



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY 19  
FEBRUARY 2020

**Time:** 8.00 PM, OR UPON THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE, WHICHEVER  
IS LATEST

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

**Meeting  
Details:** Members of the Public and  
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:



**Published:** Tuesday 11 February 2020

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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

## *Watching & recording this meeting*

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.

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

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



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

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

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## *Emergency procedures*

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

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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

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 6
- 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	60 Long Lane, Ickenham  70282/APP/2019/2773	Ickenham	Demolition of existing dwelling and erection of two storey detached building with habitable roof space to provide 8 x 2-bed flats with associated amenity space and parking and installation of vehicular crossover  <b>Recommendation : Approval</b>	7 – 24  86 – 97
7	South Lawn, High Road, Eastcote  20698/APP/2019/2739	Northwood Hills	Part two storey, part single storey rear extension, and conversion of roofspace to habitable use to include a rear dormer and 5 x front rooflights, canopy to front, conversion of the attached garage to habitable use and alterations to front and side elevation.  <b>Recommendation: Refusal</b>	25 – 32  98 – 107

8	32 Park Way, Ruislip 3149/APP/2019/3993	Manor	Part two storey part first floor rear extension, porch to front, conversion of garage to habitable use, conversion of roof space to habitable use to include 2 x rear dormers and 7 x roof lights.  <b>Recommendation: Refusal</b>	33 – 40 108 – 113
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## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Harefield United FC, Breakspears Road, North Harefield  4538/APP/2019/3918	Harefield	Proposed upgrade of existing telecoms site by replacing existing 15m lattice mast with 20m monopole with 6 no. antenna apertures, 3 no. 600mm Dishes and 1 no. 300mm Dish, 8 no. equipment cabinets and development ancillary thereto enclosed by a 2.1m closed boarded timber fence.  <b>Recommendation: Approval</b>	41 – 56 114 – 120
10	47 Woodford Crescent, Pinner  35141/APP/2019/3830	Northwood Hills	Conversion of roof space to habitable use to include 3 side roof lights  <b>Recommendation: Approval</b>	57 – 66 121 – 125
11	TPO 779  32 Kingsend Ruislip		<b>TPO REPORT</b>	67 – 74

## PART II - Members Only

*That the reports in Part 2 of this agenda be declared not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.*

12 ENFORCEMENT REPORT

75 – 84

## PART I - Plans for North Planning Committee

85 – 126

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## Minutes



**NORTH Planning Committee**

**22 January 2020**

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

	<p><b>Committee Members Present:</b> 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><b>LBH Officers Present:</b> Meghji Hirani (Planning Contracts &amp; Planning Information), Richard Michalski (Highways Officer), Kerrie Munro (Legal Officer), Liz Penny (Democratic Services Officer) and James Rodger (Head of Planning, Transportation and Regeneration)</p>
106.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
107.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
108.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED</b> That: the minutes of the meeting dated 18 December 2019 be approved as an accurate record.</p>
109.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
110.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that the items of business marked Part I (items 1 to 9) would be considered in public and the items marked Part II (items 10 and 11) would be considered in private.</p>
111.	<p><b>7 HEDGESIDE ROAD, NORTHWOOD - 38605/APP/2019/2718</b> (<i>Agenda Item 6</i>)</p> <p><b>Single storey outbuilding to be used as an outhouse.</b></p> <p>Officers introduced the report and recommended that the application be approved.</p>

Members were informed that retrospective planning permission was being sought for the erection of a 34 sqm single storey outbuilding (50 sqm including the canopy). It was noted that the outbuilding was located on a sizeable plot therefore the impact on neighbouring properties was deemed to be acceptable.

A petitioner spoke in objection to the application. It was claimed that the outbuilding breached six Council policy guidelines.

- the materials utilised to construct the outbuilding were not similar to the main building and were therefore out of character;
- the outbuilding had a toilet area therefore its use was not ancillary to the main building;
- doors and windows should face the main house – a small window to the rear of the outbuilding was in breach of guidelines;
- according to policy the maximum height of a verandah should be 30cm – in this case it was 58cm high and the overall height of the structure was 3.2m which was in breach of policy;
- outbuildings should not exceed 30 sqm – this one was approximately 33 sqm in size;
- the outbuilding was located in a raised area of the garden and the neighbouring house was lower therefore its first floor bedroom windows were directly overlooked – this was an invasion of privacy and the hedges between the houses were not an adequate screen;

In response to the objections raised, it was claimed that policy did not dictate that materials used for an outbuilding had to match the existing house. Moreover, it was considered that the amenity of neighbours would not be compromised in this case and the footprint of the development was deemed to be proportionate to the dwelling house. The Committee was informed that there was no evidence to suggest the outbuilding would be used for independent accommodation – it was currently being used as storage. With regards to overlooking, distances were considered to be acceptable and all guidelines had been adhered to.

Members requested further clarification regarding the height of the outbuilding and were informed that it reached a height of 3.2m maximum which was 200mm above what was generally considered acceptable; however, this alone would not stand up as a reason for refusal should the matter go to appeal. In response to the Committees' questions, it was confirmed that the Council's record in winning appeals relating to oversized outbuildings was limited. Councillors expressed concern regarding the possible future removal of the hedgerow screening but were advised that it would not be possible to enforce hedgerow retention. However, a Condition could be added to ensure that no further windows or doors were added to the outbuilding in the future. At the request of Councillors, it was agreed that officers would explore the existence of a 'hidden door' which did not appear on the agreed plans. If necessary, officers would insist that this be removed as it was not shown on the plans.

The officer's recommendation was moved, seconded and agreed subject to additional Conditions, with 7 Members voting in favour and 1 abstention.

