and Policy S11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In addition, the Highways and EPU Officer has raised objections to the proposed. With the absence of adequate provisions for car parking and drop off/pick up facilities, it would likely to generate parking stress to the existing area and impact on the safety of the pedestrian and highway safety. Therefore, the proposed is contrary to Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

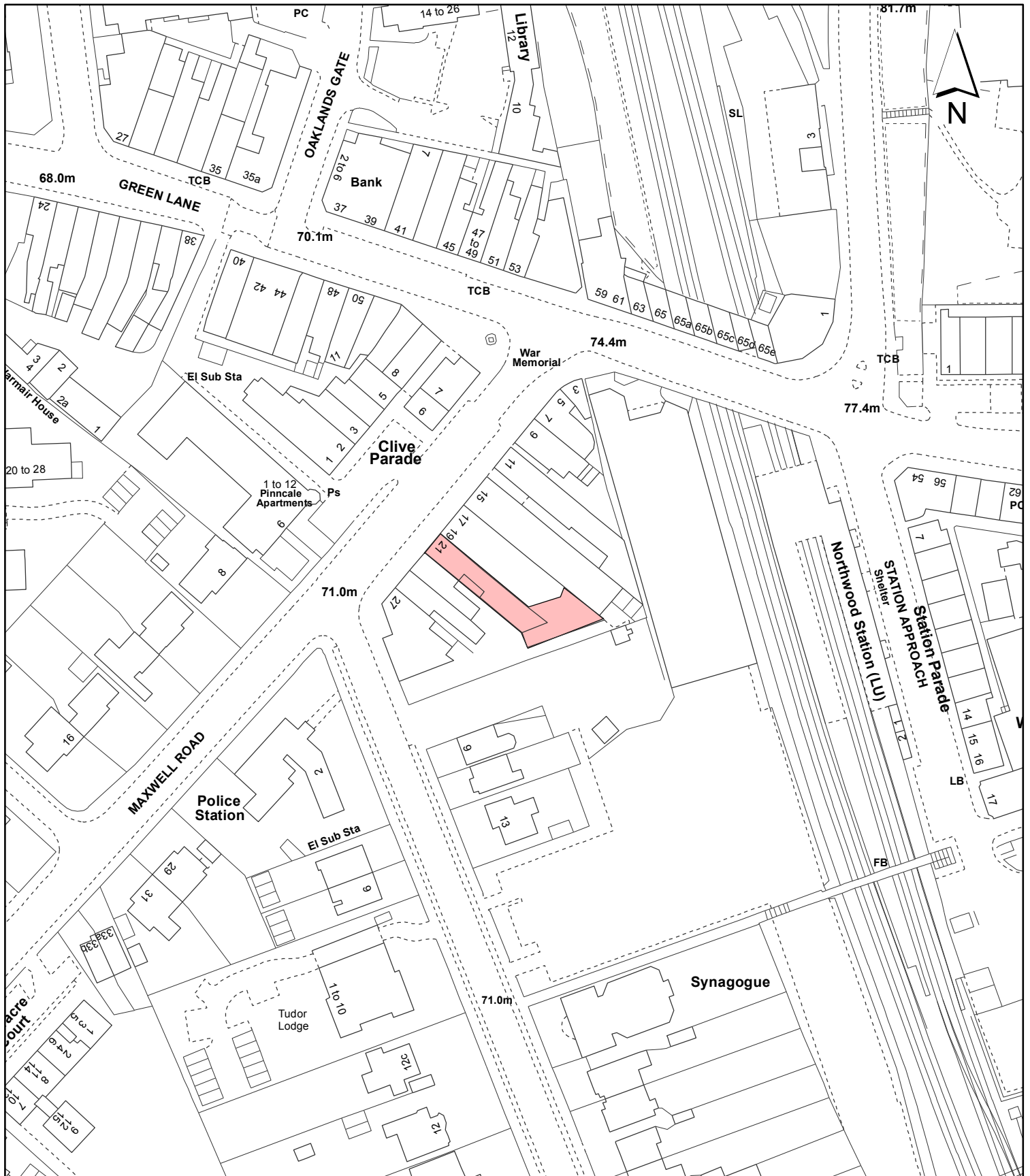
In conclusion, this application is recommended for Refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019)
Hillingdon Supplementary Planning Document: Shopfronts
The London Plan (2016)
National Planning Policy Framework (2019)

Contact Officer: Rebecca Lo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**21 Maxwell Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
33030/APP/2019/2247

Scale:
1:1,250

Planning Committee:
North Page 40

Date:
November 2019



Report of the Head of Planning, Transportation and Regeneration

Address 17 WOODGATE CRESCENT NORTHWOOD
Development: Single storey extension to storage shed (Retrospective).
LBH Ref Nos: 42270/APP/2019/703
Drawing Nos: 20.01 Rev. 00.03
10.01 Rev. 00.03
Planning Statement
Location Plan

Date Plans Received: 28/02/2019 **Date(s) of Amendment(s):** 17/10/2019
Date Application Valid: 26/03/2019 26/03/2019

1. SUMMARY

The application seeks planning permission for the retention of a single storey extension to the existing storage building. This extension fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. The existing extension is also considered to be detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. As such, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The existing extension, by reason of its size, scale and bulk, fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. As such, the existing development fails to accord with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMHB 5, DMHB 6, DMHB 11 and DMHD 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

2 NON2 Non Standard reason for refusal

The existing extension, by reason of its size and siting, is detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook, contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMHD 2 and DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

EM6	(2012) Flood Risk Management
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
DME1 10	Water Management, Efficiency and Quality
DME1 9	Management of Flood Risk
DMHD 2	Outbuildings
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies

3 171 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey detached dwelling in a substantial plot with a large paved driveway to the front and gardens areas to both sides and the rear. There are two large outbuildings which have been recently constructed following the demolition of three previously existing outbuildings. These were the subject of an application for a Certificate of Lawful Development for an existing development under reference 42270/APP/2019/702 which was refused on 20/5/2019.

The site is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Gatehill Farm Estate Northwood Area of Special Local Character

3.2 Proposed Scheme

This application seeks permission for the retention of a single storey extension to the rear of the existing storage building. This existing extension to the storage shed infills an area, measuring 5.045 metres in depth, 2.475 metres width up to 3.2 metres in width, resulting in a shed structure which extends approximately 8.2 metres in depth.

3.3 Relevant Planning History

42270/88/2158 17 Woodgate Crescent Northwood
E rection of a single-storey rear extension

Decision: 25-11-1988 Approved

42270/APP/2019/702 17 Woodgate Crescent Northwood

Construction of two outbuildings for use as a gym/yoga studio and ancillary kitchen and storage facilities (Application for a Certificate of Lawful Development for an Existing Operation).

Decision: 20-05-2019 Refused

42270/TRE/2015/105 17 Woodgate Crescent Northwood

To fell two Oaks (T19 & T20) on TPO 229

Decision: 28-08-2015 Approved

Comment on Relevant Planning History

42270/88/2158 - Erection of a single storey rear extension - approved 25/11/1988

42270/APP/2019/702 - Construction of two outbuildings for use as a gym/yoga studio and ancillary kitchen and storage facilities (Application for a Certificate of Lawful Development for an Existing Operation). Refused 20/5/2019

4. Planning Policies and Standards

Local Plan Part 2 Update March 2019

The LPP2 remains at the examination stage with the aim to adopt the Plan in early autumn 2019.

The Council received a Post Hearing Advice Note from the Planning Inspector in November 2018 advising the Council that it was a Plan capable of being found sound subject to main modifications.

The Inspector (and our Cabinet Member) has now agreed the Proposed Main Modifications to the LPP2 and these are now subject to a six week period of public consultation from 27 March to 8 May 2019.

Weight to be afforded to the LPP2

The following updated wording should now be included in officer reports until the 8 May 2019 when a further update will be provided:

Draft Local Plan Part 2

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and are published for public consultation from 27 March to 8 May 2019.

Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The

public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

EM6 (2012) Flood Risk Management

OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

DMEI 10 Water Management, Efficiency and Quality

DMEI 9 Management of Flood Risk

DMHD 2	Outbuildings
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **1st May 2019**

6. Consultations

External Consultees

Neighbouring properties and the Gatehill Residents Associations were consulted by letter and a site notice was erected to the front of the site. This expired on 01/05/2019.

Two written objections were received together with an objection from the Gatehill Residents Association (dated 29th April 2019) and petition with 53 signatories. The issues raised are summarised as follows:

- The difference between the ground level at no.15 Woodgate Crescent and the top of the proposed extension is 5.34 metres and has an overbearing impact on neighbour amenity.
- The structure height of 3.27 metres is unnecessarily high for a garden shed and has an overdominating impact on the neighbour.
- The plans submitted are not accurate.
- There is rubble and concrete where there should be soft landscaping on the boundary between the properties.
- The proposed extension alongside the existing outbuilding gives an impression of one continuous wall measuring 16.71 metres in length. This results in three quarters of the neighbours garden being adjoined by a breeze block render wall.
- A bungalow building has also been built with a window facing the neighbours garden.
- All the tree branches on the row of conifers owned by the neighbour and a boundary hedge have been removed.
- The development is visually obtrusive and is at complete odds with the Area of Special Local Character.
- Sunlight is also blocked out by the building.
- A landscaping plan has not been submitted.
- There is no consideration for the impact of the building on surface water drainage. Due to no. 15 Woodgate Crescent lying several metres lower than the ground level of the building, it is likely that

surface and water courses within the clay soil will be moving into the neighbours garden.

- The materials used are in stark contrast to the main dwelling.

Case Officer Comment:

Only matters relating to the single storey extension to the storage shed are considered under this application. All material planning considerations are considered within the main body of the report. It is noted that boundary issues are not normally within the remit of planning although an amended location plan has been submitted which is now consistent with Land Registry plans.

Following the submission of revised plans, neighbouring properties and the Gatehill Residents Association were re-consulted by letter. This round of consultation expired on 01/11/2019. Two objections were received and are summarised as follows:

- The buildings constructed do not reflect that detailed on the plans with certain differences in scale and / or location.
- The plans submitted do not reflect the actual border between the properties.
- The extension measures 3.27 metres in height and over 5.3 metres in height when compared to the ground level of neighbouring property no. 15 Woodgate Crescent.
- The building is now at least double the size of the original building and shares utilities with the adjoining building.
- During the construction of this building, trees and hedges have been damaged and hedges have been removed entirely.
- There may be a risk of the building collapsing into neighbours garden due to dampness.
- The building was constructed without building control involvement.
- No. 15 Woodgate Crescent was built in 1924 (named Sunninghill) and no. 17 Woodgate Crescent was built in 1923 (named Highview). Sunninghill is mock Tudor in style whilst Highview is of Edwardian style and built entirely of red brick. The area is designated as an Area of Special Local Character and a flat roofed breeze block building with concrete render is not in keeping.
- The outlook and amenity of the neighbour is significantly compromised.
- A detailed site inspection should be carried out.

Case Officer Comment:

Two separate site visits were carried out during the application process and all material planning considerations are addressed within the main body of the report.

The Gatehill Residents Association also submitted the following objection (dated 31st October 2019):

Thank you for advising me of the amended plans for this retrospective application. The Gatehill Residents' Association still believes that this application should be refused.

These latest submitted plans do not accurately reflect the original outbuildings nor do the 'As - built' plans accurately reflect what the applicants have built. The 'As - built' plans are a mixture of some of what has been built and some of what the applicants claim previously existed.

I attach several pages of photographs and handouts to which I refer to in this letter.

Inaccurate Plans

1. We note that no architect has put their name to the submitted plans.
2. We note that the boundary marked on the plans has been moved further into the neighbour 15 Woodgate Crescent's garden on the 'as built' plans.
3. An example of this alteration to the boundary can be seen in drawing 10.01 rev 00.03 which

claims that the 'pre-existing' shed labelled as building A is 1.1m from the boundary yet the same demolished shed is now claimed to have been 1.6m from the boundary on drawing 20.01 rev 00.03. The previous set of plans for the same building, 10.01 rev 00.01 and 20.02 rev 00.01, claim that this shed is 1.1m from the boundary.

4. This alteration of the boundary implies that the conifer trees which were planted by the neighbour in her garden nearly 40 years ago are now being claimed to belong to the applicants along with part of the neighbour's lawn. This is not correct.

5. The neighbour's solicitor has already drawn to the attention of the previous case officer that land belonging to the neighbour has been redlined by the applicants, yet certificate A has been completed not certificate B as is required. No notices have been submitted to the neighbour as is required. Moving the boundary on the plans further into the neighbour's garden exacerbates this problem.

Pre-existing Buildings

6. We refer to drawing 10.01 rev 00.03.

7. The pre-existing plans are misleading as the 'pre-existing' sheds and greenhouse have been derelict or removed for many years now and their footprint and height have been misrepresented. This can be seen by looking at photos 1 and 2 on the attachment pages 1 and 2 which is a photo of an aerial photo taken in the 1980s.

8. Photo 1 has been blown up (2) so that block A can be seen in more detail. This can be compared with the submitted plans showing this block, (3) and (4). The length of block A on the plans is claimed to be 5 metres and the width of the garage doors on the plans is 3.75 metres. The photo shows the opposite relationship. The garage doors are actually much wider than the length of block A. The photo also shows that block A is much lower in height than the garage doors. We conclude that the true footprint and height of block A has been misrepresented in the applicants' plans.

9. It is hard to imagine this small shed being used to store garden tools and also being used to prepare and cook food.

10. It is also not possible to see the 'existing garden shed', a coal shed, on the photograph. The applicants purport it to be over 3 metres tall and 3 metres deep. The neighbour claims that the coal shed was actually around half that height and of less depth with a pitched roof, a mini garage shape.

11. The new 'pre-existing' plans state that block B is a 'workshop'. In other parts of the drawing the applicants claim that block B was a garden shed. The photograph (1) shows that block B was actually a greenhouse.

12. There is also confusion as to the usage of block C which varies between a hobby room, a stable or a garden shed. It was a derelict potting shed. There have been no horses living at this property for at least the last 40 years. See extract 5 on page 3.

13. The pre-existing buildings were made of brick, matching the house and the ornate pediments and gateposts. This is not indicated on the pre-existing plans but can be seen on photograph 1.

'As-built' Plans

14. We refer to drawing 20.01 rev 00.03.

15. We note that the drawing number 20.01 rev 00.03, described as 'As-built' is a mixture of buildings which have been built and buildings which do not exist.

16. There is now no mention of the 2 other outbuildings which have been built at the same time as this 'shed extension'. There is a 55 SQM 'yoga studio' complete with shower and toilet facilities, and a 43 SQM kitchen whose walls are 0.4m from the 52 SQM garden shed and garage. We understand that photos of these buildings have been taken by officers however more can be provided from the neighbours' garden if required.

17. We understand that there are technical reasons why they are not shown on the 'As-built' plans (their permitted development application was refused in May and the applicants have chosen not to submit a full planning application despite the Council's enforcement team being involved for over a year.) However, they are clearly visible from the neighbour's garden and contribute to the breeze block and render wall which is almost 17 m in length down the boundary. It seems odd that they are not marked on the 'As-built' plans whilst the long-gone sheds are detailed.

18. Photo 6 on page 4 shows that the 'shed' and the 'kitchen' have connected services. Previously

submitted photos show that the sewerage pipes from the yoga studio enter the kitchen. All three buildings are connected.

19. The 'As- built' plans incorrectly show that the original coal shed was over 3 metres high. As previously mentioned, it was only approximately half of this height. The plans are misleading. See diagram 7 on Page 4.

20. The 'As- built' plans misrepresent the height of the extension. The neighbour submitted a copy of a survey produced by an independent boundary surveyor to the previous case officer from which the exact height of the building can be calculated.

21. The height of the building can be calculated as 3.27m. This measurement is taken from the top of the roof to the top of the newly laid rubble and concrete path adjacent to the building. This rubble and concrete path is over 0.4m high and should be added to calculate the true height of the new wall hidden behind the rubble.

22. This rubble path which raises the levels is not shown on the plans. The rubble piled up against the tree trunks is causing damage to the neighbour's trees, photos of this have already been submitted.

23. As the weather has deteriorated, the path is slowly washing away spreading further into the neighbour's garden.

24. The new step to the door at the front of the building is still not marked on the plans, photo already submitted.

25. The relative levels between the neighbour's ground floor and the top of the new shed is 5.34m, calculated by the boundary surveyor, survey submitted to the council.

26. This means that the extraordinary high storage shed is equivalent to a first-floor building.

27. None of the changes in levels are shown on the applicants' plans.

28. The new materials used in this development are block and render and do not match the materials of the applicants' property or the previous outbuildings. The waterproofing membrane is visible and still flaps around all these months later. These are cheaper building materials and the policy DMHD 2: Outbuildings i) also requires residential outbuildings to be constructed to a high standard of design.

Omissions

29. We note from the application form that surface water is being directed into the drains and we note that no consideration has been given to dealing with the sustainable drainage aspect of this project as is required by policy. The increase in non-permeable buildings and loss and damage to the neighbour's trees and shrubs along with the changes in levels all over the site are likely to result in water flowing into the neighbour's garden due to it being lower lying.

30. We note that no Building Regulation Application has been sought or approved.

31. No tree survey to BS5837 has been submitted despite the building work taking place on the root protection area of many mature conifers. Photo 8 on page 5 was taken in 2006 and the satellite photo showing the extensive green canopy along the boundary is photo 9 on page 6.

Loss of Amenity

32. Prior to the commencement of building work, the neighbour could not clearly see the derelict sheds from her property as there was a tall boundary hedge which ran from the front garden along the rear garden. Her conifers ran adjacent to the hedge along with various shrubs. Photo 10 on page 7 shows the hedge, conifers and shrubs.

33. The dense green nature of the boundary can be seen from the satellite photo, 9 on page 6.

34. The applicants have removed the boundary hedge, several shrubs, branches from the neighbour's conifers and trees creating a rather desolate and completely contrasting outlook for the neighbour, as shown by photos 11 and 12 on page 8.

35. The damage to the neighbour's trees, a civil matter, is also a planning matter as policy DMHD 2 ii) requires applicants to have regard to existing trees. Policy DMHB 14: Trees and Landscaping requires all developments to retain or enhance existing landscaping and trees and provide an accurate tree survey. None of this has happened.

36. We believe that this vast network of buildings and extensive removal and damage to the

neighbour's trees and shrubs harms the amenity of the neighbour and is contrary to DMHD 2 Outbuildings i).

Use of Buildings

37. We are concerned that the combined footprint of the garage and shed with its huge high extension is creating a building which could become habitable. The applicants do not use the garage for parking their cars and we are concerned what this enlarged area will actually be used for.

38. The true planning application should be seeking to enlarge, extend, raise the roof, change the materials, change the use and change the levels of adjacent land.

For the reasons listed above, we do not believe that these plans are a true representation of what has been built or what was there and there are several omissions. The applicants started the building work in August 2018 and it was reported to the Council's Enforcement Team in October 2018. The applicants missed 3 deadlines set by the Council to submit retrospective plans and finally submitted plans in March. These have been proved to be erroneous and 7 months later the current set of inaccurate plans have been submitted.

We urge you to refuse this application and commence enforcement proceedings to require this building to be demolished. The 2 other new outbuildings along with their sewerage pipes and other underground works should also be removed.

Internal Consultees

Trees and Landscaping Officer:

This site is occupied by a large 1920's house, situated in a spacious plot at the end of Woodgate Crescent, a residential cul-de-sac. The site lies within the Gatehill Estate Area of Special Local Character and within the area covered by TPO 229. Three cypress trees along the northern boundary, in front of the garage, are protected trees, T8, T9 and T10 on the schedule.

COMMENT

This is a retrospective application. The front elevation of the garage incorporates the front elevation of a single storey shed on the north side, beyond which is a hedge of cypress trees on the neighbouring land of house number 15. These trees have been retained and continue to provide some screening of the garage building when viewed from the neighbouring house. The single-storey extension to the shed extends to just beyond the rear elevation of the garage and is accessible via a side door behind the garage. While the extension to the shed creates a longer blank wall along the north boundary, this is part-screened by the retained conifer hedge.

RECOMMENDATION No objection and no need for landscape conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of an extension to a storage shed is acceptable but is subject to other material planning considerations.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Please see the 'Impact on the character & appearance of the area' section of the report.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that within Areas of Special Local Character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Extensions to dwellings should respect the symmetry of the original buildings.

Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

Policy BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states 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.

Policy DMHB 5 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states:

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

Policy DMHB 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) relates to new houses within Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character but highlights the need to respect building lines, reflect the materials and traditional roof design of the area, utilise unobtrusive boundary treatment and preserve boundary planting.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that the Council will require residential outbuildings to meet the following criteria: i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees; iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

The existing extension to the storage shed infills an area, measuring 5.045 metres in depth, 2.475 to 3.2 metres in width and 3 metres in height. This results in a shed structure which

appears in excess of 4 metres in height due to ground level changes and measures approximately 8.2 metres in depth. This visually amalgamates with the ancillary kitchen and storage room structure to extend approximately 13.5 metres in depth. Notably, this development is located on the boundary with no.15 Woodgate Crescent and would extend further than the established building line by a significant distance. The existing development is not considered to reflect the character of the Gatehill Farm Estate Northwood Area of Special Local Character, fails to incorporate principles of good design and fails to complement or improve the amenity of the area.

Given the above, the extension is considered to contrary to Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMHB 5, DMHB 6, DMHB 11 and DMHD 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.08 Impact on neighbours

Policy BE20 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states 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.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that development proposals should not adversely impact on the daylight and sunlight of adjacent properties and open space.

Policy BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of the occupiers and their neighbours. This is supported by Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

The nearest neighbouring property to the existing development is located at no.15 Woodgate Crescent and is set forward of the garage and storage building at the subject site. The extension to this storage building extends beyond the rear wall of this neighbouring property by approximately 8.2 metres. The structure is located approximately 8 metres from no.15 Woodgate Crescent but is not set in from the boundary and measures in excess of 4 metres in height when compared to the ground level of this neighbouring property. This is considered to create an oppressive environment. Although the existing development does not impact on the privacy of no.15 Woodgate Crescent, it is considered to create an overdominant structure to the detriment of residential amenity. As such, the existing development is considered to represent an un-neighbourly form of development, contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. This is supported by Policy DMHB 18 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

The existing development does not impact on the provision of amenity space and is not contrary to Policy BE23 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 18 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

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 the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. This is supported by DMT 1 and DMT 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 1.5 spaces per dwelling. This is supported by DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

The extension to the storage area does not affect the current parking provision and is not considered contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMT 1, DMT 2 and DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.11 Urban design, access and security

Please see the 'Impact on the character & appearance of the area' section of the report.

7.12 Disabled access

Not relevant to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states: A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

This site lies within the area covered by TPO 229. The three cypress trees on the side boundary in front of the buildings are protected by the TPO, identified as T8, T9 and T10 on the schedule. No trees have been removed to facilitate the development. As stated by the Trees and Landscaping Officer, there is no objection to the proposed development regarding landscape impacts. As such, the existing development is not considered contrary to Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMHB 11 and DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. This is further supported by policies DMEI 9 and DMEI 10 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies (March 2019) and Policies 5.13 and 5.15 of the London Plan (March 2016).

The current application regards an extension to an existing outbuilding located within Flood Zone 1. The site is not located within a Critical Drainage Area, an area at risk of Surface Water flooding or within 20 metres of the top of a bank of a main river. As such, the submission does not require a Flood Risk Assessment and is not considered contrary to Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policies DMEI 9 and DMEI 10 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policies 5.13 and 5.15 of the London Plan (March 2016).

7.18 Noise or Air Quality Issues

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

The issues raised by the objector and the petition have been addressed in the 'Impact on the Character & Appearance of the Area' and the Impact on Neighbours' sections of this report.

7.20 Planning Obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

If the application is refused, as it is retrospective, enforcement action will need to be considered.

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.

10. CONCLUSION

In conclusion, the existing extension fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. The existing extension is also considered to be detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. As such, the application is recommended for refusal.

11. Reference Documents

National Planning Policy Framework (June 2019)

The London Plan (March 2016)

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

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

Emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019)

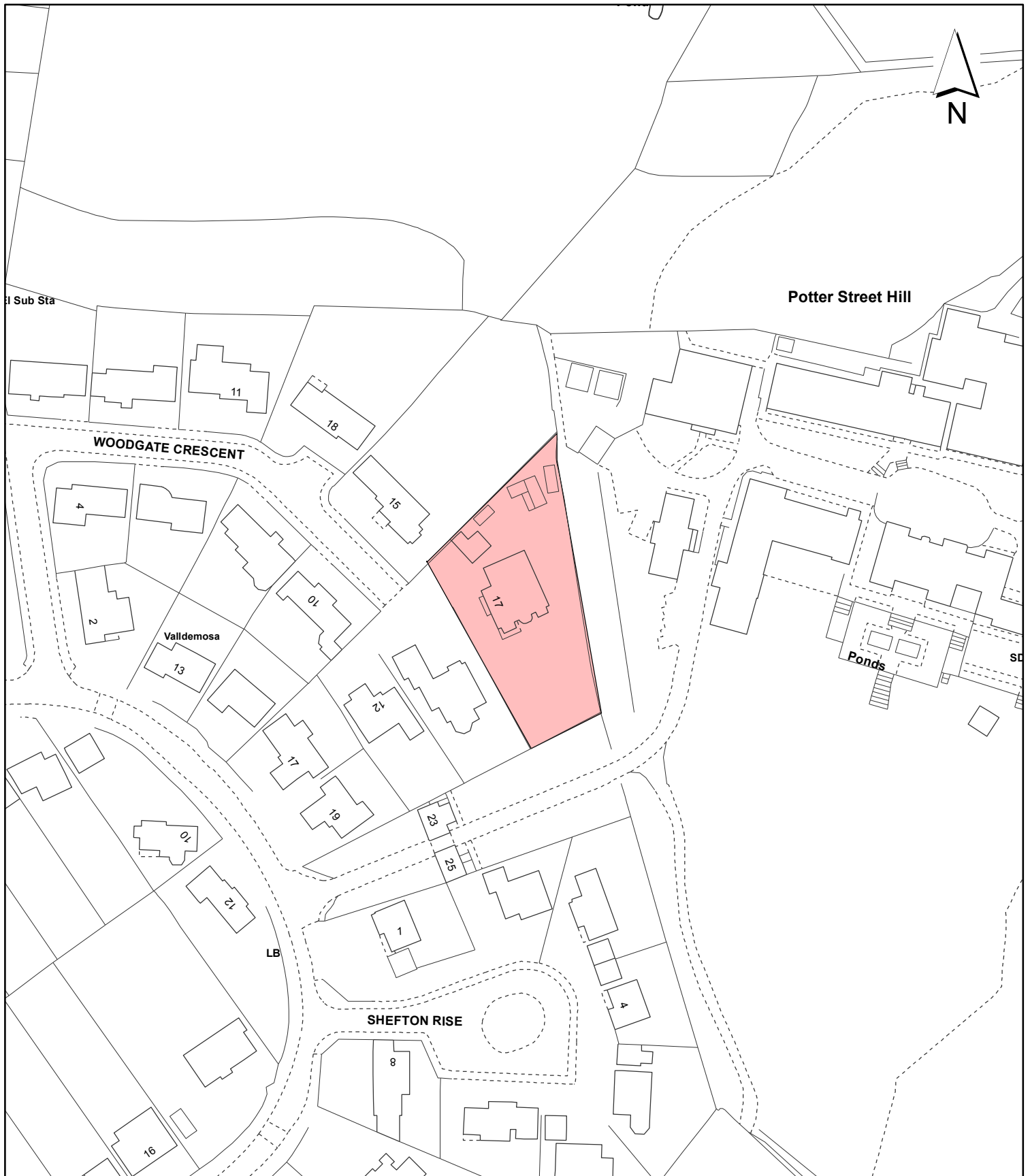
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)

Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008)

Hillingdon Design and Accessibility Statement: Accessible Hillingdon (September 2017)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**17 Woodgate Crescent
 Northwood**

Planning Application Ref:

42270/APP/2019/703

Scale:

1:1,250

Planning Committee:

North Page 57

Date:

November 2019

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 5 CHILTERN ROAD EASTCOTE MIDDLESEX

Development: Installation of raised patio to rear (Restrospective).

LBH Ref Nos: 54673/APP/2019/2201

Drawing Nos: Location Plan
MKM/17/CHI05/PL20 01/03
MKM/17/CHI05/PL20 02/03
MKM/17/CHI05/PL20 03/03

Date Plans Received: 29/06/2019 **Date(s) of Amendment(s):** 29/06/2019
Date Application Valid: 22/07/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two-storey dwelling located on the Northern side of Chiltern Road with the principal elevation facing South. The property is brick built set under a hipped roof. To the West side is an attached single storey garage which is in turn attached to the neighbouring property's garage, no.3 Chiltern Road. The area to the front is mainly covered in hard-standing providing off-street parking. To the opposite side is a side gate which leads to the rear. To the rear of the property is a raised patio section which leads down to the main garden which is attractively landscaped with the majority laid to lawn.

To the East of the application site lies No.7 Chiltern Road, a two storey detached property, which is set forward of the application property and has been extended at both ground and first floor level to the rear. To the West of the application site lies No.3 Chiltern Road, a two storey detached property which has been extended at ground level along the boundary with the application site. There are some differences in levels between these individual properties; the land slopes from West to East down Chiltern Road, and slopes to the North to the rear of the properties.

The street scene is residential in character and appearance comprising detached properties. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It lies a little distance to the East of the Eastcote Village Conservation Area.

1.2 Proposed Scheme

Installation of raised patio to rear (Restrospective).

1.3 Relevant Planning History

54673/APP/2000/226 5 Chiltern Road Eastcote Middlesex
ERECTION OF A FIRST FLOOR FRONT EXTENSION OVER ENLARGED NEW OPEN PORC

Decision Date: 05-06-2000 **Approved** **Appeal:**
54673/APP/2017/3666 5 Chiltern Road Eastcote Middlesex
Part two storey, part single storey side/rear extension.

Decision Date: 06-12-2017 **Approved** **Appeal:**
54673/APP/2018/1363 5 Chiltern Road Eastcote Middlesex
Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers.

Decision Date: 30-08-2018 **Refused** **Appeal:**
54673/APP/2018/368 5 Chiltern Road Eastcote Middlesex
Application for a non-material amendment to planning permission Ref: 54673/APP/2017/3666 dated 06/12/2017 (Part two storey, part single storey side/rear extension) to allow for amendments to drawing numbers to approved plans

Decision Date: 07-03-2018 **Approved** **Appeal:**
54673/APP/2018/4154 5 Chiltern Road Eastcote Middlesex
Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use, including 4 rooflights and alterations to side elevations.

Decision Date: 04-04-2019 **Approved** **Appeal:**

Comment on Planning History

54673/APP/2017/3666 - Part two storey, part single storey side/rear extension. Approved on 06.12.2017

54673/APP/2000/226 - Erection of a first floor front extension over enlarged new open porch. Approved 05.06.2000

54673/APP/2018/1363 - Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers. Refused 30.08.2018 for the following reasons -

(1) The proposal, due to the lack of outlook and natural light afforded to the proposed bedroom in the roof, would result in an oppressive environment to that room. As such, the proposal would fail to provide a satisfactory residential environment for future occupiers and would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

(2) The proposal would result in the provision of a habitable room (proposed bedroom in the roof space) of an unsatisfactory quality for the future occupiers, due to insufficient floor area with adequate height 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 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) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

54673/APP/2018/4154 - The application sought erection of a part two storey, part single

storey side/rear extension and conversion of roofspace to habitable use, including 4 x rooflights and alterations to side elevations (Re-submission) Approved.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 22nd August 2019

3. Comments on Public Consultations

Neighbouring properties along with Eastcote Residents Association were consulted on 23/07/2019 and a site notice was displayed to the front of the site on 25/07/2019.

Three objections have been received raising the following issues:-

(1) The erection of the patio without permission is inappropriate

(2) Materials do not match

(3) Overlooking of garden and kitchen

(4) The addition of the high plastic surrounds on top of the already elevated patio will not only block sunlight from the neighbouring garden and patio, but will also add to the overall dominance of the elevated structure, particularly in view of the drop in heights of our respective properties. Furthermore, the plastic surrounds will not prevent the compromise of privacy in the rear garden

Officers notes - It is not unlawful to undertake development without permission but this runs the risk of refusal and possible enforcement action, the planning matters raised are considered below.

Contaminated land officer - no comments received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,

	Supplementary Planning Document, adopted December 2008
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling and the impact on residential amenity of the neighbouring dwellings.

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. This policy reflects the relevant legal duties.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building and avoid adverse amenity issues such as overlooking, loss of light or overbearing issues.

Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different

activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The retrospective raised patio is located at the rear of the property. The patio is proposed to be built from bricks which match the existing rear extension.

The size of the patio is measured approximately 3.7m in length including the stairs and spans the entire width of the property. It is noted that the topography of the property has a gentle gradient, sloping downwards towards the rear garden space. When viewed from the rear, the height of the raised patio is measured 0.82m and has an overall height of 1.72m including the handrail.

On either side of the patio, adjoining the neighbouring properties, two 1.8m high PVC non see through fencing (Grey Colour) and box hedging are proposed. The additional fencing provides screening to the proposal to overcome potential overlooking concerns. As such, the overall height of the structure would amount to 2.62m, which is over and above the maximum height of a permitted development boundary treatment (2m). The proposed non see through fencing would have the appearance and impact of a second generation conservatory extension. By virtue of size, scale bulk and design, the proposed would represent an unduly intrusive and incongruous form of development. Furthermore, the proposed will adversely impact on the amenity, outlook, daylight and sunlight of no. 3 Ciltern Road and as such would constitute an un-neighbourly form of development. The proposal is therefore considered unacceptable and would be contrary to Policies BE20, BE21, BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Hillingdon Supplementary Planning Document: Residential Extensions and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

This application is recommended for Refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its size, scale, bulk and design, represents an unduly intrusive and incongruous form of development, detrimental to the character, appearance and architectural composition of the existing property. The proposal is thus 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 -

UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its size, scale, bulk, depth and proximity would be detrimental to the amenities of the adjoining occupiers at 3 Chiltern Road by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

DMHB 1 Design of New Development

DMHB 1 Housing Standards

DMHB 1 Private Outdoor Amenity Space

LPP 3.5 (2016) Quality and design of housing developments

3 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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**5 Chiltern Road
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
54673/APP/2019/2201

Scale:
1:1,250

Planning Committee:
North Page 66

Date:
November 2019



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 53-55 THE BROADWAY JOEL STREET NORTHWOOD

Development: Proposed new shopfront, ramp and 4 x cycle stands

LBH Ref Nos: 5564/APP/2019/2892

Drawing Nos: 6136[L]010
Cover Letter (Dated 29 August 2019)
6136[P]101 Rev. B
6136[P]200 Rev. A

Date Plans Received: 29/08/2019 **Date(s) of Amendment(s):** 29/08/2019

Date Application Valid: 29/08/2019

1. SUMMARY

This application seeks permission for a proposed new shopfront, access ramp and four cycle stands. The proposal is considered acceptable in principle and with regard to its impact on the street scene, neighbours, the local highway network, landscaping and access. Subject to conditions and a Section 106 securing a Stopping-Up Order, this application is recommended for approval.

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning, Transportation and Regeneration to grant planning permission subject to:

A. That the application be referred to the Mayor under Article 5 of the Town and Country Planning (Mayor of London) Order 2008.

B. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

i) Highway Stopping-Up Order

C. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

D. That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

E. If the Legal Agreements have not been finalised by 20th May 2020 (or such other timeframe as may be agreed by the Head of Planning, Transportation and Regeneration), delegated authority be given to the Head of Planning, Transportation and Regeneration to refuse planning permission for the following reason:

'The applicant has failed to agree to a Stopping-Up Order which is required in

order to relinquish highway land. As such, there is inadequate space to facilitate the proposed development, prohibiting the provision of safe, secure and convenient access for cyclists and pedestrians, contrary to Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMT 2 and DMT 5 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).'

F. That if the application is approved, the following conditions be attached:

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 6136[L]010, 6136[P]101 Rev. B and 6136[P]200 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

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

Prior to the relevant part of the works commencing, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Hard Landscaping
 - 1.a Cycle Storage
 - 1.b Means of enclosure/boundary treatments
 - 1.c Hard Surfacing Materials
 - 1.d External Lighting
 - 1.e Other structures

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 and BE38 Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 and DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

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).

2 153 **Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 4	Amenity and Town Centre Uses
LPP 7.2	(2016) An inclusive environment
OE1	Protection of the character and amenities of surrounding properties and the local area

3

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

4 172 Section 106 Agreement

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of The Broadway, Joel Street, immediately to the north of Northwood Hills Tube Station. A mainly residential street, Ferndown, runs along the back of the Broadway parade. The site consists of a mid 1980's red brick three storey building with basement/lower ground level. The vacant William Jolle Public House occupies the ground level from Joel Street, which is listed as an ACV until October 2020, although this has been granted planning permission for the subdivision and change of use to a Retail Shop (Use Class A1) and smaller Drinks Establishment (Use Class A4). The first and second floors are used for a 24 hour gym (Use Class D2). The upper floors are not affected by the ACV designation.

There are significant differences in ground levels between the front and rear of the site with Ferndown approximately 3m lower than Joel Street. The site includes undercroft parking at lower ground floor level with more parking to the rear of the main building with access from Ferndown. The existing building is neither listed nor located within a conservation area. The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate) and located in an area with a number of parking restrictions.

The site is located within the Northwood Hills Town Centre and is a designated Secondary Shopping Area. The Broadway is characterised by mainly three-storey terrace properties with commercial/retail at ground floor level. Ferndown to the rear of the site is much more residential in nature and comprises mainly two-storey semi detached and terrace residential properties. To the south, the Metropolitan line abuts the site and beyond, there are three and four-storey mixed use buildings on Joel Street, but the streets that branch off either side of the main road are characterised by mainly two-storey residential properties.

3.2 Proposed Scheme

This application seeks permission for a proposed new shopfront, access ramp and four cycle stands. The proposed shopfront would comprise double glazed windows with entrance and exit doors in grey (RAL 7043) frames. The proposed access ramp is proposed at 1:15 and would utilise grey (RAL 7043) metal balustrade.

3.3 Relevant Planning History

5564/ADV/2019/42 53-55 The Broadway Joel Street Northwood

Installation of 1 internally illuminated fascia sign, 1 internally illuminated hanging sign and 1 non illuminated wall sign

Decision: 16-09-2019 Approved

5564/APP/2019/675 53-55 The Broadway Joel Street Northwood

Subdivision and part change of use of existing Drinks Establishment (Use Class A4) to create a Retail Shop (Use Class A1) with retention of existing Public House and associated alterations to

shopfront.

Decision: 21-08-2019 Approved

Comment on Relevant Planning History

The current application relates to a premises recently granted planning permission for its retail use and advertisement signage.

4. Planning Policies and Standards

Local Plan Part 2 Update March 2019

The LPP2 remains at the examination stage with the aim to adopt the Plan in early autumn 2019.

The Council received a Post Hearing Advice Note from the Planning Inspector in November 2018 advising the Council that it was a Plan capable of being found sound subject to main modifications.

The Inspector (and our Cabinet Member) has now agreed the Proposed Main Modifications to the LPP2 and these are now subject to a six week period of public consultation from 27 March to 8 May 2019.

Weight to be afforded to the LPP2

The following updated wording should now be included in officer reports until the 8 May 2019 when a further update will be provided:

Draft Local Plan Part 2

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and are published for public consultation from 27 March to 8 May 2019.

Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework,

the greater the weight that may be given).

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMTC 4	Amenity and Town Centre Uses
LPP 7.2	(2016) An inclusive environment
OE1	Protection of the character and amenities of surrounding properties and the local

area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th October 2019**

5.2 Site Notice Expiry Date:- **21st October 2019**

6. Consultations

External Consultees

A site notice was erected and letters were sent to neighbouring properties. All consultations expired on the 21/09/2019. No comments were received from members of the public.

Internal Consultees

TREES AND LANDSCAPING OFFICER:

This site is occupied by a three-storey block with shop fronts at ground level. Situated on the east side of Joel Street and immediately to the north Northwood Hills station, the footway outside the building slopes (as the road bridges over the railway). There are street trees in the area but none which will conflict with the proposal.

COMMENT

No trees will be affected by the proposal. The proposed scheme includes new steps and a ramped access to the building. The ramp access ratio is 1:15, but relatively short. - You may wish to consult Ali as to whether this is acceptable? At the upper level, two bike stands have been provided.

RECOMMENDATION

No objection subject condition COM9 (parts 2 and 6), - and Ali approving the details of the ramp.

ACCESS OFFICER:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

CASE OFFICER COMMENT:

The applicant submitted a revised floor plan for the installation of 4 cycle stands, as opposed to the 2 cycle stands originally proposed.

ACCESS OFFICER FOLLOW-UP:

There is no problem with the length of the ramp as it is under 5 m and shows a gradient of 1:15.

However, the width is too narrow. It measures just over 900 mm wide, and we should not accept anything under 1.2 m.

CASE OFFICER COMMENT:

The applicant submitted a revised plan in accordance with the Access Officer's comments.

ACCESS OFFICER FOLLOW-UP:

This is now acceptable.

HIGHWAYS OFFICER:

Site Characteristics & Background

The site is located on Joel Street and is placed within the local district shopping centre in Northwood. The proposal is a consequence of the subdivision and partial change of use of the existing building to form a new retail unit was approved at Planning Committee in August 2019 (Ref. 5564/APP/2019/675). The application now submitted comprises external works to the site frontage and new secure doors at lower ground level.

In addition, 4 cycle stands (although 6 indicated) are proposed and appear to be broadly pursuant to condition 5 of the aforementioned consent which requires 5 secure and accessible spaces to be provided for the A1 use class retail unit.

Ramp and Cycle Stand Provision

The principle of ramp provision conforms with the 1995 Disability Discrimination Act (DDA) (now replaced by the Equality Act 2010) and the provision of 4 cycle stands is considered fit for purpose.

The above provisions are to be placed within the recessed area of the address frontage which has previously been utilised as a customer seating area for the 'once active' drinks establishment. This included a 'tables and chairs' arrangement with an established low perimeter brick wall with planting defining the area. Photographic records indicate that this arrangement has been in place since at least 2008 and up to the cessation of A4 use in 2016.

However it would appear that the land in question is Council adopted public highway and it is unclear at this stage as to what permissions were afforded to the address over the past decade and beyond allowing the seating arrangement and walling to be built. This aspect requires clarification and unless demonstrated evidence is presented which formally legitimises use of the said Council land in perpetuity, the following paragraph prescribes the process required to regularise the situation.

Highway 'Stopping-Up'

In order to legitimately facilitate the provision of the ramp and cycle facilities, the area of land directly fronting the retail unit should be subject of a highway 'stopping up' process under section 247 of the Town & Country Planning Act 1990 which relates to relinquishing highway land in order to enable development. This involves a pre-requisite statutory notification legal process whereby comment from the public (and other interested parties) is invited in order to determine whether any notable/sustainable objection(s) exist to the proposed loss of adopted public highway which the Council would consider to be surplus to requirements. This process would be secured via legal agreement commencing post planning permission and financed in full by the applicant.

There are no further observations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the proposed new shopfront, ramp and cycle stands is considered acceptable, subject to other material planning considerations. The area of the land proposed to be developed is also Council adopted public highway which requires a highway 'stopping up' process under section 247 of the Town & Country Planning Act 1990 which relates to relinquishing highway land in order to enable development.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

7.04 Airport safeguarding

Not applicable to the consideration of this application.

7.05 Impact on the green belt

Not applicable to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that: A) All development, including alterations, will be required to be designed to the highest standards and, incorporate principles of good design.

Policy DMHB 13 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that:

A) New shopfronts and alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part and the surrounding street scene.

B) The Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the Register of Locally Listed Buildings.

C) New shopfronts must be designed to allow equal access for all users.

D) Inset entrances on shopfronts should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the shopping area and avoid blank frontages to the street.

G) Blinds, canopies and shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted, unless they are of good quality design.

H) In order to improve and maintain the quality of the public realm, the design of shopfronts should be of a high quality, taking into consideration: i) retention and maintenance of active shopfronts at all times; ii) the relationship between the shopfront and upper floors; iii) the relationship with surrounding shopfronts and buildings; iv) the use of materials which are appropriate to and enhance the character of the local area; and v) the value of existing architectural and historic features.

The proposed shopfront would comprise double glazed windows with entrance and exit doors in grey (RAL 7043) frames. The proposed access ramp is proposed at 1:15 and would utilise grey (RAL 7043) metal balustrade. The four proposed cycle stands would utilise the same colours. This is not considered to compromise the appearance and visual amenities of the existing street scene and would accord with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 and DMHB 13 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, because of:

"(i) The siting or appearance;
(ii) The storage or display of vehicles, goods, equipment or other merchandise;
(iii) Traffic generation and congestion;
(iv) Noise and vibration or the emission of dust, smell or other pollutants, unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable."

Policy DMTC 4 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that proposals for drinking establishments will only be supported provided that they: i) would not result in adverse cumulative impacts due to an unacceptable concentration of such uses in one area; ii) would not cause unacceptable disturbance or loss of amenity to nearby properties by reason of noise, odour, emissions, safety and security, refuse, parking or traffic congestion; and iii) would not detrimentally affect the character or function of an area by virtue of the proposed use or visual impact.

The use of the retail unit has already been agreed under planning permission reference 5564/APP/2019/675. The proposed shopfront, access ramp and cycle stands are not considered to be detrimental to the character or amenities of surrounding properties by virtue of siting or appearance and storage or display of vehicles, goods or equipment. The proposal is no considered contrary to the requirements of Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMTC 4 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.09 Living conditions for future occupiers

Not applicable to the consideration of this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2 and 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. This is supported by Policies DMT 1 and DMT 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will be considered and requires that new development is only permitted where it is in accordance with the Council's adopted car parking standards. This is supported by DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with

Modifications (March 2019).

The proposed changes would not impact on the local highway network or car parking and is not considered contrary to Policy AM2, AM7 and AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMT 1, DMT 2 and DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.11 Urban design, access and security

Design considerations are addressed in the 'Impact on Street Scene' section of the report.

7.12 Disabled access

Policy 7.2 of the London Plan (March 2016) requires that the all new development provides the highest standards of accessible and inclusive design.

As confirmed by the Council's Access Officer, there are no accessibility issues raised by the proposal. As such, it is considered to accord with Policy 7.2 of the London Plan (March 2016).

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, Landscaping and Ecology

LANDSCAPING

Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate.