**RESOLVED That:**

- 1) The application be approved subject to the Conditions in the report;**
- 2) Delegated authority be granted to the Head of Planning and Enforcement to word a Condition ensuring that no further windows or doors are added**

	<p>to the outbuilding;</p> <p><b>3) Officers explore the existence of a ‘hidden door’ not indicated on the agreed plans.</b></p>
112.	<p><b>LAND TO REAR OF 18 MOOR PARK ROAD, NORTHWOOD - 74971/APP/2019/3169</b> (Agenda Item 7)</p> <p><b>The erection of a new pair of semi-detached dwellings, together with the formation of two new vehicle crossovers onto Grove Road.</b></p> <p>Officers introduced the application which was recommended for refusal. Members were informed that the development was deemed to be unacceptable as it was not in keeping with the historic character of the area. The proposal failed to provide adequate parking provision or amenity space and failed to make adequate provision for the retention and protection of off site trees. It was noted that references to some old UDP policies needed to be deleted.</p> <p>A petitioner spoke in objection to the application. Key points highlighted included:</p> <ul style="list-style-type: none"> <li>• The development would be in direct contravention of policy;</li> <li>• The proposed development would harm the street scene and the amenity of adjoining properties;</li> <li>• No mitigation could make the development acceptable;</li> <li>• Policy DMH6 of the Local Plan Part 2 covered garden and backland development and clearly stated that local character should be maintained. Limited development of backland could be acceptable in certain circumstances but should not be excessive in terms of mass and scale and neighbouring amenity should be maintained;</li> <li>• The proposed development was excessive in size and would be out of character with existing houses and gardens in the surrounding locality;</li> <li>• There were no other semi-detached houses in the area; the proposed development would appear cramped and would be harmful to the local area as a whole by failing to conserve the character and setting;</li> <li>• The Hillingdon Local Plan, point 537, states that ‘the Council is seeking to ensure that all new development compliments and, where possible, improves the character of the area in which it is proposed’;</li> <li>• If approved, the development could set a precedent for the future.</li> </ul> <p>It was agreed that authority be granted to the Head of Planning to tidy up the report by removing references to old UDP policies. The officer’s recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p><b>RESOLVED That:</b></p> <ol style="list-style-type: none"> <li><b>1. the application be refused;</b></li> <li><b>2. delegated authority be granted to the Head of Planning to remove references to old UDP policies.</b></li> </ol>
113.	<p><b>17 ELGOOD AVENUE, NORTHWOOD HILLS - 9106/APP/2019/1070</b> (Agenda Item 8)</p> <p><b>Part two-storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and creation of basement.</b></p>

Officers presented the report and highlighted the information in the addendum. The application was recommended for approval. It was noted that planning permission for the extensions had been granted in November 2018 but the request to build the basement was new. In relation to the basement, it was confirmed that a full flood risk assessment had been submitted by the applicant and reviewed by Council officers. No objections had been raised. It was considered that the development would not impact negatively on adjacent properties and would not harm the appearance of the area. The proposed development complied with the Council's basement policy.

A petitioner representing the Gate Hill Residents' Association spoke in objection to the application. Key points highlighted included:

- The width of the basement (approximately 85 sqm) would exceed the full width of the property; this was contrary to the Council's basement policy;
- The two light wells to the side of the property were contrary to policy which stated that 'basement light wells will not be acceptable at the front or side of a property'. Said light wells would be contrary to the established character of the Gate Hill Farm Estate;
- In relation to the impact on the neighbour at no.19, the excavation works were likely to damage the screening hedge between the two properties thereby harming the amenity of no.19;
- The separate external side entrance to access the basement was a cause for concern as the basement could potentially be used as, or adapted to, a fully self-contained unit. No Condition had been proposed to ensure this would not happen in the future.
- A surface water and flood risk assessment had been prepared by Ambiental Environmental but no specific site investigation had been provided to it on the geology and infiltration potential. Moreover, the ground investigation study referred to was not conducted specifically on the site in question but was conducted on a lower nearby property;
- The excavation works could result in the undermining of foundations to nearby properties;
- A site specific new report was requested.

The agent spoke in support of the application. Key points raised included:-

- The house was one of the smallest on the estate and the living room was particularly small;
- Even with the addition of the extensions agreed by planning in 2018, space would still be tight therefore a rear-facing basement was proposed;
- The basement would not be vast and the side entrance was purely a means of escape to comply with building regulations – a sub-let was not planned;
- The basement area would be used as a family living space incorporating TV area, children's play area and small utility;
- Neighbours to both sides were consulted but no.15 had been empty for 2 years;
- The extensions would go ahead with or without the basement. Steps would be taken to minimize the impact on neighbours;
- Ambiental Environmental were world renowned experts and their flood report had been accepted by the planning authority;
- The site from which data was taken was only 35 feet away so still relevant and was lower so the water table at the actual site would be better;
- No problems for the water table were noted;
- Structural engineers had been appointed and would submit detailed designs to

the Council as required if the application was approved;

- The basement width was 9.3m and there was no risk to the hedge as it would be 3m away from it;
- The light wells would not be incongruous;
- A petition in support of the application had been put together in 24 hours.

Members enquired whether structural drawings could have been submitted to officers before the Committee took place. It was confirmed that these were expensive but would be produced if permission was granted. It was expected that a Condition would be added to show that the information was sound.

Ward Councillor Morgan spoke in objection to the application highlighting concerns regarding the width of the proposed basement, which was wider than the foundations of the house – was in contravention of Local Plan Part 2 policy. It was claimed that the side lights were also in contravention of new basement policy. Refusal was requested.

The Head of Planning was requested to comment on the claims regarding the Local Plan Part 2. Members were informed that the policy regarding Basement Developments was set out on page 41 of the agenda pack. Many of the petitioners' and Ward Councillor's statements related to the information in the policy preamble rather than to the policy itself. It was confirmed that, in this case, the proposed basement met the criteria in the policy. Flood and Water Management issues would be resolved through Conditions, as could the requirement for a ground instability report.

Councillors requested that, in future, a full structural report and drawings be submitted to the Committee prior to the planning meeting where possible. The Head of Planning commented that this was not standard practice as stability reports were expensive and would only be requested once planning permission had been granted. Members requested clarification regarding the large number of Conditions set out in the report. It was explained that five or six Conditions was not considered excessive – in this case there were also two unique Conditions regarding trees.

Committee Members commented that they preferred to have as much evidence as possible to enable them to make informed decisions. It was agreed that delegated authority would be granted to the Head of Planning to draft an additional Condition regarding ground stability.

The officer's recommendation was moved, seconded and, when put to a vote, agreed with 6 Members voting in favour and 2 abstentions.