Policy DMHB 11 and DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies (March 2019) also require that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

The proposed development would not impact on any trees. As stated by the Council's Trees and Landscaping Officer, the proposal is considered acceptable, subject to a condition securing further detail. As such, the proposal is considered to accord with Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies DMHB 11 and DMHB 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies (March 2019).

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

Not applicable to the consideration of this application.

7.18 Noise or Air Quality Issues

Not applicable to the consideration of this application.

7.19 Comments on Public Consultations

No comments were received from members of the public.

7.20 Planning Obligations

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the National Planning Policy Framework (June 2019) have put three tests on the use of planning obligations into law. Planning obligations should be:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

Policy R17 of the adopted Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning benefits related to the scale and type of development. The policy is supported by more specific supplementary planning guidance.

The Council's Section 106 Officer has reviewed the proposal, as have other statutory consultees. The comments received indicate the need for the following contributions or planning obligations to mitigate the impact of the development.

- i) Highway Stopping-Up Order

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

HIGHWAY STOPPING-UP

In order to legitimately facilitate the provision of the ramp and cycle facilities, the area of land directly fronting the retail unit should be subject of a highway 'stopping up' process under section 247 of the Town & Country Planning Act 1990 which relates to relinquishing highway land in order to enable development. If recommended for approval, this process is to be secured via legal agreement.

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

10. CONCLUSION

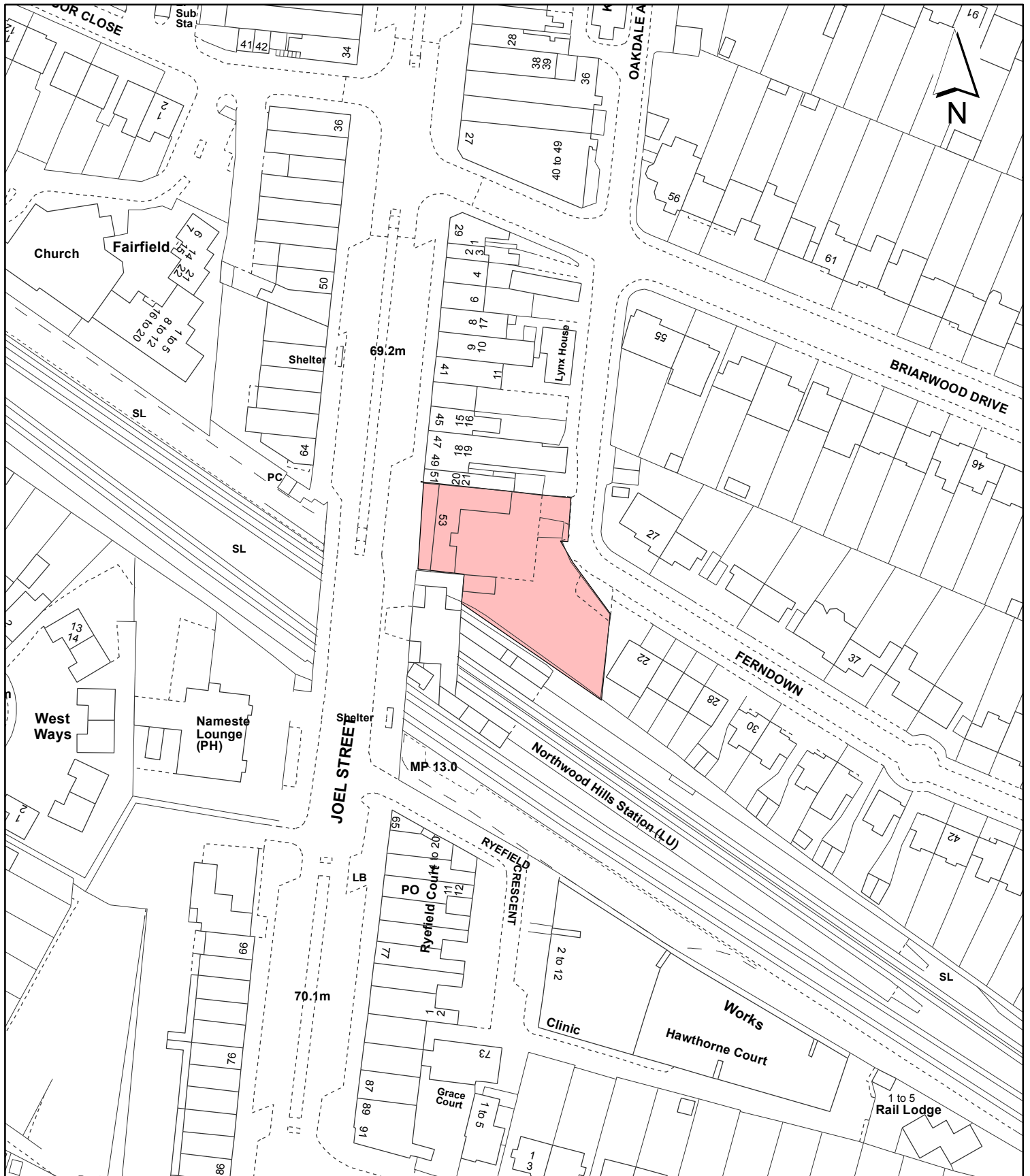
In conclusion, the proposal for a new shopfront, access ramp and four cycle stands is considered acceptable in principle and with regard to its impact on the street scene, neighbours, the local highway network, landscaping and access. Subject to condition and a Section 106 securing a Stopping-Up Order, this application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (February 2019)
The London Plan (March 2016)
Greater London Authority's Town Centres Supplementary Planning Guidance (July 2014)
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019)
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (December 2008)
Planning Obligations Supplementary Planning Document (July 2014)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**53 - 55 The Broadway
 Joel Street
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

5564/APP/2019/2892

Scale:

1:1,250

Planning Committee:

North Page 81

Date:

November 2019



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 121 HIGH STREET RUISLIP
Development: Change of use from Hairdressers (Use Class A1) to Nail Bar (Sui Generis).
LBH Ref Nos: 543/APP/2019/1989
Drawing Nos: Plan 1
Plan 2
Dimension Plan

Date Plans Received: 12/06/2019 **Date(s) of Amendment(s):**
Date Application Valid: 03/09/2019

1. SUMMARY

The application seeks permission for the change of use from Hairdressers (A1) to Nail Bar (Sui Generis).

There is no objection in principle to the scheme as the majority of the parade would remain in A1 use. The proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking and traffic generation from the proposed use would not be significantly different from the previous use. It is therefore recommended that the proposal is approved.

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, Plan 2 (Proposed Use) and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

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

2 147 Damage to Verge - For Council Roads:

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

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

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

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

3

The application site is located within the Ruislip Village Conservation Area. Whilst there are no objections from a conservation perspective to the proposed change of use, any alterations to the shop front and/or signage would likely require planning permission and/or advertisement consent.

For further information and advice contact - London Borough of Hillingdon Planning Department, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW.

4

This use will require a licencing application. You should contact the Council's Licencing Team for further information.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a mid terrace two and a half storey property located on the eastern side of High Street, Ruislip, just north of the junction with Brickwall Lane. The parade dates from the 1920's and is typically retail at ground floor level and residential above.

The site is situated within the Ruislip Village Conservation Area and the Secondary Shopping Area of the Ruislip Town Centre, as identified in the policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site has PTAL rating of 4.

3.2 Proposed Scheme

This application seeks permission for the change of use of the ground floor from a hairdressers (Use Class A1) to a Nail Bar (Use Class Sui Generis).

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018. Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and are published for public consultation from 27 March to 8 May 2019.

Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

(a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

(b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

(c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

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

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

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

S12 Service uses in Secondary Shopping Areas

DMHB 11 Design of New Development

DMHB 4 Conservation Areas

DMTC 1 Town Centre Development

DMTC 2 Primary and Secondary Shopping Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th October 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 neighbours and the Ruislip Residents Association were consulted for a period of 21 days expiring on the 25 September 2019. There were no responses.

Ruislip Village Conservation Panel - No response

Internal Consultees

Conservation and Urban Design - From a conservation perspective there would be no objections to the proposed change of use however any alterations to the shop front and/or signage is likely to require planning permission and/or advertisement consent. This would need to be applied for prior to

works commencing.

Planning Policy

This unit was formerly an hairdressers but is currently empty. Nail bars do not fall with the A1 use class definition of shops and hence are a sui generis use. However, they do share many of the same characteristics of uses such as a hairdressers and would continue to contribute to the vitality of the parade. Furthermore, the evidence from the retail survey shows that the change of use to a nail bar would not result in an over concentration of non-retail uses in the secondary shopping area, and overall the proportion of A1 uses would remain above the 50% threshold set out in emerging policy DMTC 2.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Ruislip High Street has a total frontage of 1,412m within its boundary made up of 433.5m (65 units) in primary and 620.5m (95 units) in secondary shopping areas. A shopping survey was carried out by the Council in June 2019 which demonstrated that the share of A1 frontages within the Secondary Shopping Area was 56% including 4 vacant units.

Policy S6 states that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

Policy S12 states that in Secondary Shopping Areas applications will be granted where i) the remaining retail facilities are adequate to accord with the character and function of the shopping centre and ii) the proposed use will not result in a separation of Class A1 uses or a concentration on non retail uses which might harm the viability or vitality of the centre. The LPA will need to be satisfied that the use is appropriate to the role and function of the shopping area and is likely to contribute to its attractiveness for shoppers.

Policy DMTC 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises the Council will support main town centre uses where the development proposal is consistent with the scale and function of the centre.

Policy DMTC 2 advises that in secondary shopping areas the Council will support ground floor uses of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars, and other community services providing that a minimum of 50% of the frontage is retained as A1 and the proposed use will not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

This unit was formerly an hairdressers but is currently empty. Nail bars do not fall with the A1 use class definition of shops and hence are a sui generis use. However, they do share many of the same characteristics of uses such as a hairdressers and would continue to contribute to the vitality of the parade. Furthermore, the evidence from the retail survey shows that the change of use to a nail bar would not result in an over concentration of non-retail uses in the secondary shopping area, and overall the proportion of A1 uses would remain above the 50% threshold set out in emerging policy DMTC 2.

Finally, it is not considered the proposed use as a nail bar would be out of keeping with the surrounding area or would impact on the amenity of the neighbouring occupiers or impact

on traffic congestion. Accordingly the proposed change of use is considered to comply with Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and emerging policy DMTC 2 of the Local Plan Part 2 (with Main Modifications, March 2019).

7.02 Density of the proposed development

Not relevant to this proposal.

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

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

DMHB 4 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) also advises new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

The proposed change of use does not include any external alterations. Therefore, the proposed scheme will not be harmful to the character and appearance of the Conservation Area.

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

Not relevant to this proposal.

7.07 Impact on the character & appearance of the area

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Furthermore BE19 ensures new development complements or improves the amenity and character of the area.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed change of use does not include any external alterations. Therefore, the proposed scheme will not be harmful to the character and appearance of the street scene. As such the proposed scheme complies with Policy BE13 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and is considered to have an acceptable impact upon the character and appearance of the area.

7.08 Impact on neighbours

There are no physical alterations to the building and the proposed use is similar in nature to the previous use. As such it is not considered that the proposal, it would not have an adverse impact on the neighbours' amenity.

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

7.09 Living conditions for future occupiers

Not relevant to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 1.5 spaces per dwelling.

The site is relatively sustainable on transport grounds therefore reducing the dependency on travelling to the location by private motor car. Private car usage is also deterred by the extensive waiting restrictions in the locality whereby 'uncharged for' parking is unavailable with local customer patronage being forced to utilise the abundant pay & display facilities in the area if they choose to travel by private motor car.

A proportion of patrons to the address are therefore expected to be reliant on other sustainable modes of travel such as walking, cycling and the convenient and efficient public transport services that serve the town centre reflected by the abundance of bus services and neighbouring LU train station.

Hence there are no specific concerns with this CoU due also to the small scale of the proposal and the existing retail/commercial mix of the local district centre which is likely to contribute to linked trips to the site given these established use attractions. This would also inherently reduce the potential for any new vehicular activity generated by the proposal. Even if this were not to be the case, the small scale of the proposal limits the potential for measurable detrimental highway related impacts.

The only parking requirement in this case is related to providing 1 secure and accessible cycle space which has not been demonstrated as part of the submission and should therefore be secured by condition.

7.11 Urban design, access and security

Not relevant to this proposal.

7.12 Disabled access

Not relevant to this proposal.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Not relevant to this proposal.

7.15 Sustainable waste management

Not relevant to this proposal.

7.16 Renewable energy / Sustainability

Not relevant to this proposal.

7.17 Flooding or Drainage Issues

Not relevant to this proposal.

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not relevant to this proposal.

7.21 Expediency of enforcement action

Not relevant to this proposal.

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.

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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

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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

10. CONCLUSION

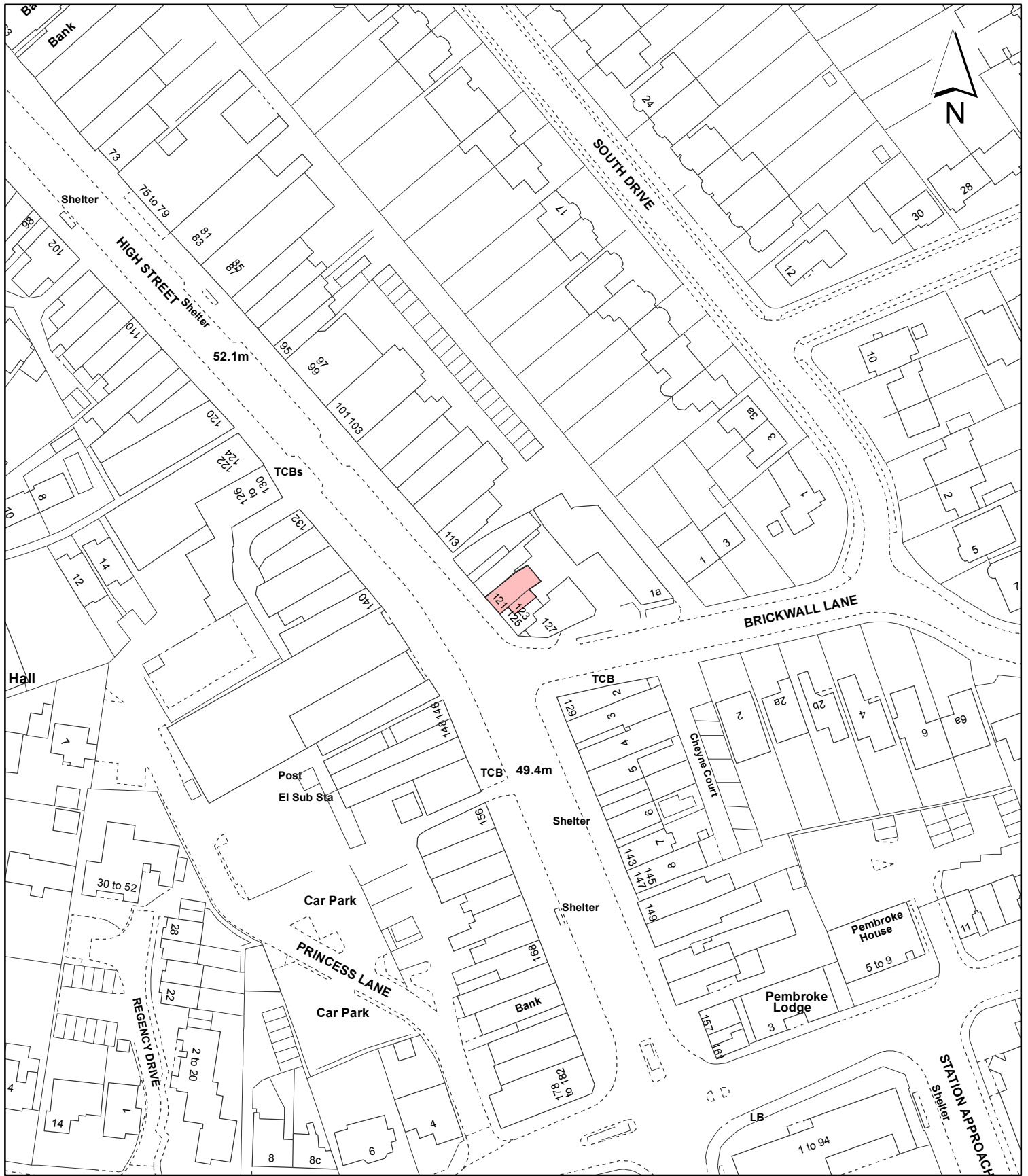
There is no objection in principle to the scheme. The change of use is not considered to result harm to the vitality and viability of Ruislip town centre and would not have an adverse impact upon highway safety or parking and would not detract from the residential amenities of nearby properties, in accordance with Policy S6 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy DMTC of the draft Local Plan Part 2 (with Modifications, March 2019).

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



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 Site boundary

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Site Address:

**121 High Street
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
543/APP/2019/1989

Scale:
1:1,250

Planning Committee:
North Page 92

Date:
November 2019



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Plans for North Applications Planning Committee

Wednesday 20th November
2019

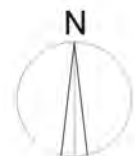


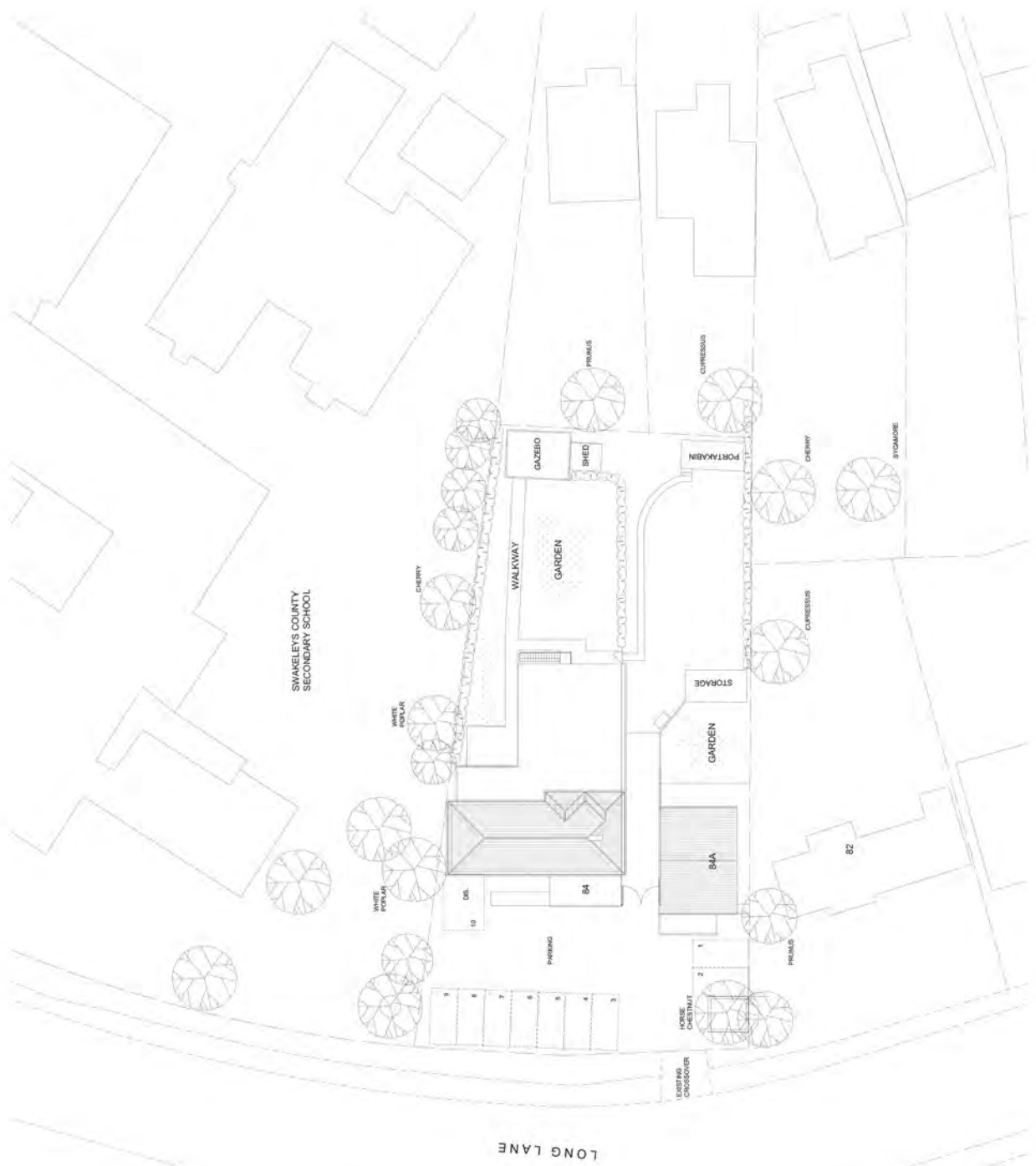
HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address WOODLANDS CARE HOME 84 LONG LANE ICKENHAM
Development: Extension to the existing care home to provide 14 new rooms.
LBH Ref Nos: 74274/APP/2019/1180

Date Plans Received:	05/04/2019	Date(s) of Amendment(s):	14/05/2019
Date Application Valid:	05/04/2019		05/04/2019





GENERAL	APR 18	C
TREE SURVY	OCT 18	B
PLANNING	MAY 18	A
ADJUSTMENTS	FEB 18	REV
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JOB
 84 LONG LANE
 ICKENHAM
 UB10 8QS

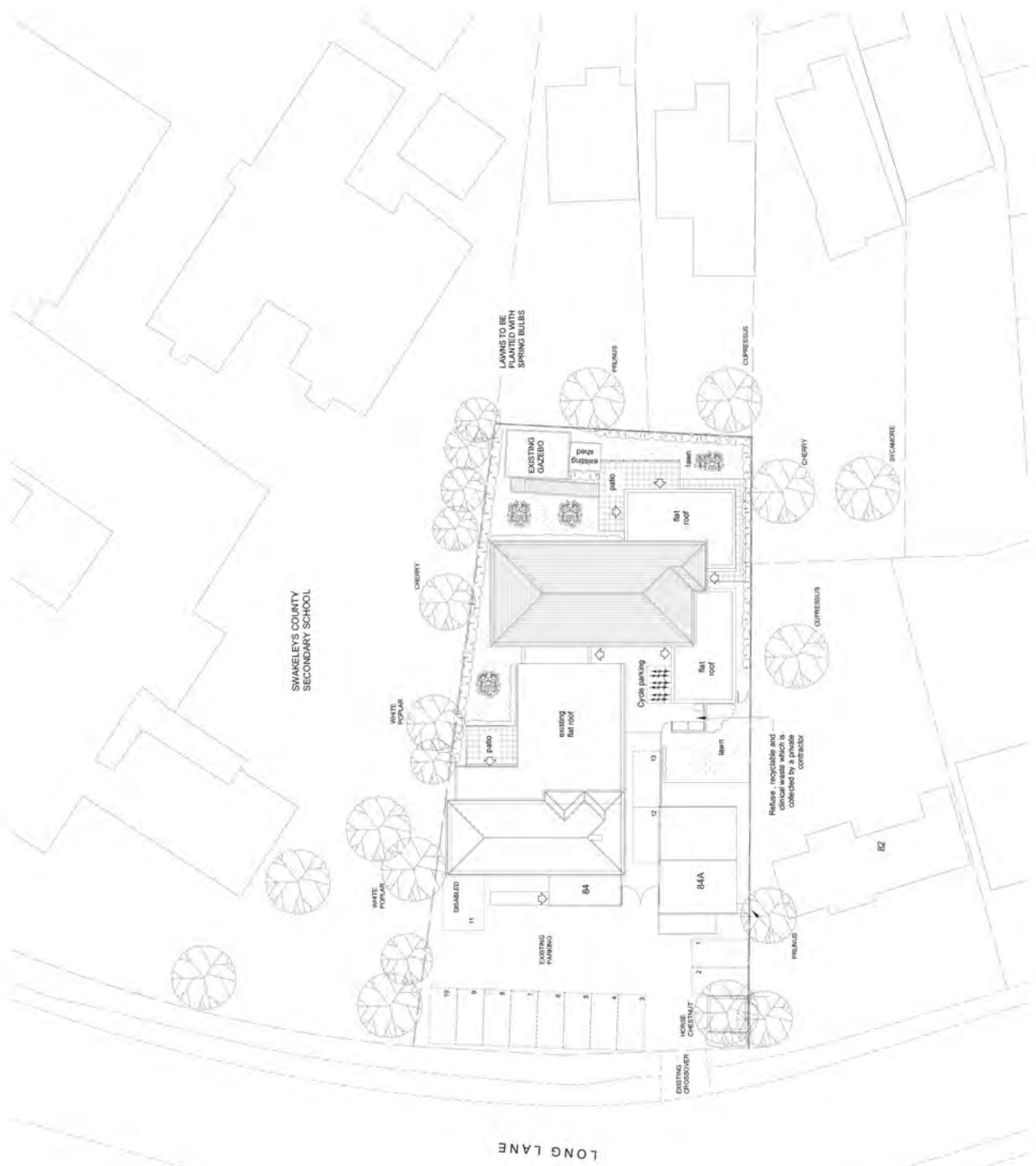
CLIENT
 ANDREW CAMPBELL

DRAWING
 EXISTING SITE PLAN

DALE VENN ARCHITECTS
 Architects, Planners & Surveyors
 HIGH HOUSE HARLINGTON ROAD,
 HILLINGDON, MIDDLESEX O1895-237345

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SITE PLAN 1:200



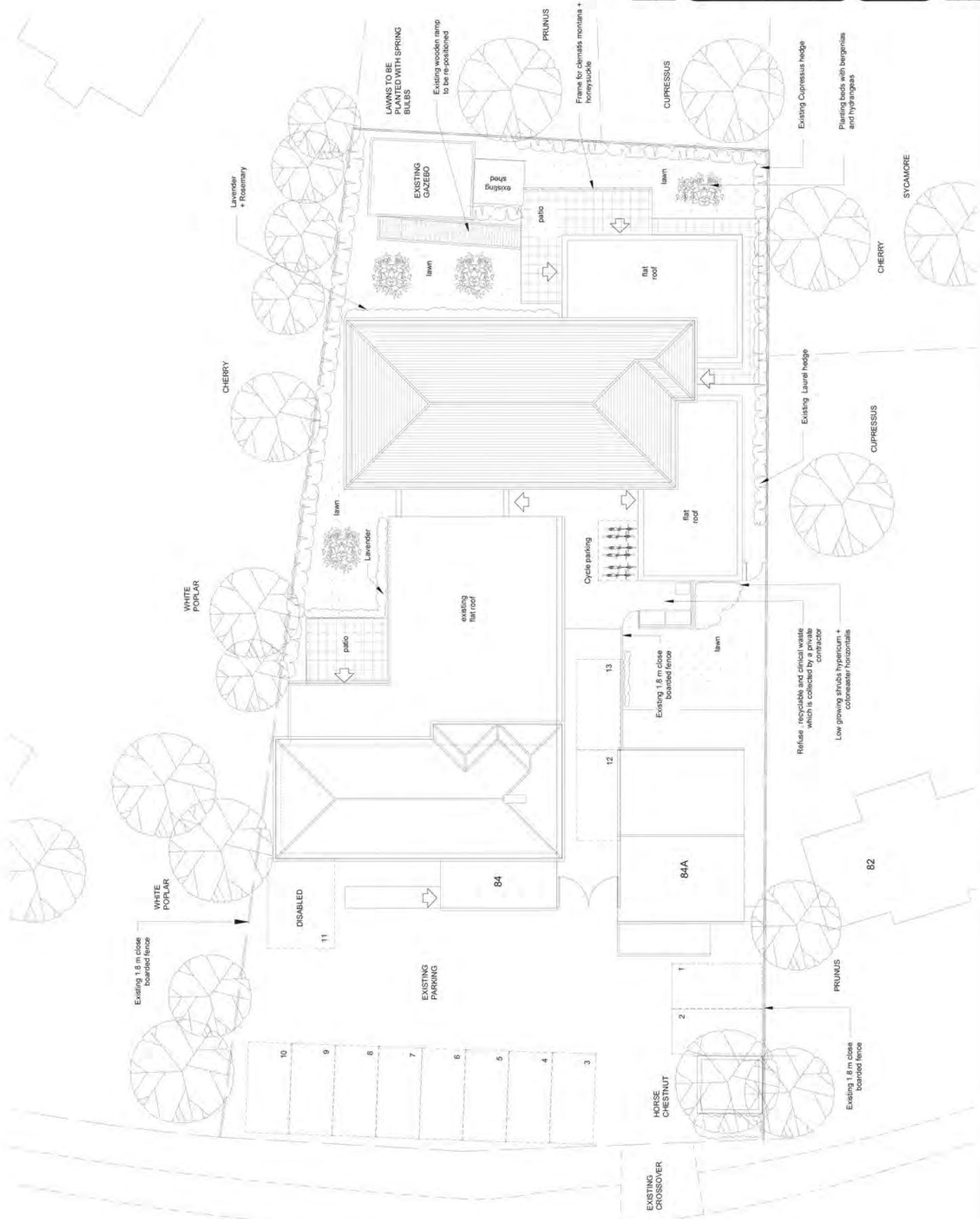
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CYCLE PARKING	APRIL 18	C
TREE SURVEY	OCT 18	B
LANDSCAPE	APRIL 18	A
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JOB	84 LONG LANE ICKENHAM UB10 8QS
CLIENT	ANDREW CAMPBELL
DRAWING	PROPOSED SITE PLAN

DALE VENN ARCHITECTS
 Architects, Planners & Surveyors
 HIGH HOUSE, HARBINGTON ROAD,
 HILLINGDON, MIDDLESEX. 01895-237345

SCALE	AS SHOWN @ 1:1	DRAWING NO.	REV
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DRAWN BY		CHECKED BY	

SITE PLAN 1:200



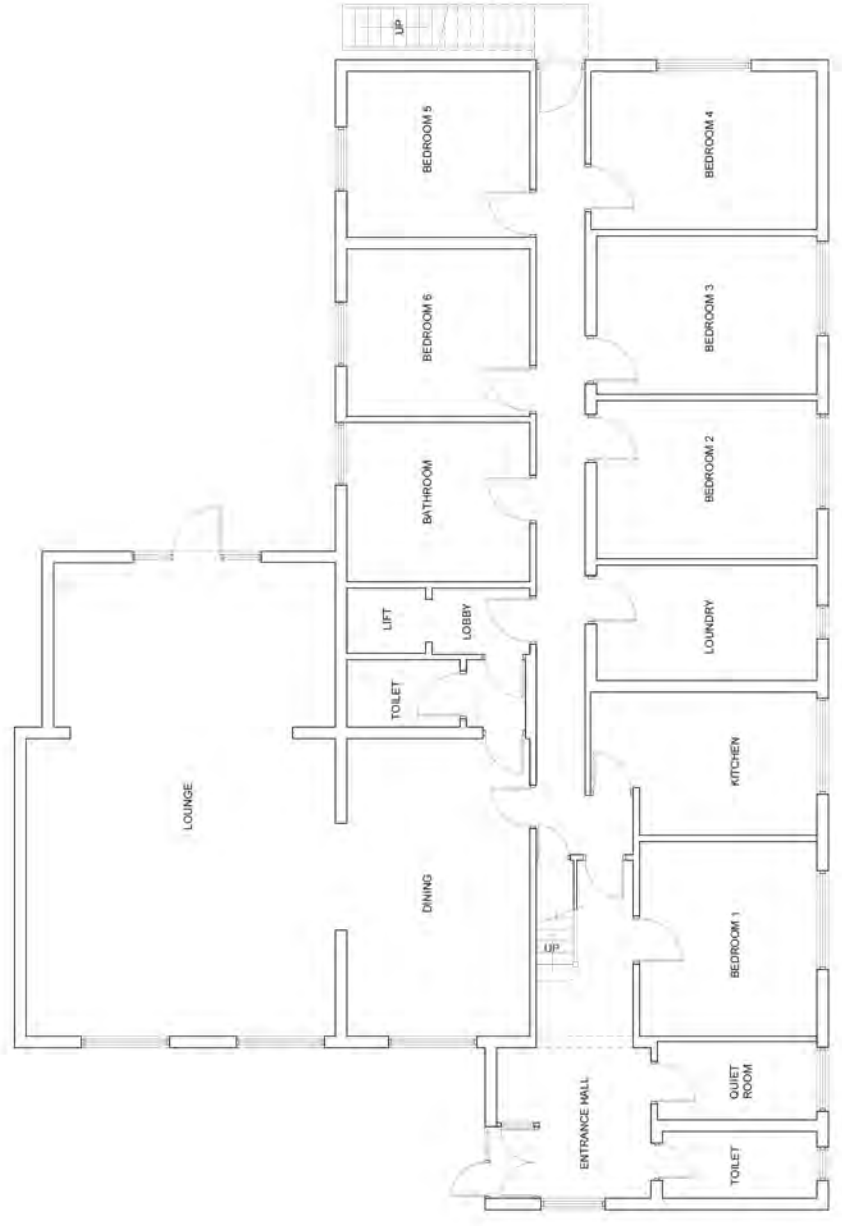
AGREEMENTS ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE	DATE CONCEPT RESERVE	REV REV
JOB 84 LONG LANE ICKENHAM UB10 8GS	CLIENT ANDREW CAMPBELL	DRAWING LANDSCAPE PLAN
DALE VENN ARCHITECTS Architects, Planners & Surveyors HIGH HOUSE, HURLINGTON ROAD, HILLINGDON, MIDDLESEX. 01895-237345		
SCALE 1:100 @ A1 DATE APRIL '16 DRAWN BY	DRAWING NO 4973 - 8	REV CHECKED BY



SOUTH ELEVATION 1:100



EAST ELEVATION



GROUND FLOOR PLAN 1:50



DATE ELEVATION/PLAN/SECTION/DETAILS	DATE REV
	A
	B
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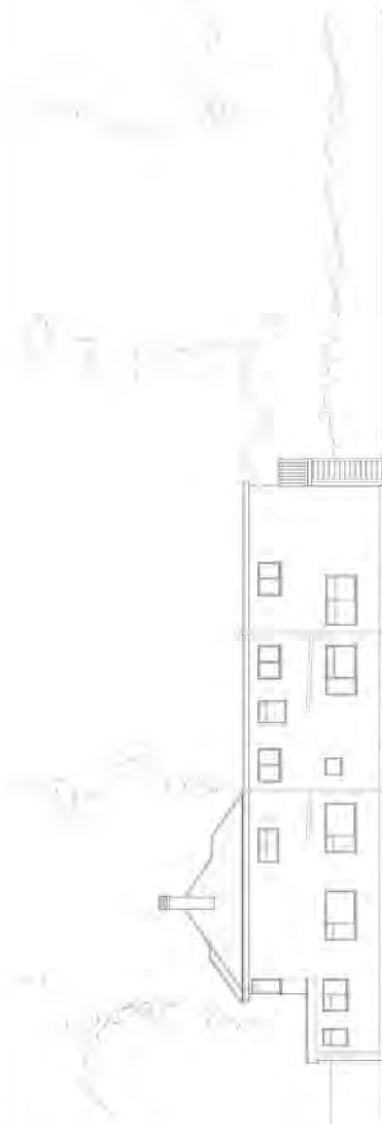
JOB	84 LONG LANE ICKENHAM UB10 8QS
CLIENT	ANDREW CAMPBELL
DRAWING	EXISTING PLAN AND ELEVATIONS

DALE VENN ARCHITECTS Architects, Planners & Surveyors HIGH HOUSE HARLINGTON ROAD HILLINGDON MIDDLESEX O1896-237345

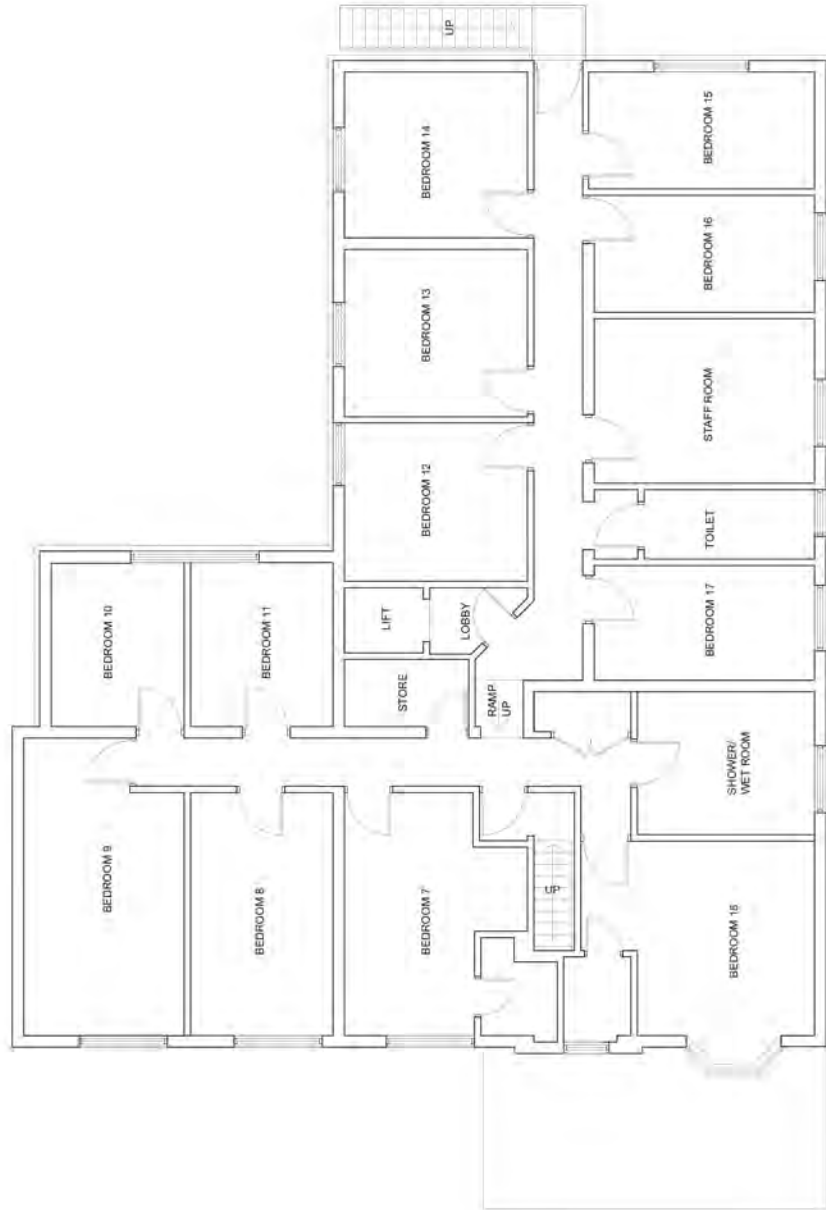
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DATE AUG 14		
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CHECKED DV		
	4973-2	B



WEST ELEVATION



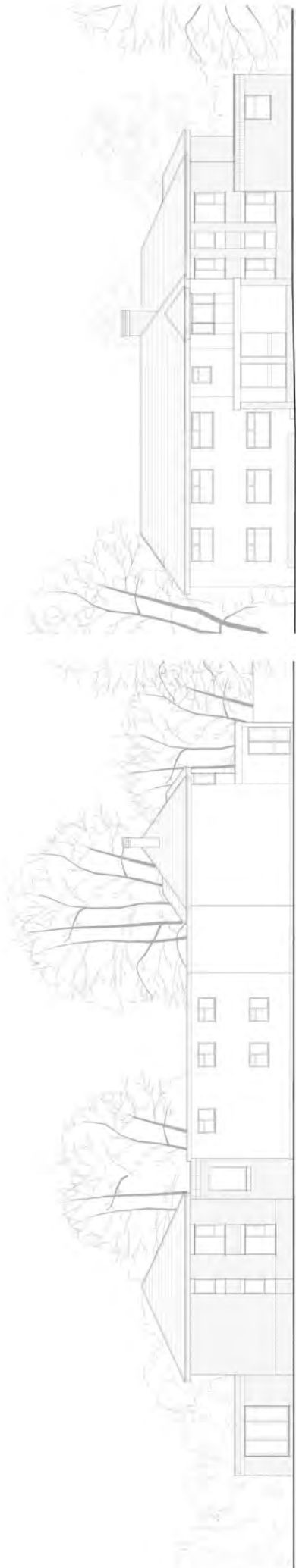
NORTH ELEVATION 1:100



FIRST FLOOR PLAN 1:50



DATE DRAWN BY CHECKED BY	SCALE	1:100 & 1:50	DRAWING No.	REV
			4973-3	A
JOB 84 LONG LANE ICKENHAM UB10 8QS				
CLIENT ANDREW CAMPBELL				
DRAWING EXISTING PLAN AND ELEVATIONS				
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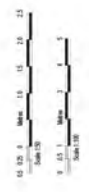


SOUTH ELEVATION

EAST ELEVATION



GROUND FLOOR PLAN



REV.	DATE	BY	CHKD	DESCRIPTION
E	JUL 19			CYCLE PARKING TREES
D	APR 19			GENERAL
B	OCT 18			GENERAL
A	SEPT 18			GENERAL
				ADJUSTMENTS

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84 LONG LANE
ICKENHAM
UB10 8QS

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DRAWING
PROPOSED PLAN AND ELEVATIONS

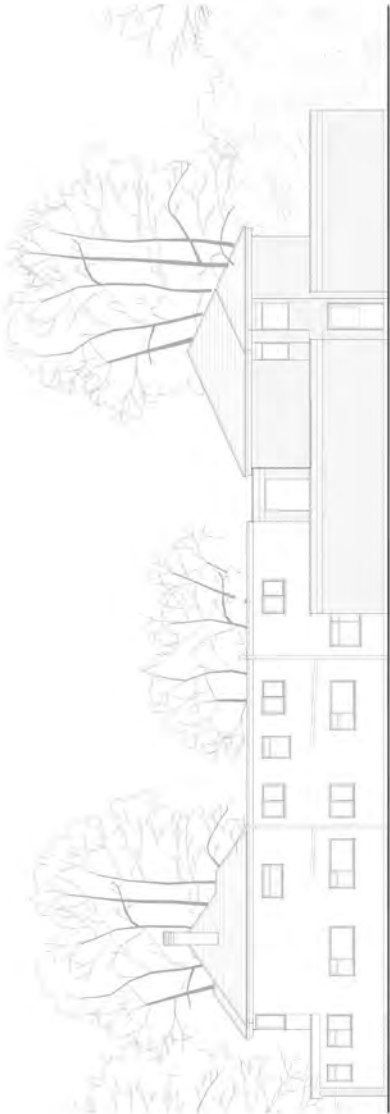
DALE VENN ARCHITECTS
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HIGH HOUSE HARLINGTON ROAD
HILLINGDON, MIDDLESEX O1895-237345

SCALE	1:100 @ A1	DRAWING NO.	REV
DATE	SEP 18		
DRAWN BY			
CHECKED BY			

4973 - 5 E



WEST ELEVATION



NORTH ELEVATION



FIRST FLOOR PLAN



REV.	DATE	BY	CHKD.
A	18/01/18	AC	AC
B	18/01/18	AC	AC
C	18/01/18	AC	AC
D	18/01/18	AC	AC

ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

JOB
84 LONG LANE
ICKENHAM
UB10 8QS

CLIENT
ANDREW CAMPBELL

DRAWING
PROPOSED PLAN AND ELEVATIONS

DALE VENN ARCHITECTS
Architects, Planners & Surveyors
HIGH HOUSE HARLINGTON ROAD
HILLINGDON, MIDDLESEX O1895-237345

SCALE	DATE	DRAWN	CHECKED
1:100 @ A1	18/01/18	LC	IV

4973 - 6 D



EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION



GENERAL
REVISIONS
DATE
BY
REV.
A
JUL 19
APR 19
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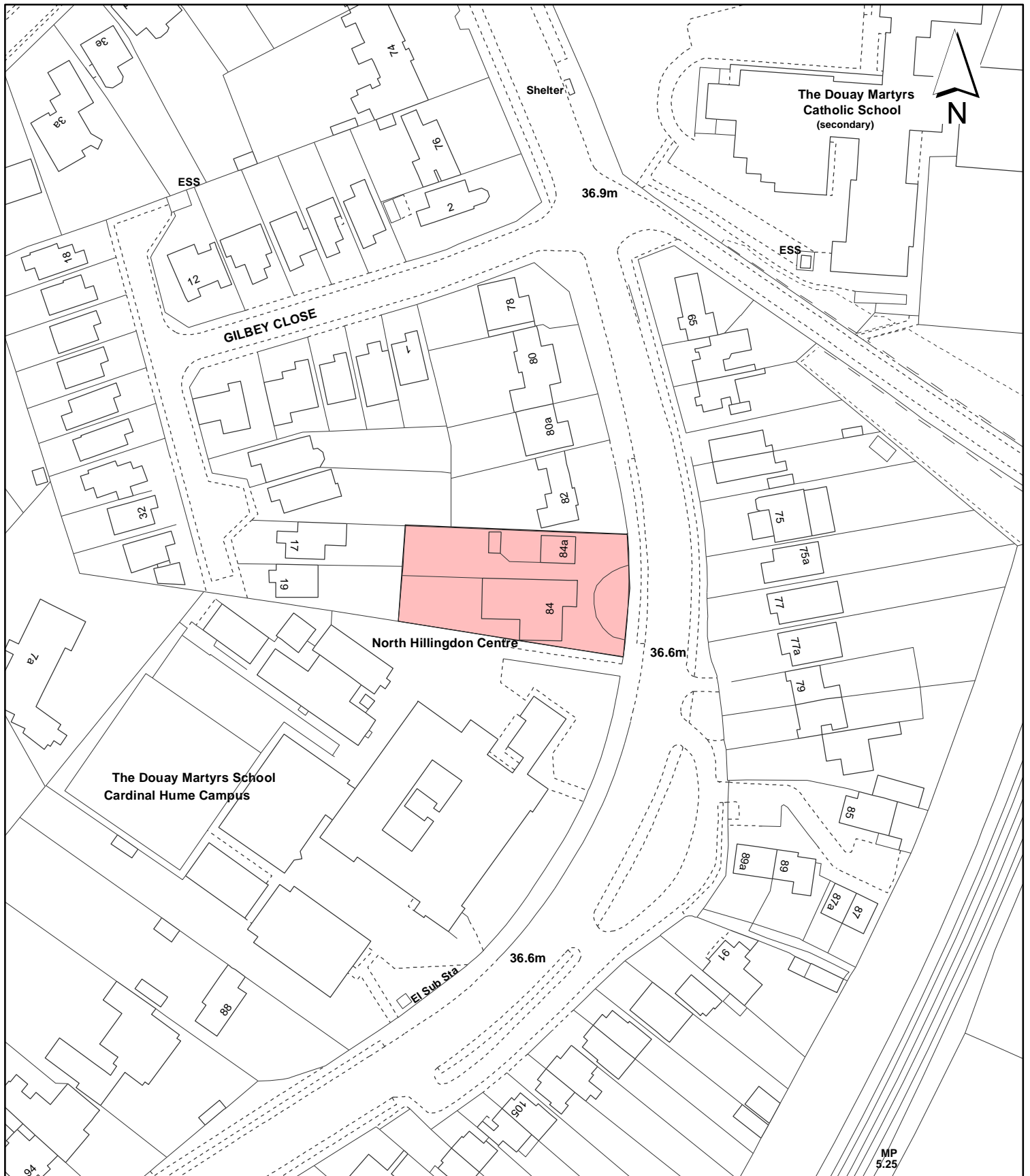
JOB
84 LONG LANE
ICKENHAM
UB10 8QS

CLIENT
ANDREW CAMPBELL

DRAWING
STREET ELEVATIONS

DALE VENN ARCHITECTS
Architects, Planners & Surveyors
HIGH HOUSE HARLINGTON ROAD
HILLINGDON, MIDDLESEX O1895-237345

SCALE 1/16" = 1'-0"
DATE APR 19
DRAWN BY
CHECKED BY
DRAWING NO.
REV.
4973 - 7 B



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Site Address:

**Woodlands Care Home
 84 Long Lane**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
74274/APP/2019/1180

Scale:
1:1,250

Planning Committee:
North Page 114

Date:
November 2019



Report of the Head of Planning, Transportation and Regeneration

Address 21 MAXWELL ROAD NORTHWOOD

Development: Change of Use from A1 Retail to D1 Pre-school Nursery to include replacement of shopfront and installation of windows, rooflights and kitchen ventilation system.