**RESOLVED That:**

- 1) **The application be approved;**
- 2) **Delegated authority be granted to the Head of Planning to word an additional Condition relating to ground stability.**

114. **73 RYEFIELD CRESCENT, NORTHWOOD HILLS - 70141/APP/2019/3098** (*Agenda Item 9*)

**External changes to fenestration to front and rear elevations.**

Officers presented the report and highlighted the additional plan in the addendum. It was considered that the proposed alterations to the façade would have an acceptable impact on the appearance of the building and the visual amenities of the surrounding area. Minor changes were being proposed and the application was recommended for

	<p>approval.</p> <p>Councillors raised no concerns regarding this application.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p><b>RESOLVED That: the application be approved.</b></p>
115.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 10</i>)</p> <p><b>This item was withdrawn by the Head of Planning prior to commencement of the meeting.</b></p>
116.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 11</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action, as recommended in the officer's report, be agreed; and,</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purpose of it issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.01 pm, closed at 8.23 pm.</p>

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

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

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

**Address** 60 LONG LANE ICKENHAM MIDDLESEX

**Development:** Demolition of existing dwelling and erection of two storey detached building with habitable roof space to provide 8 x 2-bed flats with associated amenity space and parking and installation of vehicular crossover

**LBH Ref Nos:** 70282/APP/2019/2773

**Drawing Nos:** 17/3124/101  
17/3124/106A  
17/3124/102A  
17/3124/107  
17/3124/109  
17/3124/108  
Design and Access Statement  
Heritage Statement and Impact Assessment  
Part 1. Arboricultural Method Statement  
Part 2. Arboricultural Method Statement  
17/3124/104C  
17/3124/105D  
17/3124/111  
17/3124/203C

**Date Plans Received:** 20/08/2019

**Date(s) of Amendment(s):** 22/01/2020

**Date Application Valid:** 05/09/2019

20/08/2019

### 1. SUMMARY

The application seeks permission for the demolition of the existing dwelling and the erection of a two storey detached building with habitable roof space to create 8 x 2 bed self contained flats with associated amenity space and parking.

The proposed development is similar in character and appearance to the previously appealed scheme approved in May 2019. It is considered that the proposal would not significantly impact on the amenity of neighbouring occupiers and would provide adequate living accommodation, amenity space and parking provision.

As such the proposal is recommended for approval.

A petition against the proposal has been received.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 Time Limit

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

#### REASON

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

**2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17/3124/203C; 17/3124/104C and 17/3124/105D, and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

**3 RES7 Materials (Submission)**

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

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

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 Local Plan: Part Two - Development Management Policies (2020)

**4 RES8 Tree Protection**

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

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

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

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

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

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key

stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 Local Plan: Part Two - Development Management Policies (2020)

#### **5 RES9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11 and DMHB 14 Local Plan: Part Two - Development Management Policies (2020) and Policy 5.17 (refuse storage) of the London Plan (2016).

#### **6 RES10 Tree to be retained**

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

Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 Local Plan: Part Two - Development Management Policies (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **7 RES17 Sound Insulation**

No superstructure works shall be commenced until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy DMHB 11 Local Plan: Part Two - Development Management Policies (2020) and London Plan (2016) Policy 7.15.

### **8 RES15 Sustainable Water Management (changed from SUDS)**

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - ii. include a timetable for its implementation; and
  - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- The scheme shall also demonstrate the use of methods to minimise the use of potable

water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 Local Plan: Part Two - Development Management Policies (2020) and London Plan (2016) Policy 5.12.

### INFORMATIVES

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

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Local Plan: Part Two - Development Management Policies (2020)) 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.

DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMEI 9	Management of Flood Risk
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 6	Vehicle Parking
DMH 1	Safeguarding Existing Housing
DMH 4	Residential Conversions and Redevelopment
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

**3            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.

**4            147            Damage to Verge - For Council Roads:**

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

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

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

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.

**5            115            Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

minimise disturbance to adjoining premises.

## **6            I25A            The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1)     carry out work to an existing party wall;
- 2)     build on the boundary with a neighbouring property;
- 3)     in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

### **3.        CONSIDERATIONS**

#### **3.1      Site and Locality**

The application site is large rectangular plot comprising a large detached dwelling, situated on the eastern side of Long Lane. The existing property has been extended to the side in the past, which has resulted in it spanning the entire width of the site at ground floor. It also benefits from a large porch addition to the front. It is characterised by a projecting gable to the front finished with waney edge timber cladding to the gable end. The gable feature runs through the house to allow for a projecting rear gable element. The entire property has a painted render external finish with mock Tudor timber detailing at first floor and is set beneath a clay tiled hipped roof.

The existing dwelling is set well back from the main road, which maintains the existing building line within the street scene and has an existing carriage driveway with two access points. The existing front boundary treatment comprises a brick wall, in keeping with the character and appearance of the street scene.

The area is characterised primarily by two detached storey houses on good sized plots of land which are set back from the road frontage, although some redevelopment and infill building works have taken place.

The site is located within the Ickenham Village Conservation Area and the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012). The site is also covered by TPO 5.

#### **3.2      Proposed Scheme**

This application seeks permission for the demolition of the existing detached dwelling and the erection of a two storey building, with habitable roofspace to create 8 x 2-bed self contained flats. The proposal also identifies cycle and bin storage, car parking to the front with the relocation of the vehicular crossover and private amenity space to the rear.

### 3.3 Relevant Planning History

70282/APP/2017/3656 60 Long Lane Ickenham Middlesex

Two storey detached building with habitable roof space to create 8 x 2-bed flats with associated amenity space, parking and installation of vehicular crossover, involving demolition of existing dwelling house.

**Decision:** 11-12-2017 Refused

70282/APP/2018/612 60 Long Lane Ickenham Middlesex

Two storey detached building with habitable roof space for use as 7 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling and installation of vehicular crossover.

**Decision:** 04-12-2018 Refused

**Appeal:** 07-05-2019 Allowed

70282/APP/2019/1883 60 Long Lane Ickenham Middlesex

Two storey side extension and part two storey, part single storey side extension

**Decision:** 31-07-2019 Approved

#### Comment on Relevant Planning History

70282/APP/2019/1883 - Two storey side extension and part two storey, part single storey side extension (approved)

70282/APP/2018/612 - Two storey detached building with habitable roof space for use as 7 x 2-bed flats with associated amenity space and parking, involving demolition of existing dwelling and installation of vehicular crossover.

This application was refused on the basis that it failed to justify the demolition of the existing property. The replacement building was also considered inappropriate due to its size, scale, bulk and design resulting in a cramped and unduly intrusive visually prominent form of development which would be out of keeping with the character of the wider Conservation Area. The proposal was also considered to detrimentally impact on the amenity of the neighbouring occupiers and provided a substandard form of living accommodation to the detriment of the amenities of future occupiers

This application was allowed at appeal where the Inspector considered these issues. With regard to the existing dwelling he advised that there is no overriding architectural theme, only the building line and property height prove any real consistency. No 60 has been subject to a number of unattractive extensions to the front and sides. This has resulted in a lack of distinguishing features or style. There is no historical interest to the house itself and has a lack of architectural merit. With regard to the replacement building this has been designed to reflect the prevailing architectural values and themes of the conservation area. Visually, it presents as a large residential property rather than flattened development, which the Inspector thought would make a positive contribution to the Conservation Area. The proposed development brings the actual footprint of the built development in and away from the side boundaries and the cat slide roof detail maintains the open gap features at first floor level.

### 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.HE1 (2012) Heritage

### **Part 2 Policies:**

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMEI 9 Management of Flood Risk

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 2 Highways Impacts

DMT 4 Public Transport

DMT 6 Vehicle Parking

DMH 1 Safeguarding Existing Housing

DMH 4 Residential Conversions and Redevelopment

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

NPPF- 11 NPPF-11 2018 - Making effective use of land

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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

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

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

## **6. Consultations**

### **External Consultees**

11 neighbours and the Ickenham Residents Association were consulted for a period of 21 days

expiring on the 30 September 2019. A site notice was also erected on the telegraph pole to the front of the property. 12 responses were received raising the following issues:

- Too many flats along Long Lane.
- Out of keeping with the character and style expected in a conservation area
- Extra family homes needed
- While changes have been made from the previously rejected applications the plans remain unlawful and in breach of policy and guidance
- Loss of amenity
- Camped form of development
- Out of keeping with the streetscene
- Loss of light
- Unsightly views
- Loss of privacy
- Breach of rear building line
- Substandard living accommodation for future occupiers
- Negative impact on the Conservation Area
- Overdevelopment
- Garden provision too small
- Dispute the Heritage Statement
- Detrimental to highway safety
- Does not comply with parking requirements
- No provision for suitable bin storage to the front
- No justification for loss of trees
- Increased noise and disturbance
- Increased risk of flooding
- Lack of building regulations
- Refute the applicants assertion that the proposed design is similar to the approved design but makes better use of the site. Larger and has more impact
- A fundamental difference between this proposal and the extension proposal is that the original house is of a shallow depth whereas the appeal proposal block is at least twice the depth and also therefore much closer to the houses at the rear.
- Tree report submitted out of date
- Additional impact on utilities
- Increased traffic
- Overbearing
- Given the neighbouring property extends up to the boundary its is appropriate to provide a 1.5m gap to the boundary
- The approved extension would maintain a 1.5m separation for the full length of the extension
- The loss of this significant front garden to be covered n hard surface further highlights the disparage between the proposal and the existing
- No disabled parking spaces
- The claim that there is a demand for flatted accommodation of this type in the area is fallacious as several similar types of accommodation in the area remain unsold
- The revised drawings revert to a form similar to the approved scheme but it is noted that the eaves height of the cat slide roof form has increased from 2.7m to 3.4m. Additional velux window has been added to each of these elevations.
- Concerns the size and quality of the living space for future occupants at first floor level is being compromised for profit maximisation
- No visitor parking
- Numerous planning applications give concerns they are being used to expand the currently approved scheme to gain approval for a scheme which would result in the over-occupancy and over development of the site

A petition against the proposal has also been submitted.

Officer response: The previous application was allowed at appeal. Compliance with the requirements of Building Regulations is a completely separate process to Planning. Other issues raised are addressed in the report.

Ickenham Conservation Area Panel - No response

### **Internal Consultees**

Access Officer - Any planning permission should have a condition for compliance with standards for a Category 2 M4(2) dwelling as set out in Approved Document M to the Building Regulations (2010) 2015.

Highways - The application has been reviewed by the Highway Authority who are satisfied that the proposal would not measurably exacerbate congestion or parking stress, and would not raise any highway safety concerns.

Tree/Landscaping - This site has been the subject of several recent applications, including ref. 2018/612, which was refused but allowed on appeal. A tree report, dated September 2017 (amended January 2018), by Elizabeth Greenwood, has been re-submitted. While technically due for further review, the report is considered relevant in this case. The report includes a survey, arboricultural impact assessment and method statement. 19 No. individual trees and two groups have been identified. There are no 'A' grade trees on the site. Six individual trees and one group have been graded 'B'. Of these, two hollies will be removed (T17 and T18). The other 'B' grade trees: T1 birch, T8 Robinia, T14 Holly, T16 Cherry, and G1 Lawson cypress will be retained - with some management / maintenance required. The remaining trees are all 'C' grade - not normally considered to be a constraint on development. 10 No. will be retained and four removed to facilitate the development. Among those to be retained is the cherry (T16) on the front boundary - one of the more conspicuous trees when viewed from the public realm. There is no objection to the detailed recommendations in the tree report. In appendix G an indicative arboricultural supervision chart is provided. Arboricultural supervision should be conditioned to ensure that good practice and tree recommendations are adhered to. In terms of the proposed site layout, the current layout proposed on dwg No. 17/3124/102 Rev A is similar to the approved dwg. No. 17/3124/102 Rev B. The building continues to sit uncomfortably close to the side boundaries which will narrow the gap between neighbouring buildings. The current drawing does not show the parking layout in the front garden, whereas the approved drawing indicated 8 parking spaces which avoided the RPA of the retained trees. If additional parking is required it may not be possible to safeguard the trees or provide adequate site coverage with soft landscape (minimum 25% area coverage). A high quality landscape scheme is required to complement the character and appearance of this Conservation Area. The rear garden should be designed and detailed to provide accessible and attractive amenity space (private and / or shared) for the benefit of the occupants. No bin or bike stores are shown. These should be integral to the building or sited to the rear of the flats. Locating them in the front will involve sacrificing trees, or other soft landscape - and will be unacceptable. No objection subject to the above comments and conditions Tree retention and protection (to include arboricultural supervision) and landscaping.

The Conservation Officer has advised the amended proposal appeared to be similar to the scheme Allowed at Appeal. However there appear to be discrepancies between the amended streetscene (dwg.no. 17/3124/104A Rev A) and amended proposed elevations (dwg. no. 17/3124/105C Rev c). The streetscene drawing shows gable ended catclides which would not be considered appropriate and should be amended to match that proposed on the elevation drawing which includes hipped roof forms.

Officer response: The discrepancy identified has been amended.

## **7. MAIN PLANNING ISSUES**

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

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a spacious plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

DMH 1 of Local Plan: Part Two - Development Management Policies (2020) advises that the net loss of existing self contained housing will be resisted unless housing is replaced with at least equivalent residential floorspace.

DMH 2 requires the provision of a mix of housing unit of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

DMH 4 advises that residential conversions and redevelopment of dwellings into new blocks of flats will only be permitted where it is on a residential street where the proposal would not result in more than 10% of the properties being redeveloped into flats.

It is acknowledged that historically there have been a number of properties and sites redeveloped along Long Lane. This includes flats, in-fill and a separate cul de sac development. However this would represent less than 10% of the original properties within 1 km of the application site.

Given the residential character of the area adjacent to the plot, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

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

Policy 3.4 of the London Plan (2015) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 2 (poor). The London Plan (2015) range for sites with a PTAL of 2 - 3 in a suburban area is 35-65 units per hectare. Based on a total site area of 0.1058 ha the site would have a residential density of 75 units per hectare, which is slightly above this range.