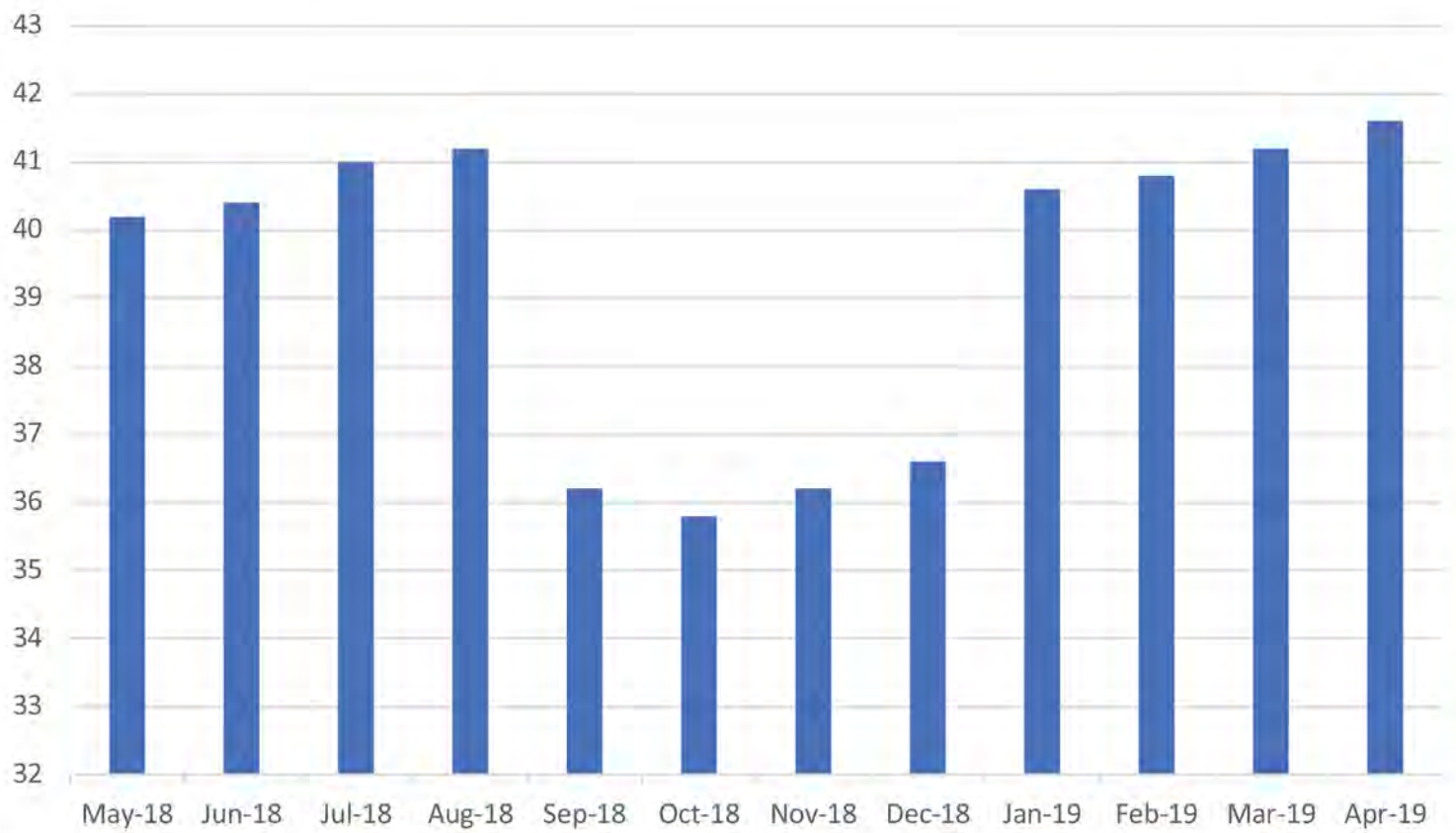
LBH Ref Nos: 33030/APP/2019/2247

Drawing Nos:

Date Plans Received:	03/07/2019	Date(s) of Amendment(s):	19/07/2019
Date Application Valid:	03/07/2019		16/09/2019
			17/09/2019
			04/07/2019

Occupancy Chart May 2018 – April 2019

Average No. of Children Per Month



Average No. of children per month %



NOTES

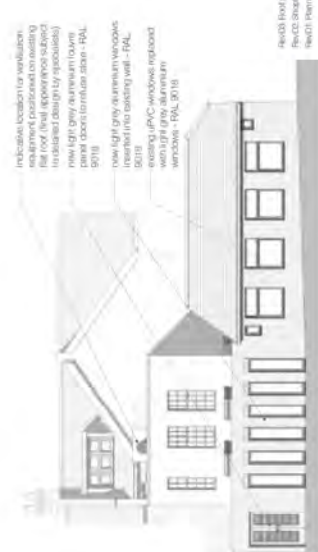
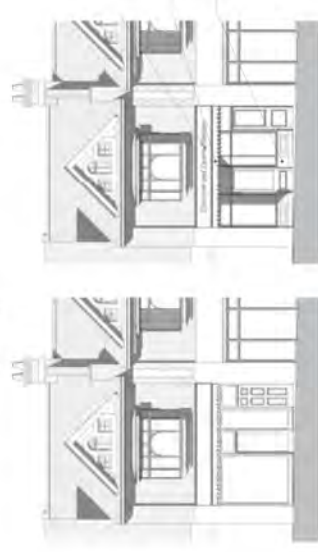
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RIBA #

Chartered Practitioner

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Scale: 1:1000



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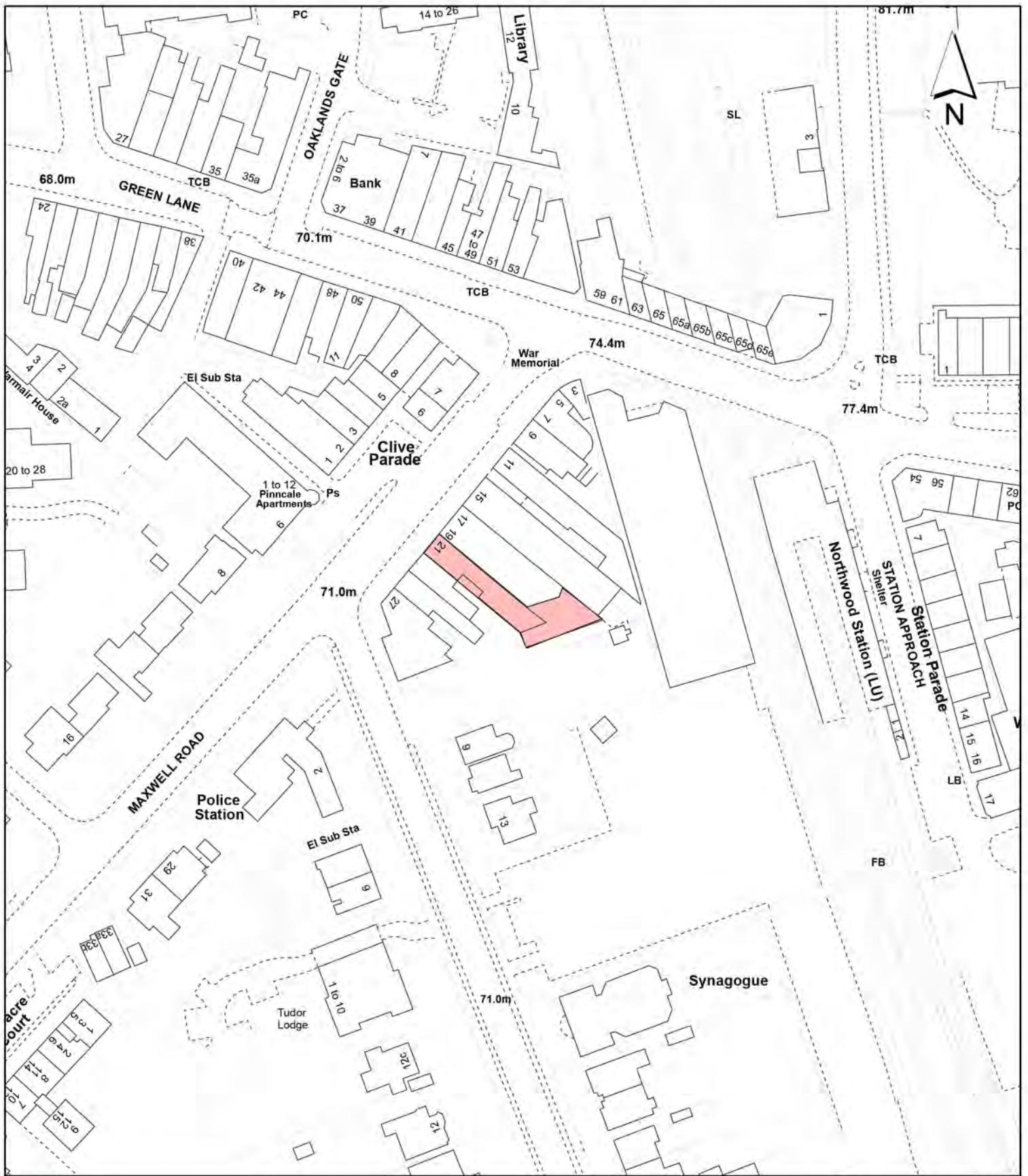
T 07509 342 900
 E mail@rba-architects.co.uk
 W www.rba-architects.co.uk

Approved by Local Planning Authority: 01/10/19
 Approved by Local Planning Authority: 15/09/19
 Approved by Local Planning Authority: 02/07/19

Proposed alterations to
 21 Maxwell Road
 Northwood, Middlesex
 HA6 2XZ

Proposed Day Nursery
 Scheme Proposals

As indicated @ A1: 01/07/19
 1806 2.001
 D3



Notes:

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Site Address:

**21 Maxwell Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
33030/APP/2019/2247

Scale:
1:1,250

Planning Committee: Page 118
North

Date:
November 2019



Report of the Head of Planning, Transportation and Regeneration

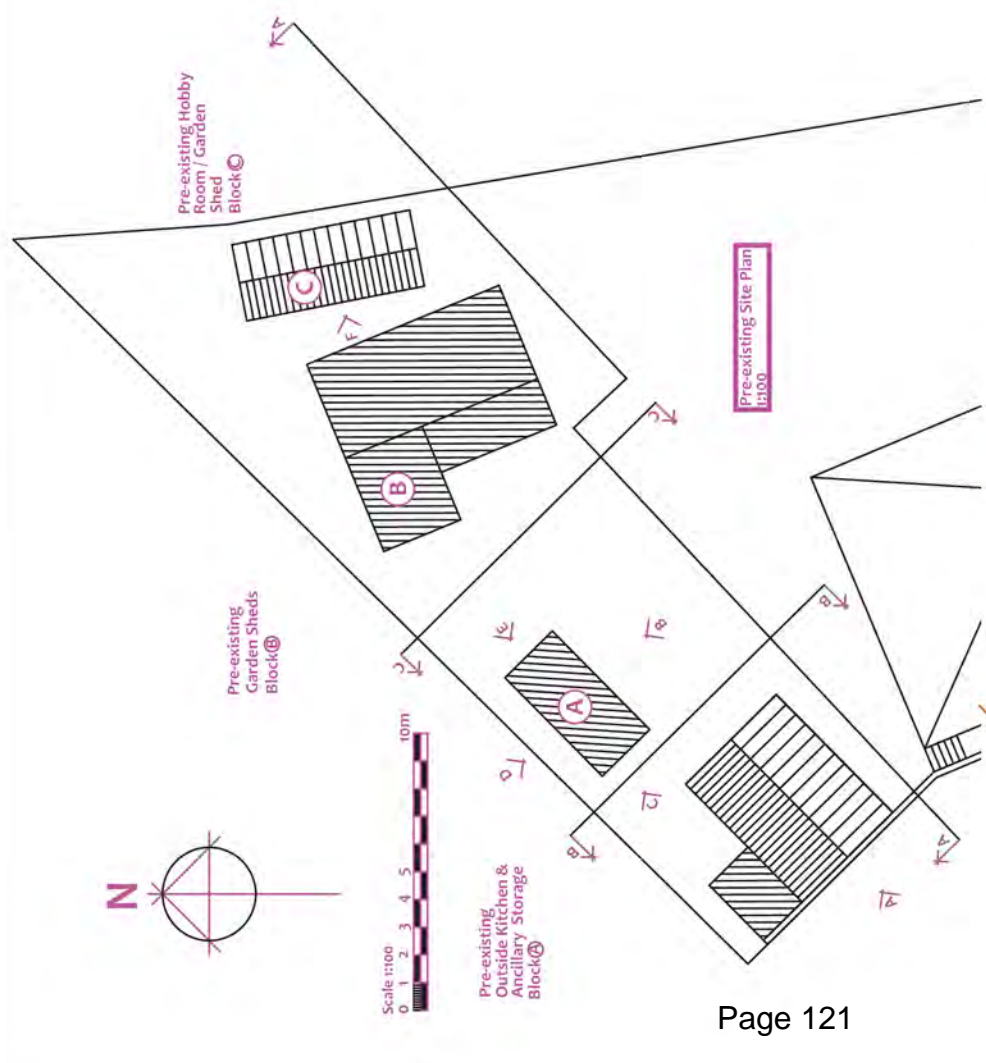
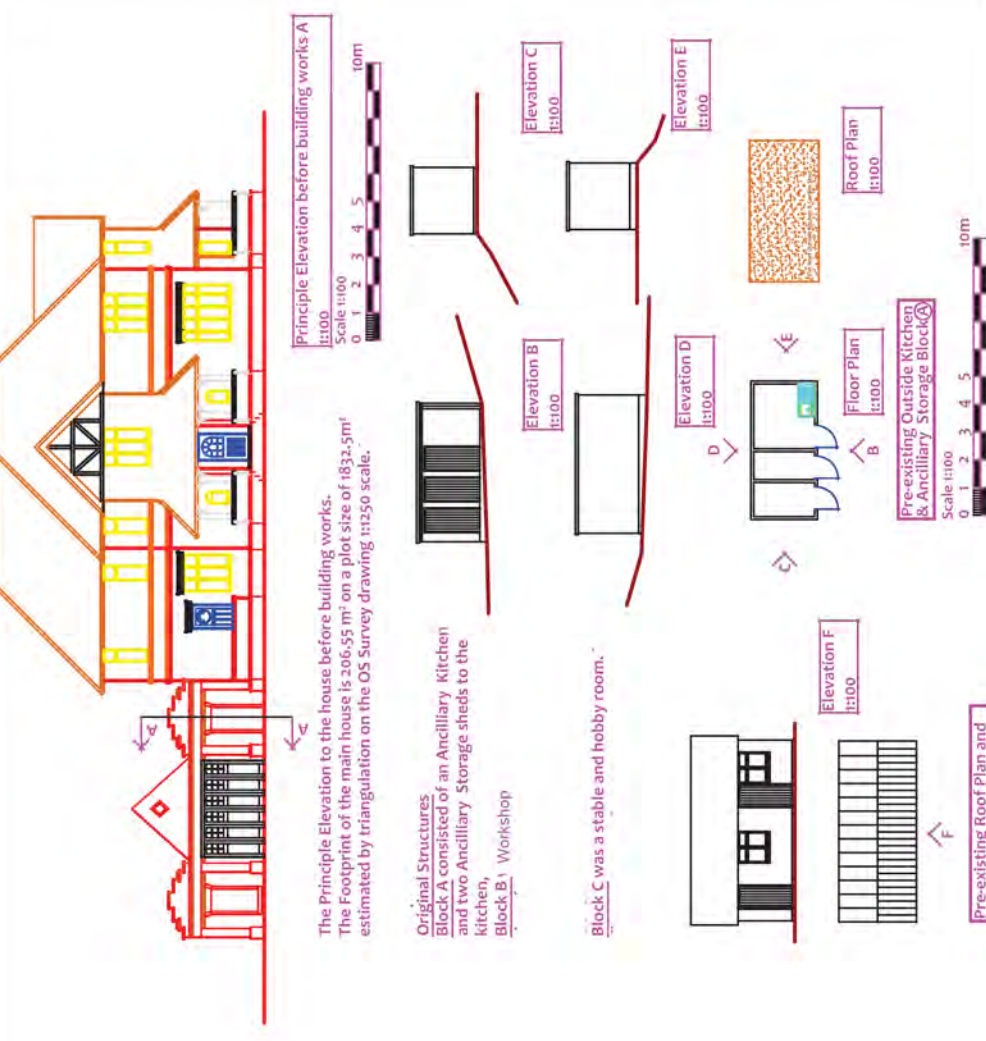
Address 17 WOODGATE CRESCENT NORTHWOOD
Development: Single storey extension to storage shed (Retrospective).
LBH Ref Nos: 42270/APP/2019/703
Drawing Nos:

Date Plans Received:	28/02/2019	Date(s) of Amendment(s):	17/10/2019
Date Application Valid:	26/03/2019		26/03/2019

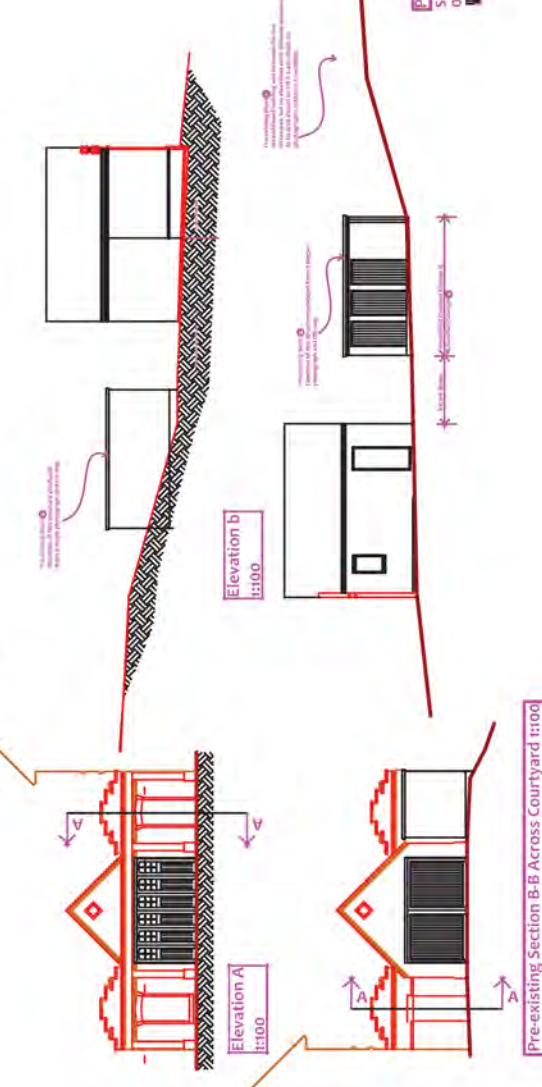
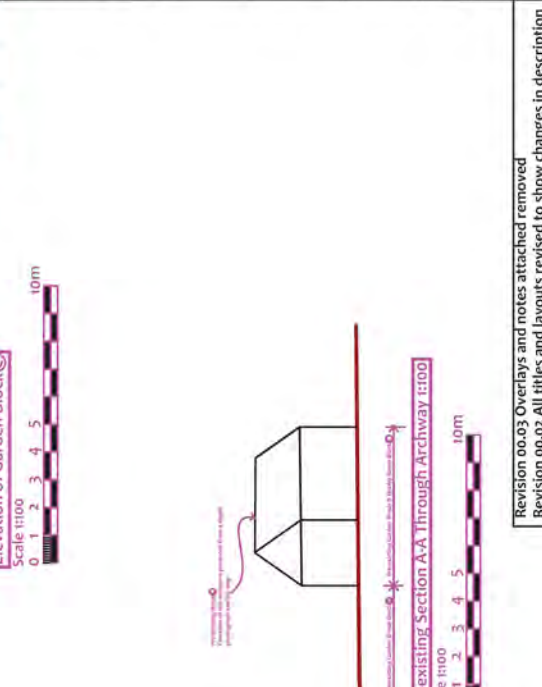


17 Woodgate Crescent, Northwood, HA6 3RB

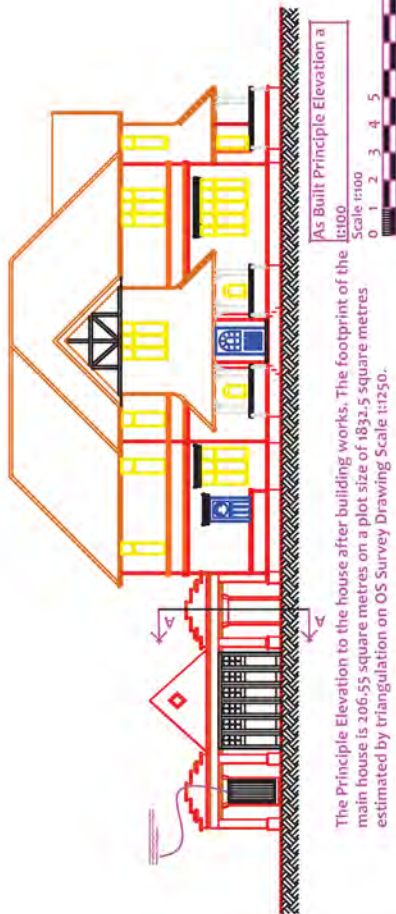




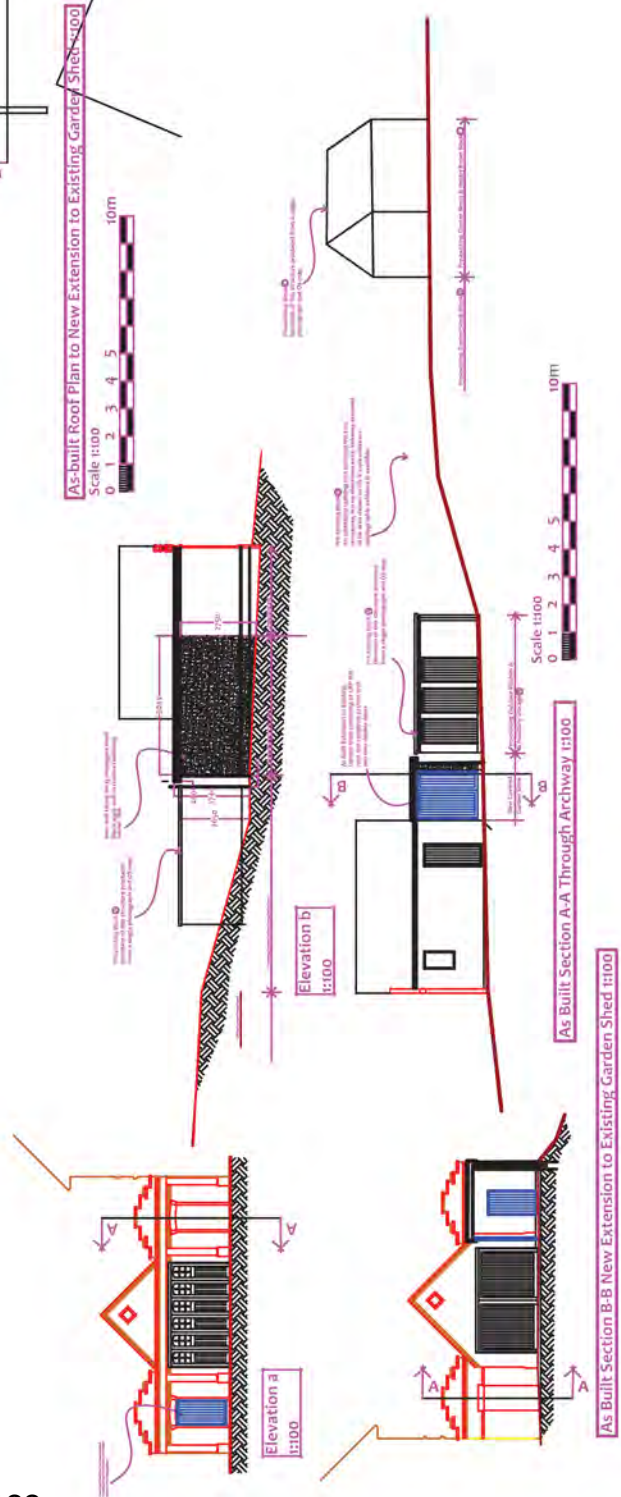
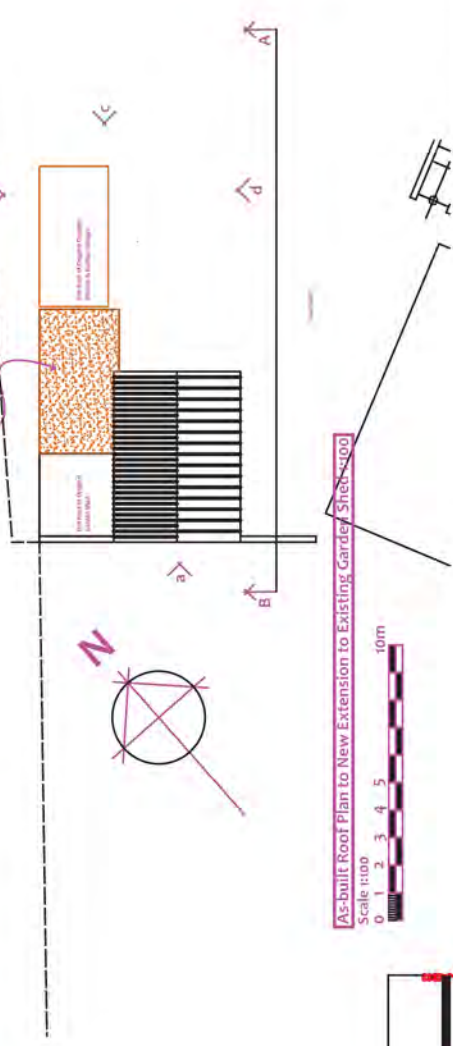
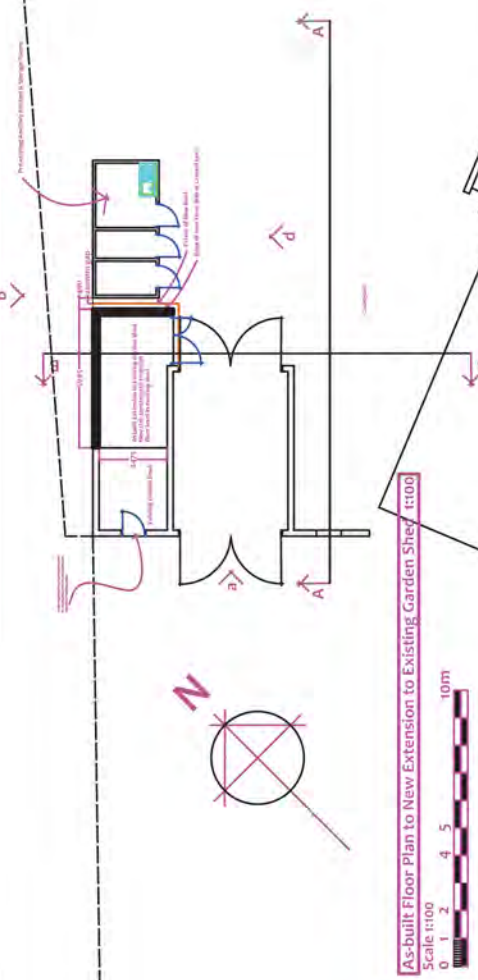
Drawing Title	Pre-existing Principle Elevation A Pre-existing Floor Plan, Pre-existing Roof Plan, Pre-existing Sections and Elevations to Garage Block, Original Garden Shed, Original Open Garden Storage
Scheme	Retrospective Application For Extension to Existing Garden Shed
Location	17 Woodgate Crescent Northwood HA6 3RB
Clients Details	Mr & Mrs M. Shah 17 Woodgate Crescent HA6 3RB
Scales	1:100
Dwn by MJR	Project No 0119.002
Checked by MS	DWC No 10.01
Ref	Revision No 00.03



Revision 00.03 Overlays and notes attached removed
Revision 00.02 All titles and layouts revised to show changes in description
Revision 00.01 To show building annotation

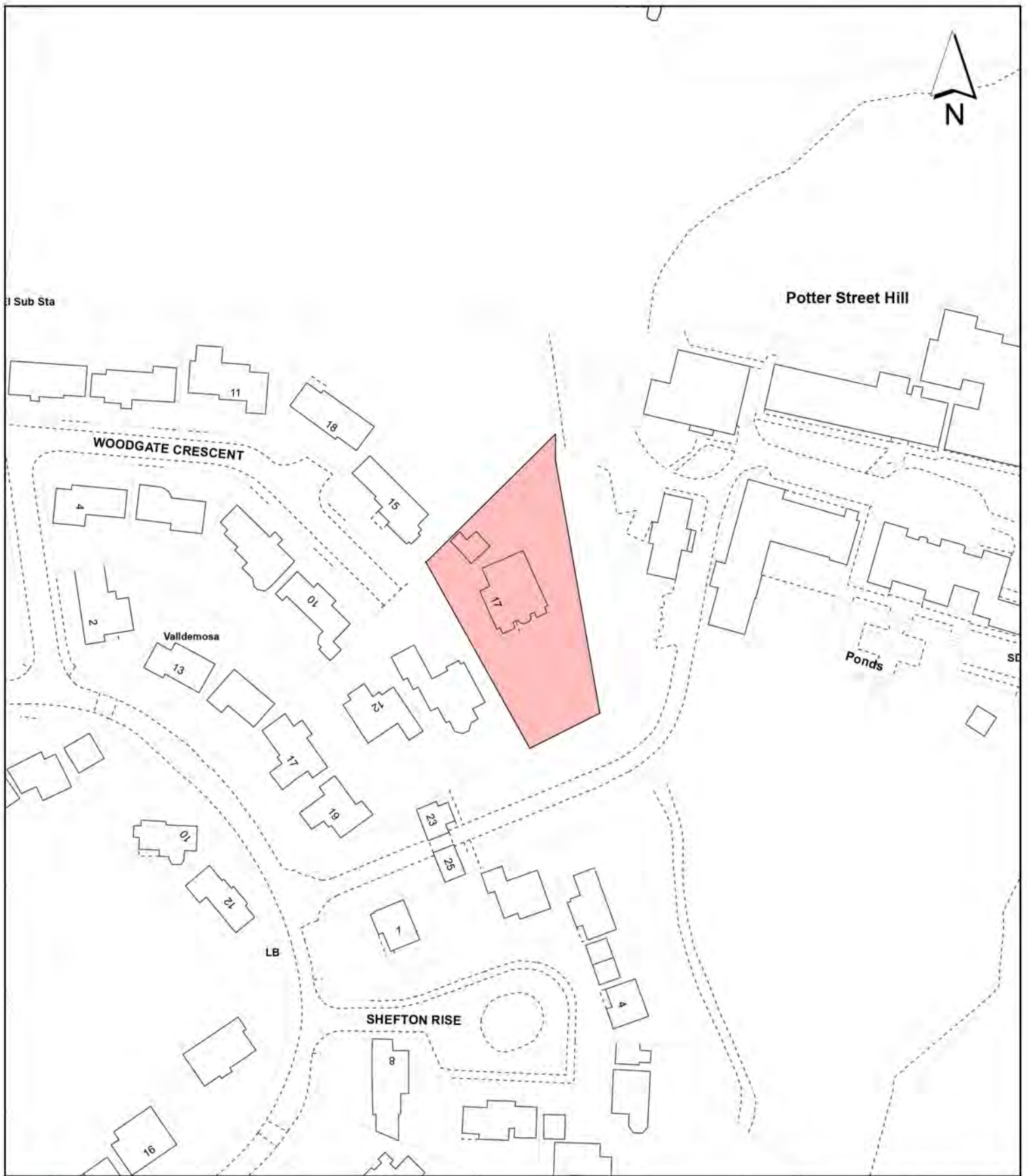


The Principle Elevation to the house after building works. The footprint of the main house is 206.55 square metres on a plot size of 1832.5 square metres estimated by triangulation on OS Survey Drawing Scale 1:1250.



Drawing Title As-built Principle Elevation a As-built Floor Plans, As-built Elevations & Sections, As-built Plan to New Extension to Existing Garden Shed	
Scheme	Retrospective Application For Extension to Existing Garden Shed
Location	17 Woodgate Crescent Northwood HA6 3RB
Clients Details	Mr & Mrs M. Shah 17 Woodgate Crescent HA6 3RB
Scales	1:100
Dwn by	MJR
Checked by	MS
Ref	
Project No	0119.002
DWC No	20.01
Revision No	00.03

Revision 00.03 Overlays and notes attached removed
Revision 00.02 All titles and layouts revised to show changes in description
Revision 00.01 To show building dimensions



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Site Address:

**17 Woodgate Crescent
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
42270/APP/2019/703

Scale:
1:1,250

Planning Committee: Page 123
North

Date:
November 2019



Report of the Head of Planning, Transportation and Regeneration

Address 5 CHILTERN ROAD EASTCOTE MIDDLESEX

Development: Installation of raised patio to rear (Restrospective).

LBH Ref Nos: 54673/APP/2019/2201

Drawing Nos:

H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN
GREATER LONDON

SHEET

TQ 1188

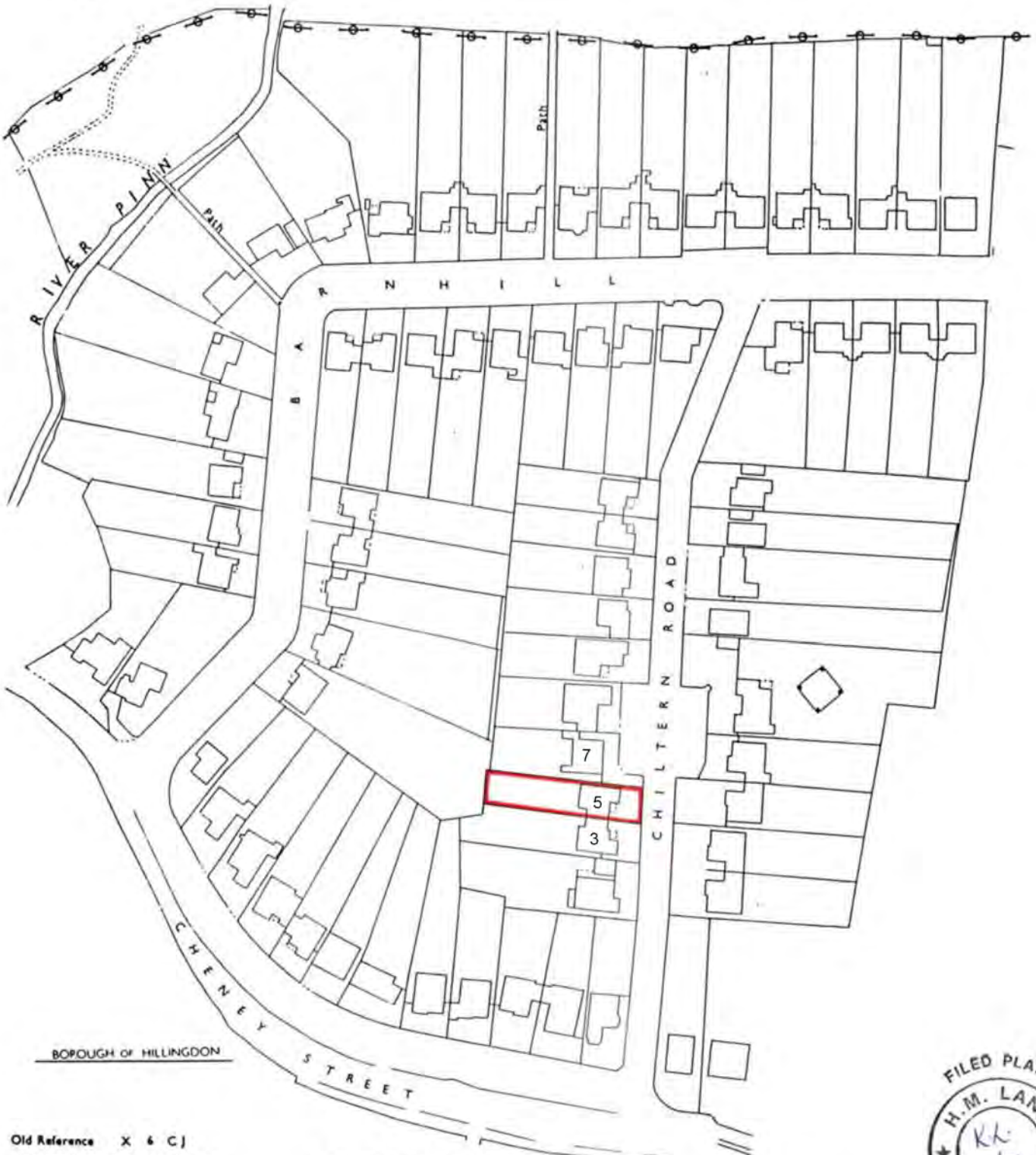
SECTION B

Scale 1/1250



BOROUGH OF HARROW

NE
NW



BOROUGH OF HILLINGDON

Old Reference X & C J
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TITLE No. **MX128621**

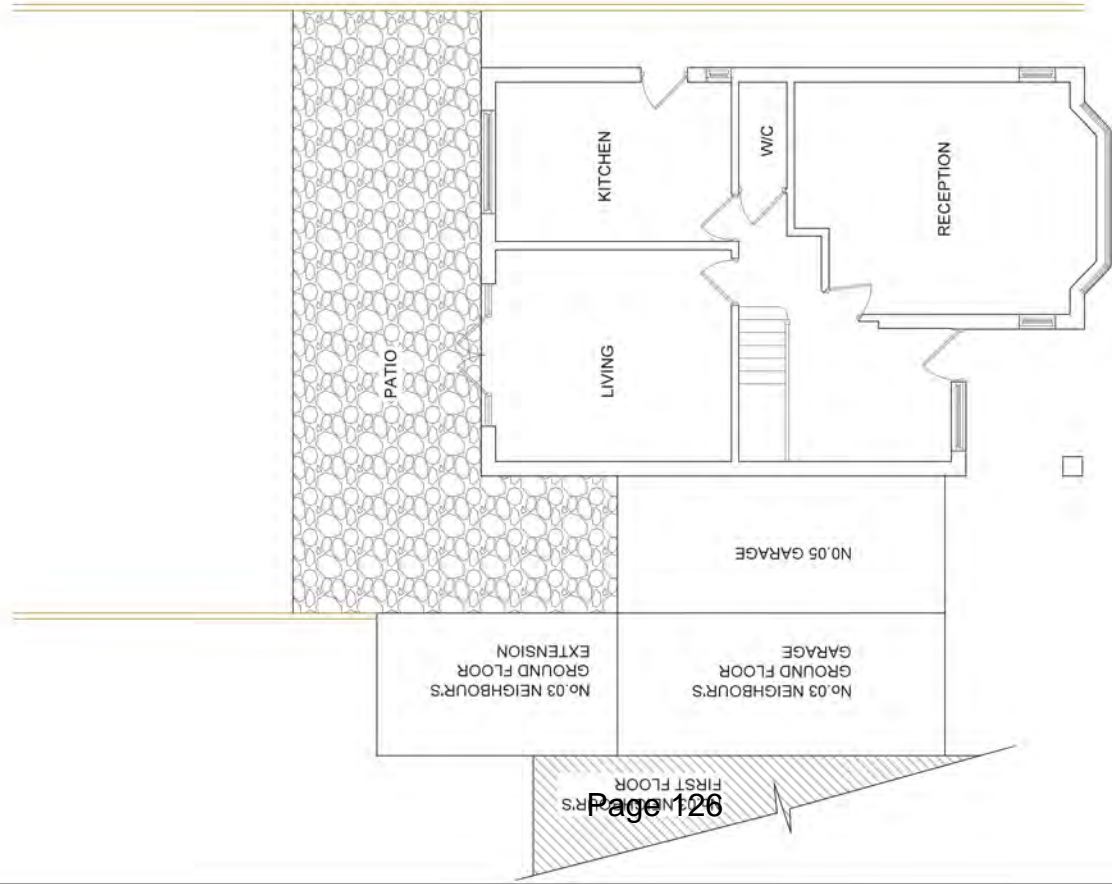
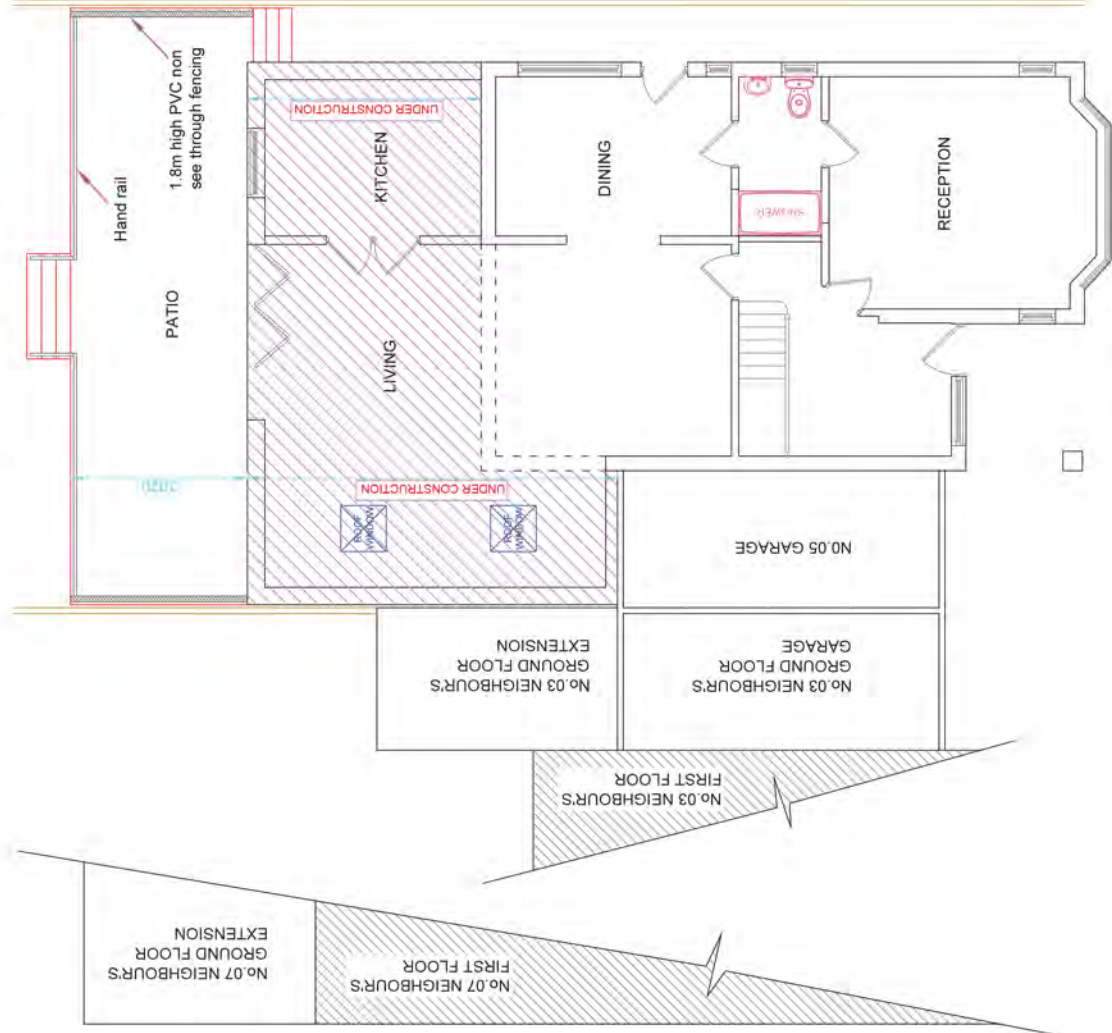


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 Tel: 07510369833
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 Web: mkmdesign.co.uk