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

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

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

Policy 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 site lies within the Ickenham Village Conservation Area and currently comprises an attractive, detached property dating for the 1930's and as existing relates to the urban grain of area, maintaining a substantial plot. The area is characterised by individually designed properties set within spacious, with, mature planting which contribute to the character of the Conservation Area.

The proposed building measures 21m in width, a maximum of 15.1m in depth set beneath a pitched roof of 8.7m in height. The proposed building would be set in 1m from the side boundaries at the front, however this decreases to 0.45m at the rear of the property, where the boundary turns towards the house. The Conservation Officer strongly objected to a previous application for the demolition of the existing house and erection of 7 flats. This was subsequently approved at appeal though. In consideration of that application the Inspector found the scale and massing to be acceptable. This proposal is similar to the approved scheme and would be therefore also be acceptable.

Therefore given the scale and design of the building, it is considered that the proposal would not be harmful to the character and appearance of the streetscene and the wider Conservation Area. As such the proposal complies with Part 1 Policy BE1 and HE1 and Policies DMHB 4 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

**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**

As detailed under impact on the Conservation Area.

**7.08 Impact on neighbours**

Policy DMHB 11 advises that development should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property.

The proposed building has a staggered frontage not projecting beyond the line of the existing dwelling and maintains a front building line with both the adjacent properties at the nearest point. To the rear the proposed building line is also staggered and would project

approximately 2.5 m beyond the rear of no. 58, where it is adjacent to the boundary, set back by approximately 2.9m. This increases to 5m in depth set back 4.6m from the shared boundary. Although the proposed building would be significantly larger and closer than the existing dwelling it would not compromise a 45 degree line of sight and is not considered to have a significant impact on the amenity of the neighbouring occupiers by virtue of loss of light, overbearing or loss of outlook. To the other side the proposed building would project approximately 4.8 m beyond the rear of no. 62. The main body of that dwelling is situated further away from the boundary set back approximately 7.65 m, but it also benefits from an adjoining large double garage to the side, with a home office to the rear, which extends up to the shared boundary. It is noted that concern had been raised over the loss of outlook to the two side bedroom windows facing the proposal; however these are secondary windows serving the bedrooms which have principle windows facing front and rear. The proposal would extend beyond the rear of the home office by approximately 0.9m, set back by 4m. It is therefore considered that this would not significantly impact on the amenity of the neighbouring occupiers.

To the rear the proposed building would be set back 12.5m from the rear boundary with 1 Neela Close and the side boundary of 19 Milton Road. Although it is noted that a separation of 22.75 m would be maintained between the windows of the habitable rooms, the proposal would have direct views over the rear garden and private patio areas to the rear of both 1 Neela Close and 19 Milton Road in close proximity at less than 21 m. This issue was considered in the previous application where the Inspector advised that with regard to potential loss of privacy to the properties to the rear, the retention and management of the trees would in this case prevent a loss of privacy. It would therefore be unreasonable to refuse on this basis. Therefore the proposal would comply with Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

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

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

Policy DMHB 16 advises all housing developments should have an adequate provision of internal space in order to provide an appropriate living environment. For a 2 bed, 3 person flat there is a requirement of 61sqm. The proposed flats have a minimum floor area of 61sqm in compliance with these requirements. Furthermore, it has been demonstrated through the submission of sections that the rooms in the loft space would provide sufficient head room.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with Policy 3.5 of the London Plan (2016).

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

Policy DMT 2 of the Local Plan: Part Two - Development Management Policies (2020) advised that development proposals must ensure that safe and efficient vehicle access to the highway network is provided to the Council's standards; they do not contribute to the deterioration of local amenity or safety of all road users and safe secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated in the design.

Policy DMT 6 advises 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.

It is proposed to provide 8 two bed residential flats. The maximum standard requires 1.5 spaces per unit hence a quantum of up to 12 spaces should be provided on-site to comply with the adopted parking standard. The proposed quantum is below this maximum with a provision of 8 spaces within the site envelope.

It is noted that the surrounding residential catchment and road network exhibits certain characteristics which support a lower quantum of on-site parking provision. To expand - the local area is covered by extensive daytime/weekday Controlled Parking Zone (CPZ) controls with additional double yellow line waiting restrictions in the vicinity of the address which reduce the opportunity for accommodating any development related displaced parking. Also there are generous off-street parking facilities for most of the surrounding residential properties in the area. These factors combined inherently reduce general on-street parking demand and therefore subsequent parking pressures on the highway. When contextualising the above factors and facets of the surrounding local area, it is considered that the quantum of parking proposed is to an acceptable level.

This stance is further reinforced by the aforementioned Inspectorate's appeal decision where the 1:1 parking ratio per unit was considered adequate. Therefore, the proposals are considered to be compliant to the Council's policies DMT 2 and DMT 6 of the Local Plan: Part Two - Development Management Policies (2020).

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

Policy DMHB 18 advises that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space and for a 2 bed property 25sqm per unit should be provided. This would give an overall requirement of 200 sqm. The proposal is set in a large plot and would provide approximately 300 sqm, which is in excess of this requirement. The proposal does identify 2 small private patio areas with a section of open ended hedge screen to the rear of building, however this does not relate to all of the rear facing habitable windows pertaining to each of the ground floor flats. However the garden is of a sufficient scale to provide this detail and it could be conditioned for submission if all other aspects of the proposal were acceptable.

#### **7.12 Disabled access**

The Access Officer has not raised any concerns with relation to this application.

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

Not relevant to this proposal.

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

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. Saved policy DMHB 14 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The site lies within the area covered by Tree Preservation Order No. 5 and the Ickenham Village Conservation which is characterised by its garden suburb nature. The submitted tree report identifies that 10 trees will be retained and four removed to facilitate the development. Among those to be retained is the cherry (T16) on the front boundary - one of the more conspicuous trees when viewed from the public realm. In terms of the proposed site layout, the new building is uncomfortably close to the side boundaries which will narrow the gap between neighbouring buildings. The front garden is dominated by parking albeit a reasonable area of soft landscape has been retained around the retained cherry tree on the front boundary. Landscape Officer has advised that the layout should be amended to provide a front boundary hedge to screen the car park.

Therefore subject to conditions for landscaping and tree protection the proposal would comply with the aim of Policy DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020).

**7.15 Sustainable waste management**

A bin storage area is identified in the rear garden of the property.

**7.16 Renewable energy / Sustainability**

Not relevant to this application.