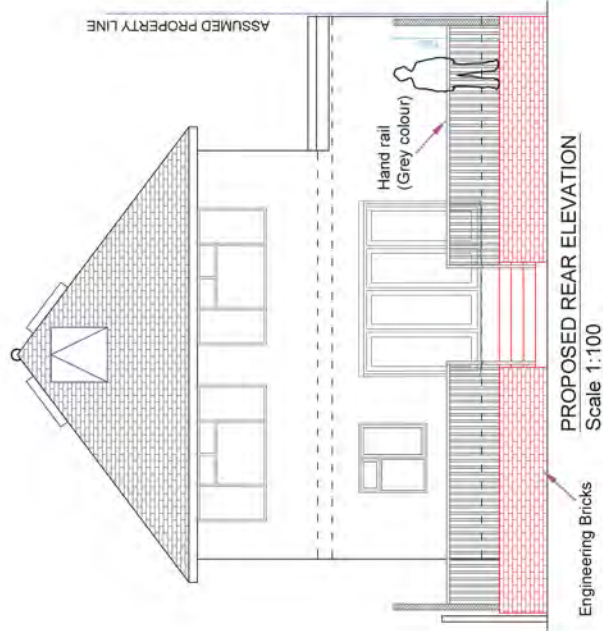
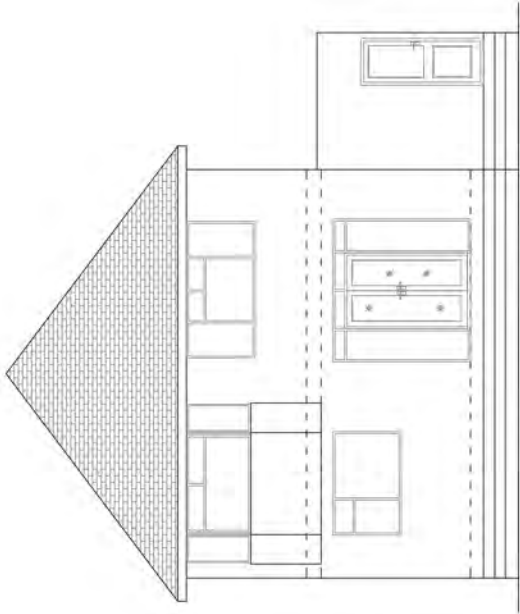
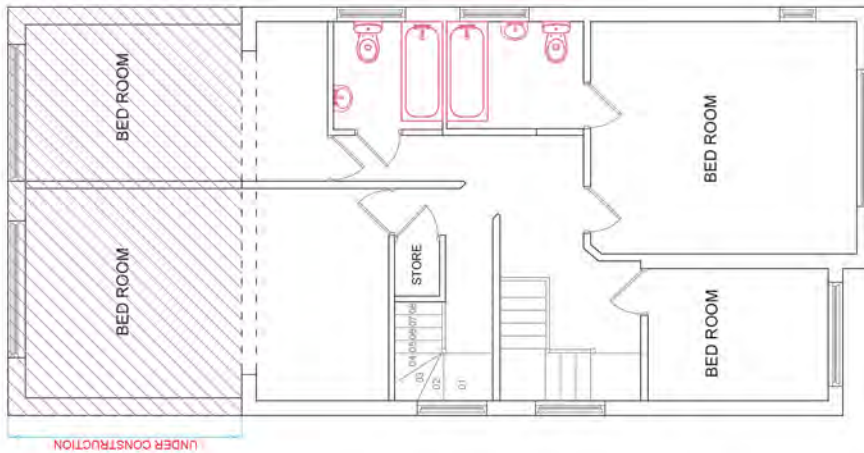
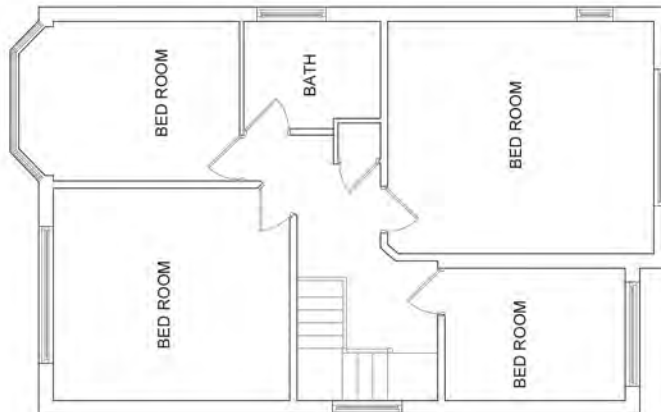
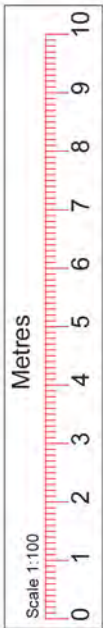
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 The structural beam sizes shown on this drawing shall be installed once the beam size and structural calculations are approved by the Local Authority. Any changes to beam length and bearing plate bearing pair sizes to be confirmed with our engineer.

Drawn By: M.MATHU | Date: 18/07/2019 | Scale: SHOWN@A3

CLIENT NAME : MR A JOSEPH.
 SITE ADDRESS : 05 CHILTERN ROAD,
 PINNER,
 HA5 2TD.

Page: 01/03 | Dwg No: MKM17/CH05/PL20

TITLE: PATIO TO THE REAR OF THE DWELLING HOUSE



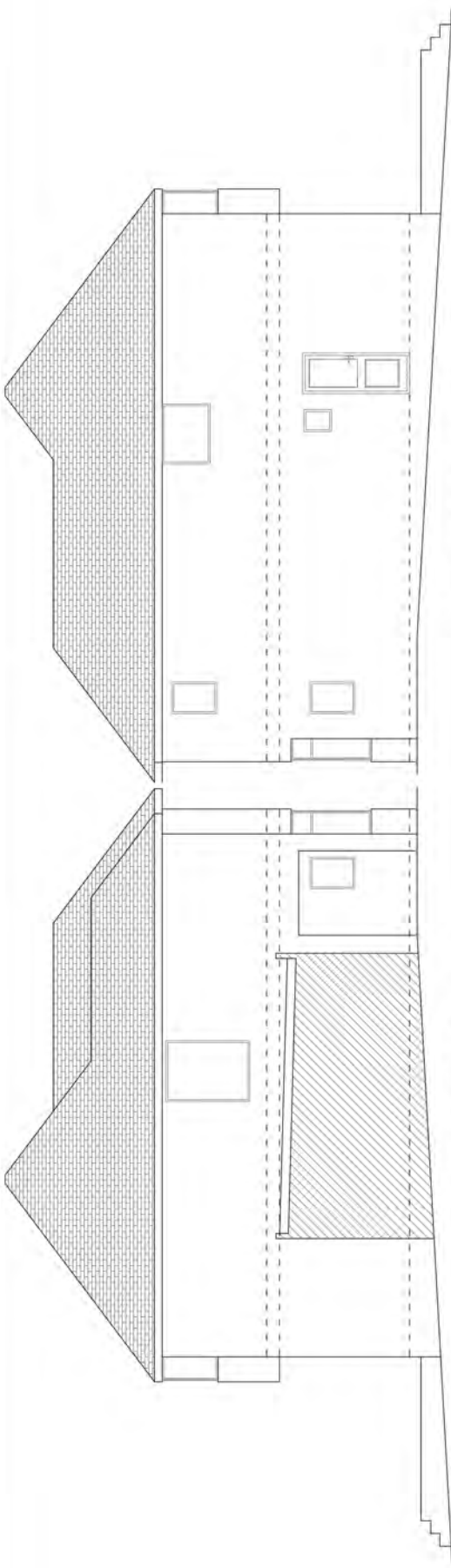
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CLIENT NAME : MR A JOSEPH.
SITE ADDRESS : 05 CHILTERN ROAD,
PINNER,
HA5 2TD.

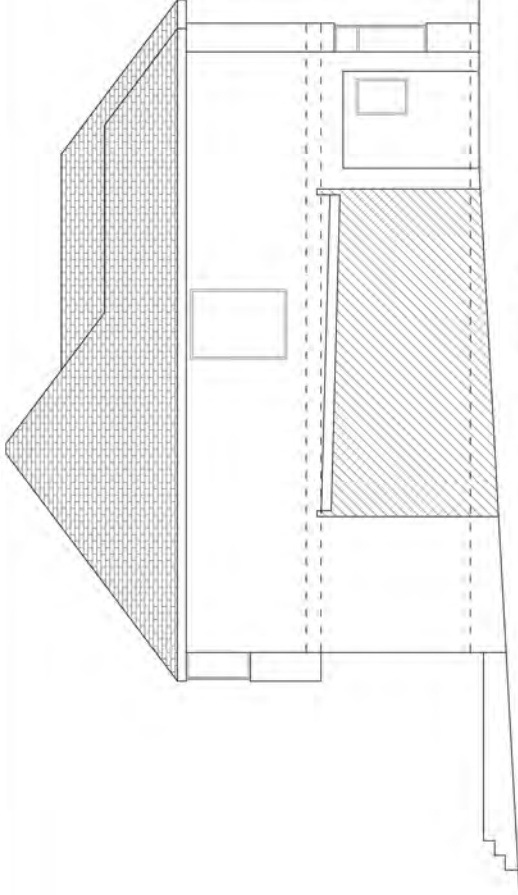
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Contact: M Mathu (BSc, MSc: Civil Engineering)
Tel: 07510369833
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The structural beam sizes shown on this drawing shall be installed once the beam sizes and structural calculations are approved by the Local Authority. Any changes to beam length and bearing pillar bearing pair sizes to be confirmed with our engineer.

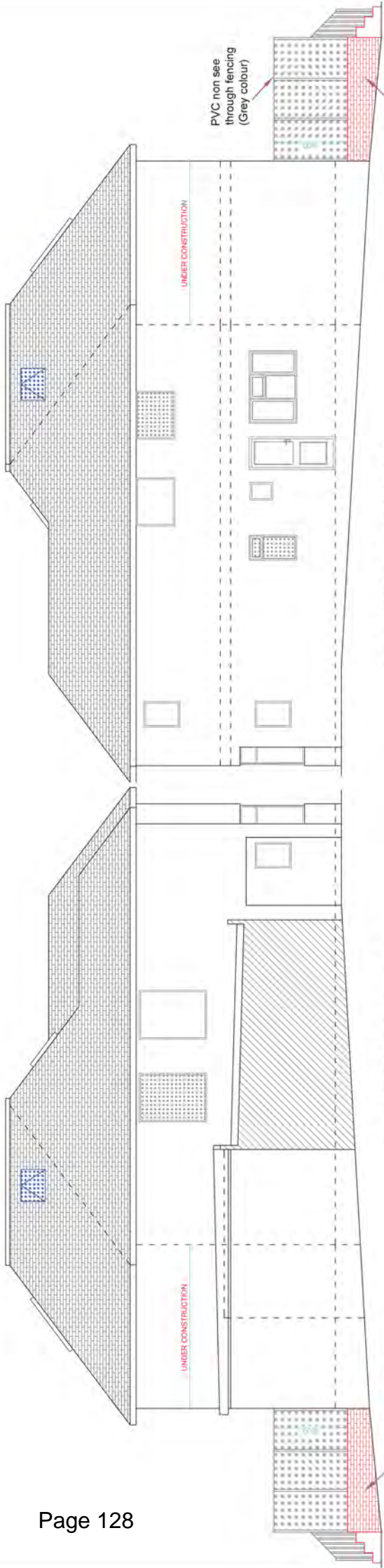
Page : 02/03 | Date : 18/07/2019 | Scale : SHOWN@A3
Dwg No : MKM17/CH05/PL20 | Drawn By: M.MATHU



PRE-EXISTING SIDE ELEVATION 01
Scale 1:100



PRE-EXISTING SIDE ELEVATION 02
Scale 1:100



PROPOSED SIDE ELEVATION 01
Scale 1:100

PROPOSED SIDE ELEVATION 02
Scale 1:100



TITLE: PATIO TO THE REAR OF THE DWELLING HOUSE

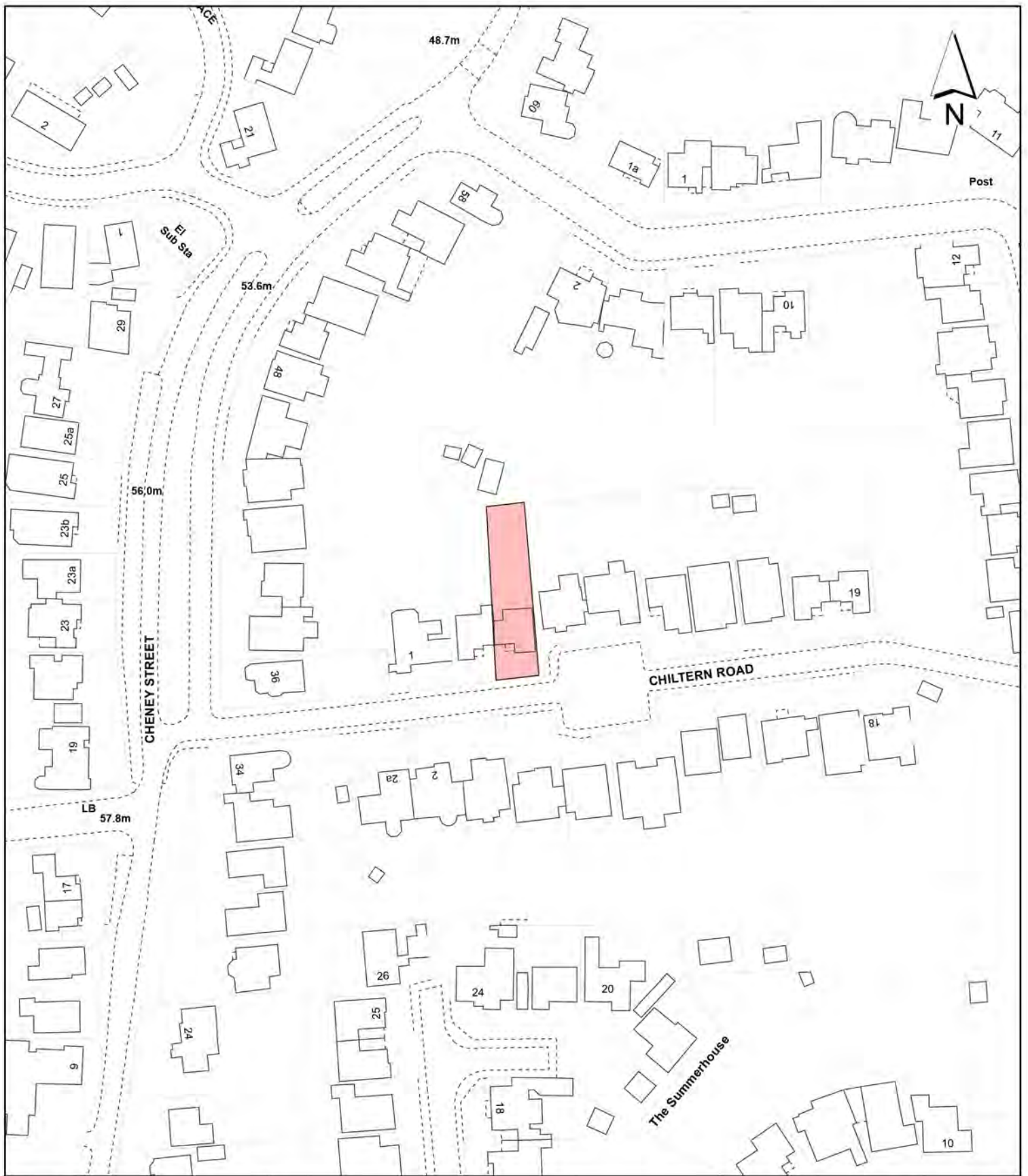
CLIENT NAME : MR A JOSEPH.
SITE ADDRESS : 05 CHILTERN ROAD,
PINNER,
HA5 2TD.

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Page: 03/03 | Drawn By: M.MATHU | Date: 18/07/2019 | Scale: SHOWM@A3



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**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
54673/APP/2019/2201

Scale:
1:1,250

Planning Committee: Page 129
North

Date:
November 2019



Report of the Head of Planning, Transportation and Regeneration

Address 53-55 THE BROADWAY JOEL STREET NORTHWOOD

Development: Proposed new shopfront, ramp and 4 x cycle stands

LBH Ref Nos: 5564/APP/2019/2892

Drawing Nos:

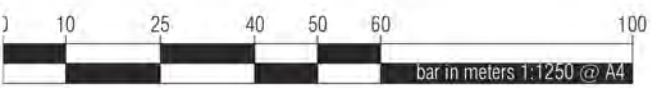
Date Plans Received: 29/08/2019

Date(s) of Amendment(s): 29/08/2019

Date Application Valid: 29/08/2019



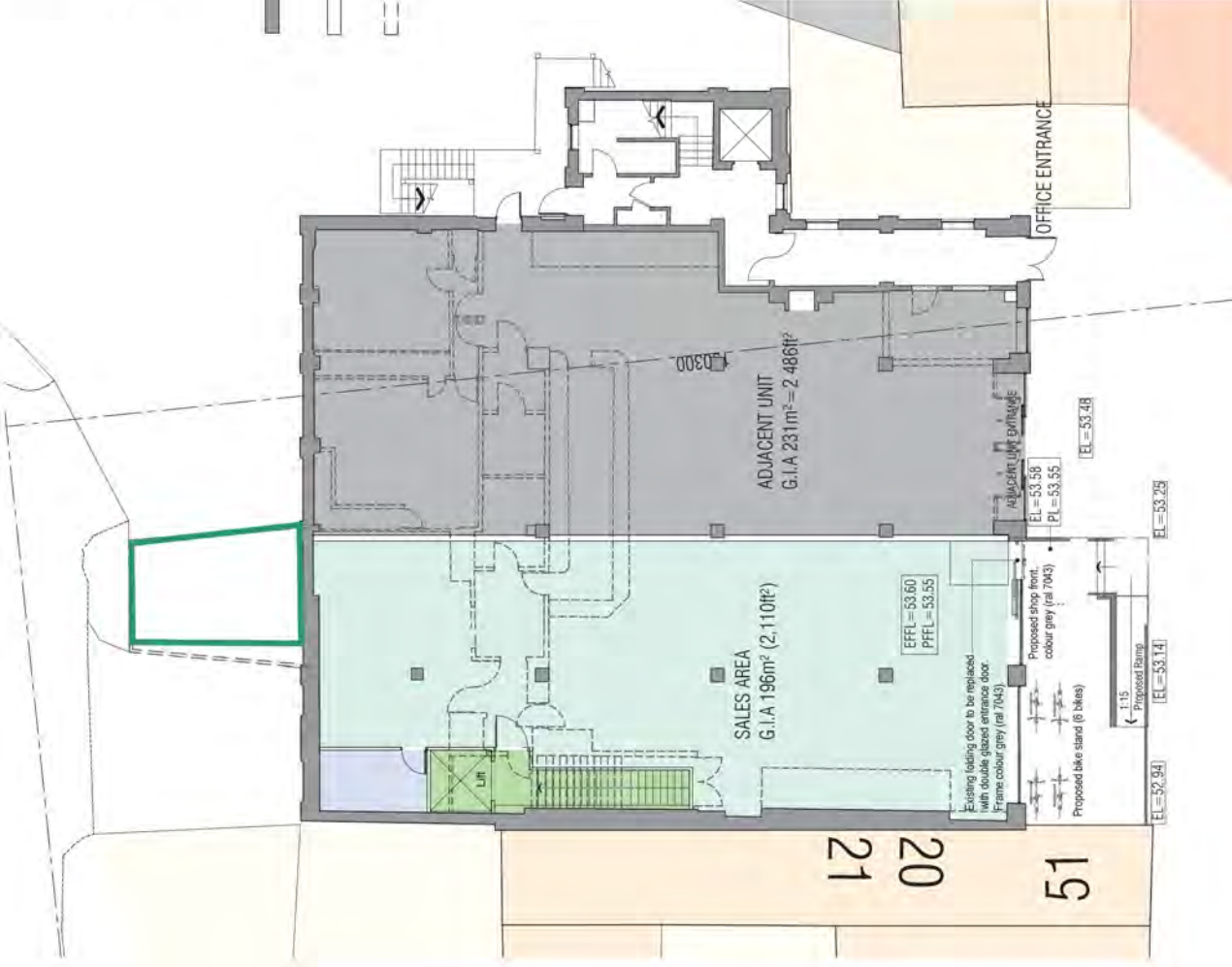
Location Plan



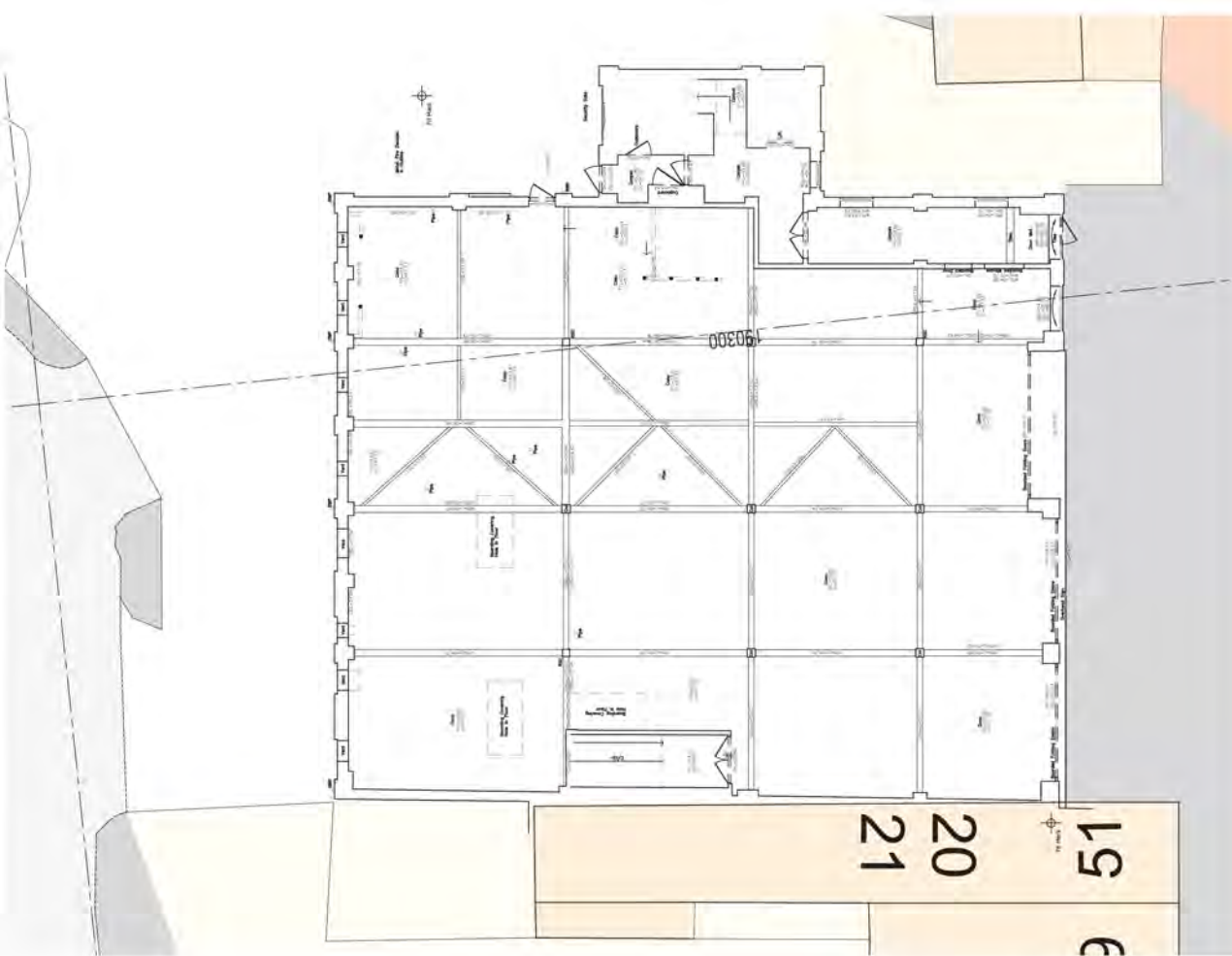
Client:	THE CO-OPERATIVE ESTATES	Scale	Drawn	Ch.kd
Project:	53-55 The Broadway, Joel Street Northwood Hills, HA6 1NZ	1:1250@A4	YZ	AA
Dwg title:	LOCATION PLAN	Date	Issuing Discipline	
		15.01.2019	architecture	
		Drawing number	Rev.	
		6136[L]010	#	



- Existing walls & columns to remain as existing
- Proposed new walls
- Demolition Line



PROPOSED GROUND FLOOR PLAN @1:200 SCALE



EXISTING GROUND FLOOR PLAN @1:200 SCALE

Scale	1:200@A3	Checked	AA
Drawn	YZ	Discipline	architecture
Date	11.01.2019	Revision	B
Drawing number	6136(P)101		

Drawing title
STAGE 2 - PROPOSED & EXISTING GROUND FLOOR PLANS

Client
THE CO-OPERATIVE ESTATES

Project
53-55 The Broadway, Joel Street Northwood Hills, HA6 1NZ

archerarchitecture | suiteB4 first floor | minidrial court | high street | stevenage | SG13 1UN | t: 01439 355 998 | e: info@archerarchitects.co.uk | w: www.archerarchitects.co.uk

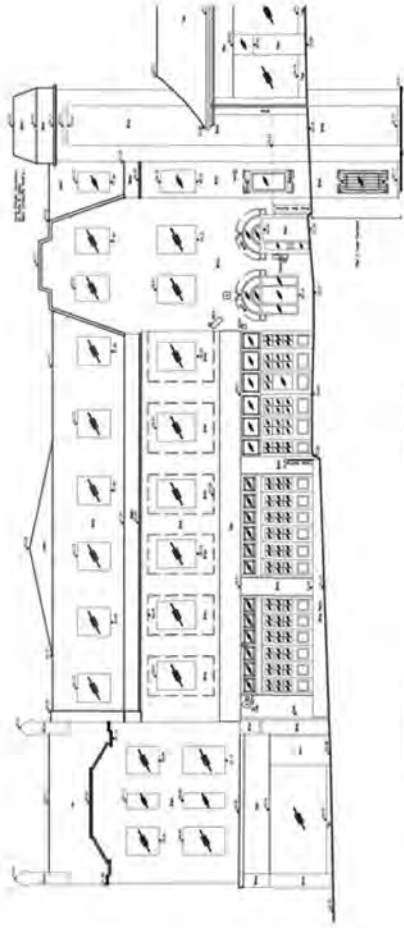
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By App.
YZ AA
AE AA

REVISION:
A 28.06.2019 LIFT REPOSITIONED
B 04.09.2019 CYCLE STAND ADDED TO FRONT

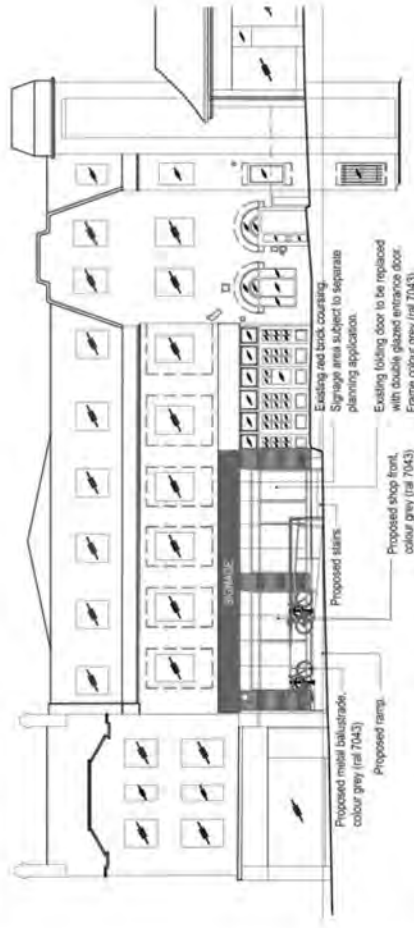




Elevation 1

Detail: 1:49.00m

EXISTING NORTH ELEVATION @1:200 SCALE



PROPOSED NORTH ELEVATION @1:200 SCALE



Revision: A
11.01.2019
CYCLE STAND ADDED TO FRONT

By: J.P.
11.01.19



architects | 11.01.19
High Street | Leamington | CV32 3JH | 01527 347 544
www.aioarchitects.co.uk

Client: THE CO-OPERATIVE ESTATES
Project: 53-55 The Broadway, Joel Street Northwood Hills, HA6 1NZ

Drawing title: STAGE 2 - EXISTING ELEVATIONS & PROPOSED ELEVATIONS

Scale	1:200 @ A3	Drawn	YZ	Checked	AA
Date	11.01.2019	Issuing Discipline	architecture	Revision	A
Drawing number	6136(p)200				



Notes:

 Site boundary

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Site Address:

**53 - 55 The Broadway
 Joel Street
 Northwood**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

5564/APP/2019/2892

Scale:

1:1,250

Planning Committee:

North

Page 134

Date:

November 2019



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 121 HIGH STREET RUISLIP
Development: Change of use from Hairdressers (Use Class A1) to Nail Bar (Sui Generis).
LBH Ref Nos: 543/APP/2019/1989
Drawing Nos:

Date Plans Received: 12/06/2019

Date(s) of Amendment(s):

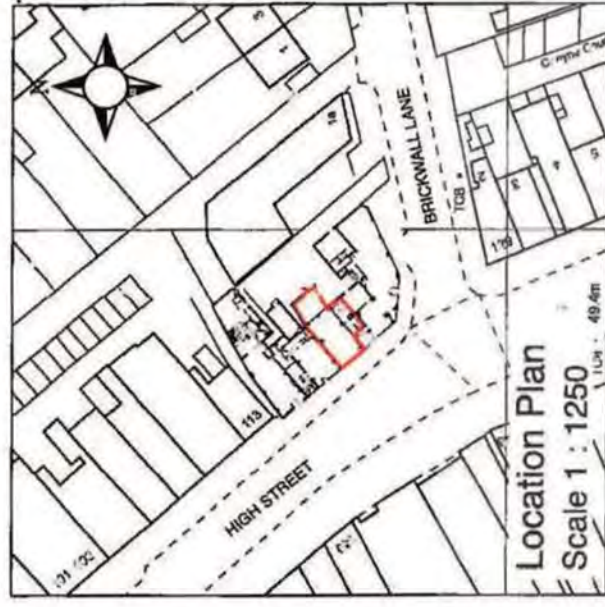
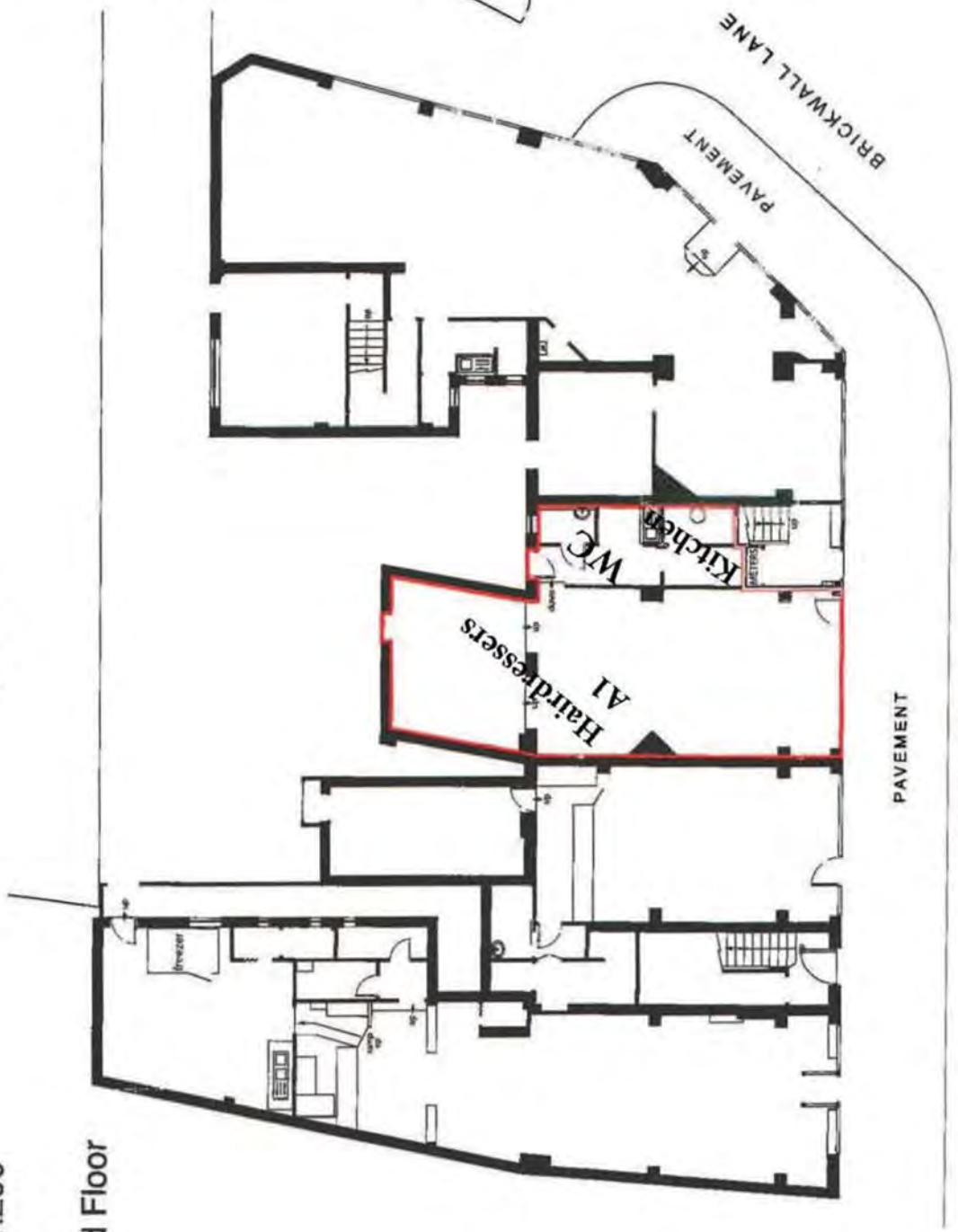
Date Application Valid: 03/09/2019

PLAN 1 - EXISTING USE

Shop Premises
 121 High Street
 Ruislip
 Middlesex
 HA4 8JN

Scale 1:200

Ground Floor



Location Plan
 Scale 1 : 1250

REV	INCUMBENT	DATE

Magpolla Square Limited
 20 Broadwick Street
 Soho
 London
 W1F 8HT
 020 7479 4855

PRINT AT A4

PROJECT
 121 High Street
 Ruislip
 Middlesex
 HA4 8JN

MEASURED SURVEY

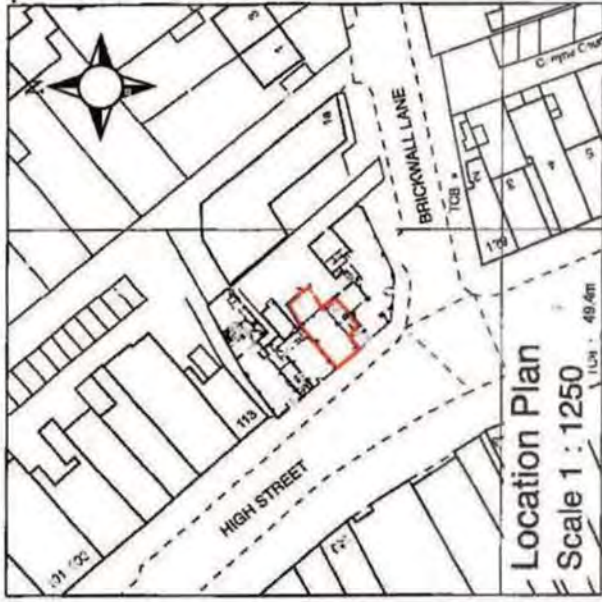
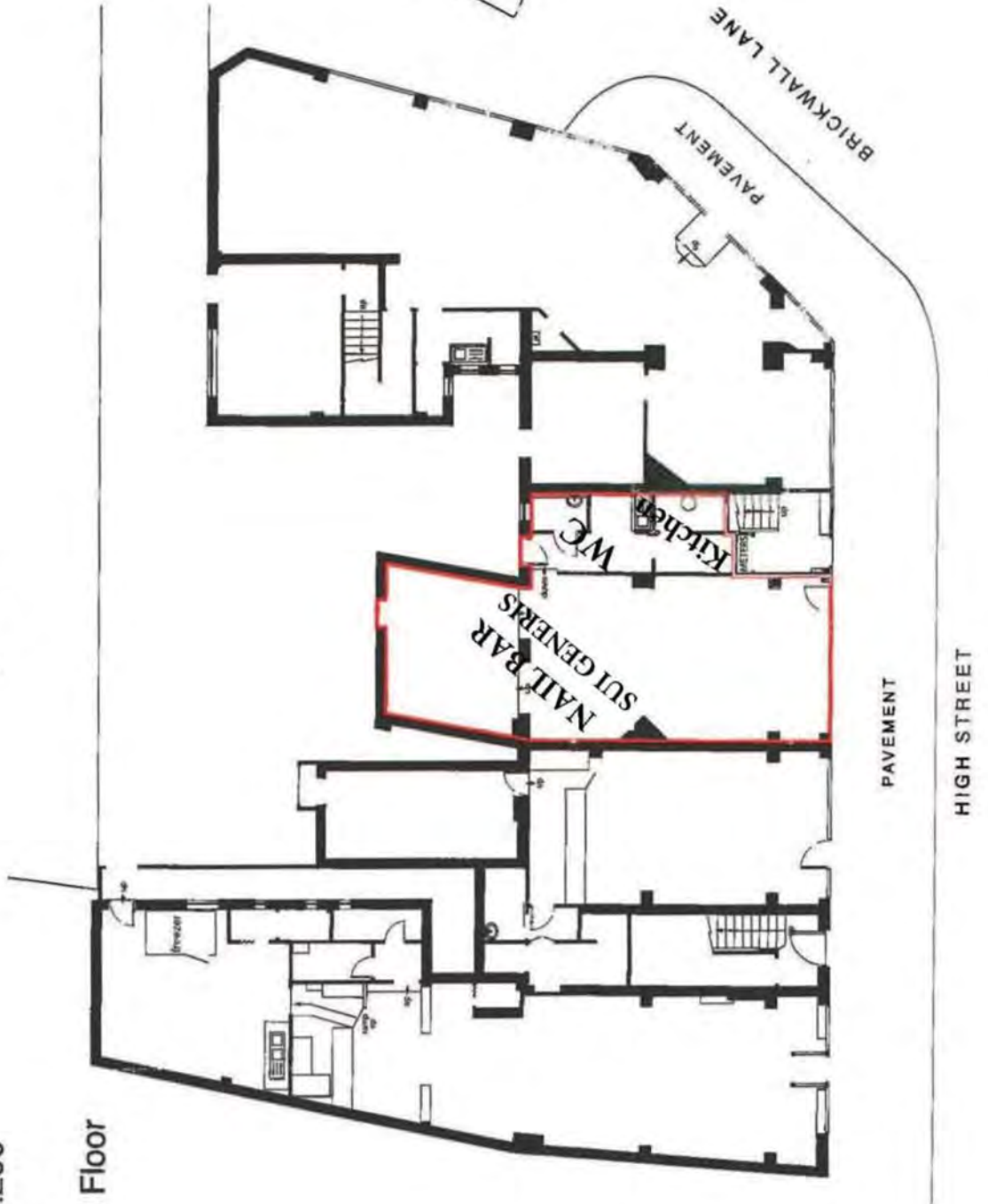
DRAWING TITLE: LEASEPLAN
 SCALE: 1:200
 DRAWN BY: Mar 13
 MEASURED SURVEY: 0
 DRAWING NUMBER: 8180

PLAN 2 - PROPOSED USE

Shop Premises
121 High Street
Ruislip
Middlesex
HA4 8JN

Scale 1:200

Ground Floor



REV	INCUMBENT	DATE

Magpolla Square Limited
20 Broadwick Street
Soho
London
W1F 8HT
020 7479 4855

PRINT AT A4

PROJECT
121 High Street
Ruislip
Middlesex
HA4 8JN

MEASURED SURVEY

MEASURE TITLE
LEASEPLAN

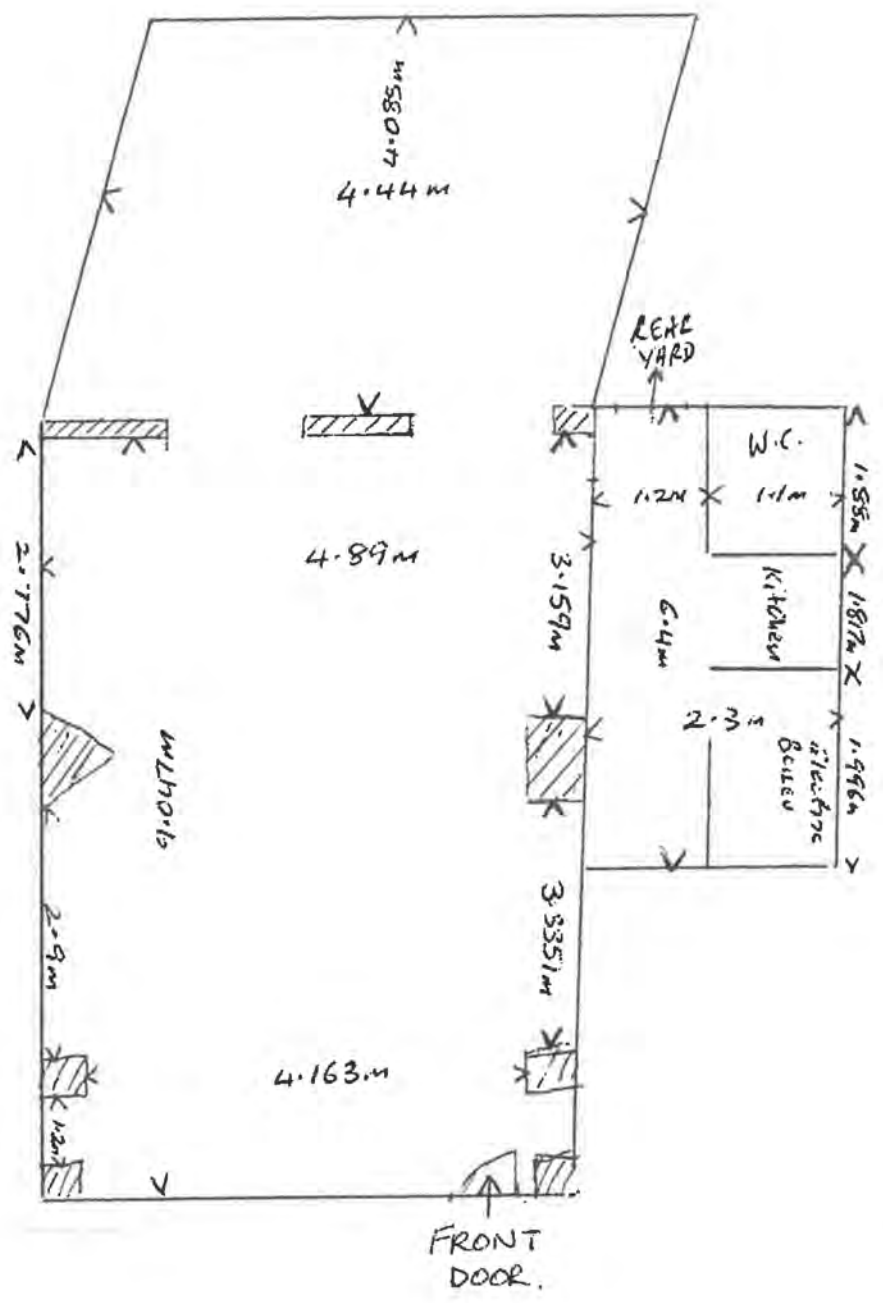
SCALE
1:200

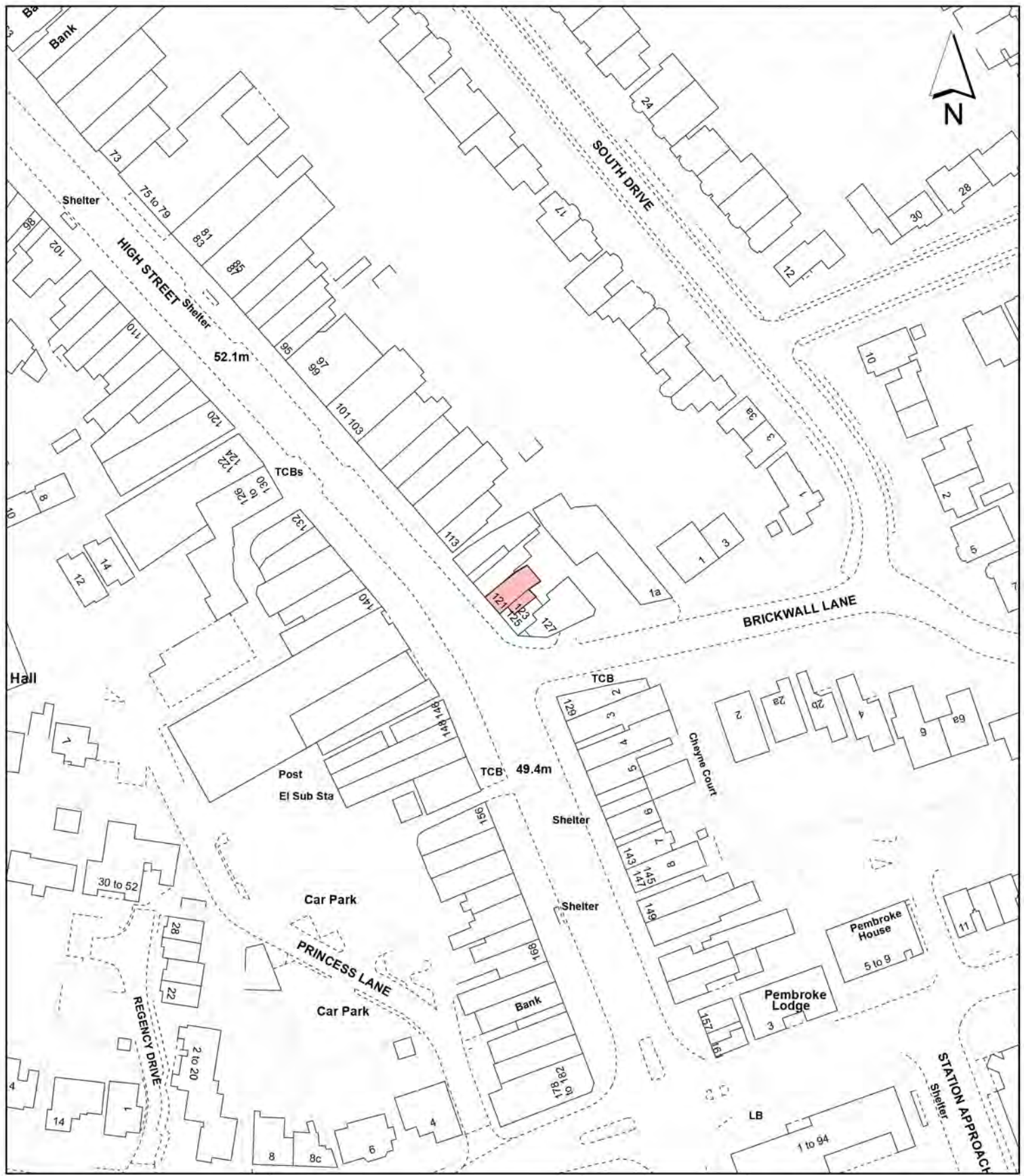
DATE
Mar 13

DRAWING NUMBER
0


8180

121 HIGH STREET, RUISLIP





Notes:

 Site boundary

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 Ruislip**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
543/APP/2019/1989

Scale:
1:1,250

Planning Committee: Page 139
North

Date:
November 2019



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