**7.17 Flooding or Drainage Issues**

The site is not located within a flood zone or identified as at risk of surface water flooding. It noted that the road to the front is shown as being at risk however in the context of this proposal, were a scheme to be deemed acceptable, conditions could be imposed to ensure suitable sustainable drainage methods and materials were included to help prevent additional surface water run off during high rain fall events.

**7.18 Noise or Air Quality Issues**

Not relevant to this application.

**7.19 Comments on Public Consultations**

Comments raised have been addressed within the report.

**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 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.

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**

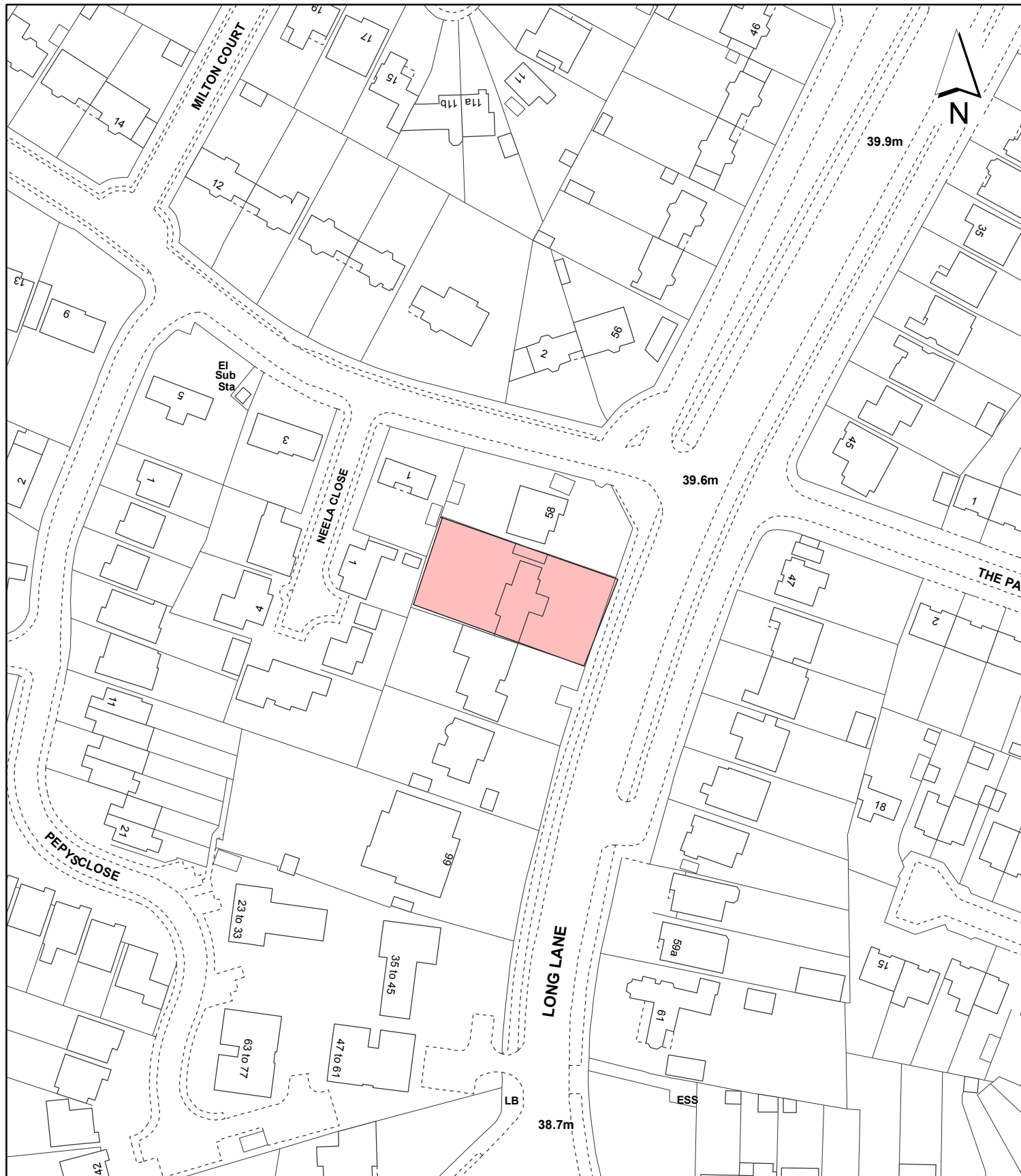
The proposal would not detract from the appearance and character of the conservation area and would not significantly impact of the amenity of adjoining properties. It would provide adequate living accommodation for future occupiers as well as adequate amenity space and parking.

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

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

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



# Notes:

 Site boundary

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Site Address:

**60 Long Lane  
Ickenham**

Planning Application Ref:

**70282/APP/2019/2773**

Planning Committee:

**North** Page 24

Scale:

**1:1,250**

Date:

**February 2020**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

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

**Address** SOUTH LAWN HIGH ROAD EASTCOTE

**Development:** Part two storey, part single storey rear extension, and conversion of roofspace to habitable use to include a rear dormer and 5 x front rooflights, canopy to front, conversion of the attached garage to habitable use and alterations to front and side elevation

**LBH Ref Nos:** 20698/APP/2019/2739

**Drawing Nos:** 4161 02-2  
4161 02-2  
4161 02-1  
4161 01-3  
4161 01-1  
4161 01-1  
4161 VC A  
4161 OS A

**Date Plans Received:** 16/08/2019

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

**Date Application Valid:** 05/09/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north-west side of High Road and comprises a two storey detached house with a gabled roof and brick external facing. There is an attached front/side garage and a front garden including hardstanding and forms an area of off-street parking. The rear garden is flat.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

This application proposes the part two storey, part single storey rear extension, and conversion of roofspace to habitable use to include a rear dormer and 5 x front rooflights, canopy to front, conversion of the attached garage to habitable use and alterations to front and side elevation.

#### 1.3 Relevant Planning History

20698/75/0762 South Lawn High Road Eastcote  
Householder development - residential extension(P)

**Decision Date:** 22-10-1975      **Approved**      **Appeal:**

20698/APP/2018/3688 South Lawn High Road Eastcote

Single storey rear extension, single storey side extension and conversion of garage to habitable

use including alterations to front elevation (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 06-12-2018      **Approved**      **Appeal:**

20698/APP/2019/686      South Lawn High Road Eastcote

Conversion of roof space to habitable use to include a rear dormer and 4 front roof lights  
(Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 17-04-2019      **Approved**      **Appeal:**

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

- 20698/APP/2019/686 - Conversion of roof space to habitable use to include a rear dormer and 4 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

Approved on 17/4/19

- 20698/APP/2018/3688 - Single storey rear extension, single storey side extension and conversion of garage to habitable use including alterations to front elevation (Application for a Certificate of Lawful Development for a Proposed Development)

Approved on 6/12/18

- 20698/75/0762 - Householder development - residential extension(P)

Approved on 22/10/75

## **2. Advertisement and Site Notice**

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

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

## **3. Comments on Public Consultations**

6 neighbouring properties were consulted by letter dated 6/9/19 and a site notice was displayed in the area. By the close of the consultation period, 6 comments and a petition were received who raised their concerns as follows:

#### **EXTERNAL CONSULTEE:**

- Loss of privacy
- Impact on the character of the area
- Size, scale and design of the proposal
- Roof space, rear dormer and roof design
- big front extension and changing the front building line
- Overdevelopment

#### **Northwood Hills Residents Association:**

- over-development
- out of character
- loss of privacy, loss of light

#### **INTERNAL CONSULTEE:**

Conservation and Urban Design Officer:

The property is located adjacent to the Eastcote Village Conservation Area. Due to the nature and positioning of the proposal it is unlikely to have a detrimental impact on the proposal. Therefore in this instance we have no comments to make

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

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

Part 1 Policies:

Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

#### **5. MAIN PLANNING ISSUES**

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours, and provision of off-street parking provision.

Policy DMHD 1: Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) 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 rear extensions involve an almost full width single storey extension with a two storey element which is located just off centre of the rear elevation. The proposed single storey rear extension would have a depth of 4.95m and width of 9.64m. The proposed extension would have a dummy pitched roof to a height of 3.55m. The depth and height of the proposed single storey rear extension do not comply with LPP2 Appendix A. The proposed dummy pitched roof coupled with the the depth and bulk of the proposed extension, would look out of keeping with the original dwelling.

Two storey rear extension element would be approximately 4.1m deep and 4m wide. The proposed roof of the extension would be a pitched and hipped in design would in isolation be acceptable as it matches the roof form of the existing house. However, the roof's juxtaposition with the proposed rear dormer would result in an incongruous design that would be detrimental to the character and appear of the dwelling and wider area.

The proposed front canopy would be 3.6m wide, 2.95m deep and would benefit from a mono-pitched roof with a maximum height of 3.66m. The depth of the proposed front canopy would extend past the line of principal elevation. As such it wouldn't comply with LPP2 Appendix A. Therefore, the additional front canopy is a large and prominent addition to the existing dwelling. Given the character of the original property the proposed front canopy is considered unacceptable.

The proposal is unclear in terms of the replacement of the of the garage door with a window. The floor plan shows a window replacing the garage door, however the proposed elevations shows the garage door remaining in place. An informative is proposed to inform the applicant of this discrepancy. The plans As a result of the minor changes, the proposal would not result in an increase in footprint or a significant alteration in the character and appearance of the original dwelling and street scene. The proposed internal layout indicates the proposed area would be occupied as a bedroom. As the proposed conversion would rely upon the main entrance of the property to obtain access, this would be considered acceptable as this would ensure the property is occupied as a single unit.

The proposed first floor rear extension would wrap across part of the rear wall of the existing house to a maximum depth of 4m which complies with the LPP2 Appendix A. The proposed extension would have a pitch roof to maximum height of 7.3m which the ridge height would be 1.16m lower than the original roof and therefore complies with paragraph 6.6 of the LPP2 Appendix A. The proposed first floor rear extension would project across part of the width of the existing dwelling and beyond the edge of the rear wall resulting in a total width of 3.95m.

The proposed two storey rear extension would retain a sufficient separation distance from the shared boundary at eastern and western side respectively for the full depth of the first floor rear extension element.

With regards to the proposed rear dormers, LPP2 Appendix A gives advice that it is

important to create a roof extension that will appear subordinate/secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. As the property is a detached house the set ins of the dormer are not considered sufficient to appear secondary or proportionate to the main roof slope and would have a harmful impact on the character and appearance of the existing house and street scene.

The application proposal also seeks permission for 5 roof lights. In terms of quantity the application proposal is considered to be acceptable LPP2 Appendix A. It is considered that the scale, design and proportion of the proposed roof lights are modest and acceptable in design terms.

Furthermore, the proposed roof profile should match that of the existing roof. The proposed roof design of this extension is not considered to be an acceptable compromise in design terms and would not integrate with the scale, proportions and architectural composition of the original house. This results in an unbalanced appearance between the other dwellings in wider area and would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

In these respects the development would not comply with Policies Policy DMHD 1 , DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

The adjoining neighbour at Wynnstay benefits from a part rear conservatory. The proposed 4.95m deep and 3.55m high single storey rear extension of the property by virtue of its size, depth and height would have an adverse impact upon the adjoining neighbours at Wynnstay. In addition, the proposed single storey rear extension would extend beyond a 45 degree horizontal angle measured from the middle of a principle window to a habitable room on the adjoining dwelling at Wynnstay. As such, the proposal would result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook.

The first floor of the two storey rear extension would have a clear glazed windows facing Hanscombe. This would likely result in unacceptable levels of overlooking and loss of privacy to the adjoining occupiers at Hascombe. Should a positive recommendation have been recommended a condition could have been imposed ensuring that this secondary window would be obscure glazed.

The proposed development would therefore fail to accord with Policies DMHD 1 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

DMHB 18 requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

There would be ample parking to the front of the property. As such, the proposal would not therefore conflict with policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020)

Given the above considerations, the application is therefore recommended for refusal.

## **6. RECOMMENDATION**

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

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

The proposed rear extensions, by reason of their size, scale and bulk and its juxtaposition with the proposed rear dormer would fail to appear as subordinate additions and would result in incongruous additions which would be detrimental to the architectural composition of the original building, the visual amenities of the street scene and the character and appearance of the wider Area. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

The proposed front canopy, by reason of its siting, size, scale and bulk would result in an incongruous and overly dominant addition which would be detrimental to the architectural composition of the existing building, the street scene, and would harm the character and appearance of the wider area. As such, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

The roof alteration/extensions, by reason of the roof design and the size, scale, bulk and design of the rear dormer window would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

The proposed development, by virtue of the position of the side facing window, would be detrimental to the amenities of the adjoining occupier at Hascombe by reason of overlooking and loss of privacy. Therefore the proposal would be contrary to Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

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

The proposed single storey rear extension, by virtue of its size, scale and depth would be detrimental to the amenities of the adjoining occupier at Wynnstay, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore, the proposal would be contrary to Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

## **INFORMATIVES**

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 2 (2020), Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written

guidance, as well as offering a full pre-application advice service.

- 2 The applicant is advised that the Front Elevation on drawing no. 416102-02 shows a garage door whereas as the corresponding Ground Floor plan on drawing no. 416102-01 shows a window to bedroom 01. Should you be minded to submit any further applictaion sin the future please ensure this error is addressed.

### 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.

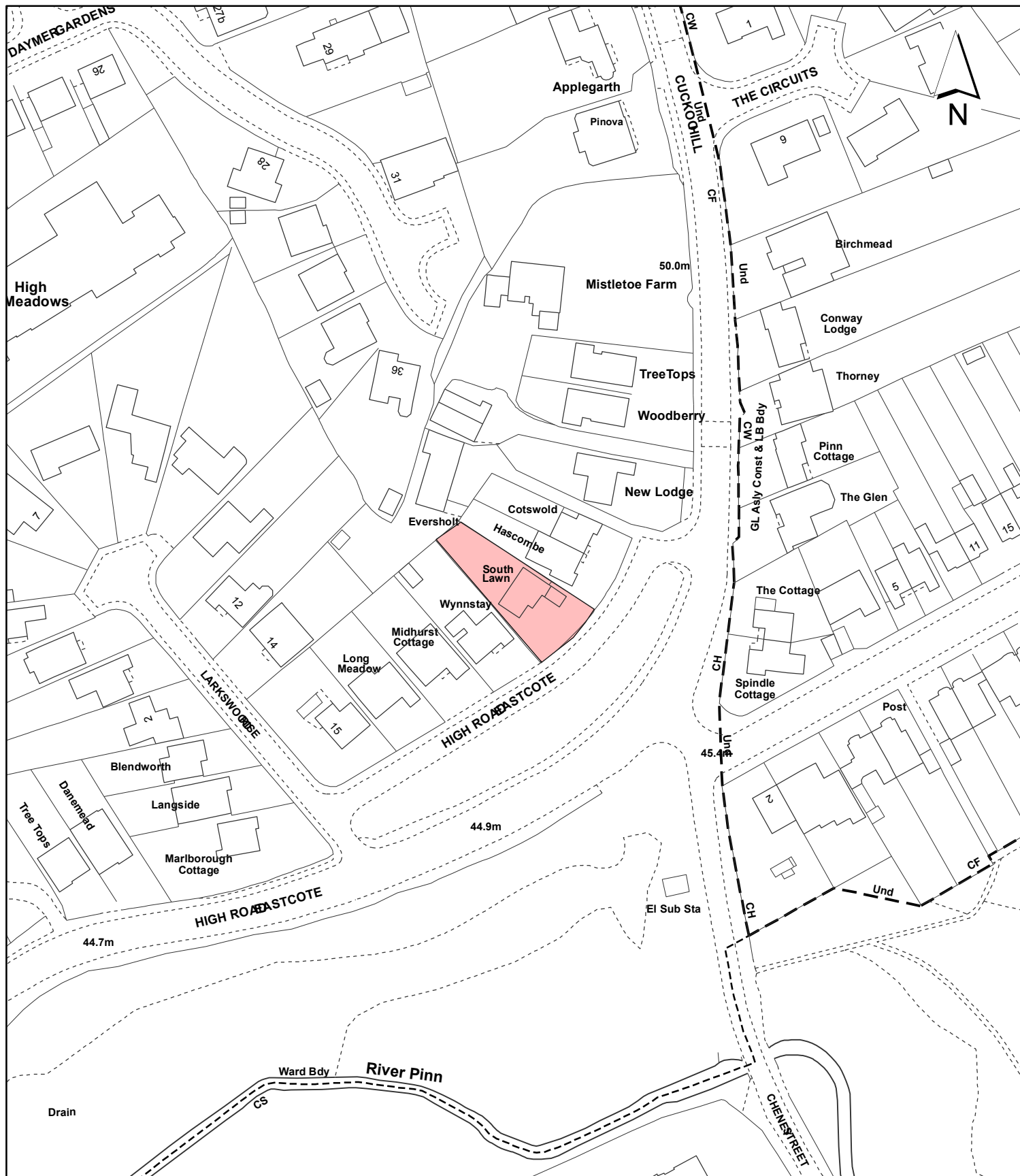
Part 1 Policies:

Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

**Contact Officer:** Hoda Sadri

**Telephone No:** 01895 250230



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Site Address:

**South Lawn  
High Road**

Planning Application Ref:

**20698/APP/2019/2739**

Planning Committee:

**North** Page 32

Scale:

**1:1,250**

Date:

**February 2020**

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

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



**HILLINGDON**  
LONDON

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

**Address** 32 PARK WAY RUISLIP

**Development:** Part two storey part first floor rear extension, porch to front, conversion of garage to habitable use, conversion of roof space to habitable use to include 2 x rear dormers and 7 x roof lights

**LBH Ref Nos:** 3149/APP/2019/3993

**Drawing Nos:** 03 Existing  
03 Proposed  
Location Plan  
01

**Date Plans Received:** 10/12/2019

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

**Date Application Valid:** 10/12/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a substantial detached dwelling located on the north side of Park Way. The property is constructed from brick with white render facing to the rear elevation. It has front and rear hipped and gabled roofs. The dwelling set back from the adjacent highway in excess of 8m and enclosed by trees and high hedges. The front garden is mainly laid to hard standing providing a drive way with two dropped kerbs for ingress and egress of vehicles in a forward direction.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

The current application seeks planning permission for a part two storey part first floor rear extension, front porch extension, conversion of the garage to habitable use, conversion of the roof space to habitable use including two rear dormer windows, seven roof lights in the side roof slopes and three roof lights in the crown roof.

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

No relevant planning history

### 2. Advertisement and Site Notice

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

**2.2** Site Notice Expiry Date:- 17th January 2020

### 3. Comments on Public Consultations

9 neighbouring properties were consulted by letter dated 13/12/2019 and a site notice displayed which expired on 17/1/2020.

Three written representations have been received together with a 36 signature petition raising objections to the proposal which are summarised as follows: -

Loss of privacy  
Loss of light  
Over looking  
Over development  
Parking  
Over shadowing  
Drainage

Subsidence  
Future use as an HMO  
Future use as a care home

Officer response:

The first six concerns raised will be dealt with in the 'Main Planning Issues' section of this report. The remaining three concerns are either not relevant to the application (as it is only to extend a family dwellinghouse) or in the case of subsidence not a material planning consideration.

Flood and Water Management Officer:

Was consulted due to the siting of a natural spring near the house. Is satisfied, conditions could be used to prevent any flooding issues if the application were approved.

#### **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:

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

LPP 7.5 (2016) Public realm

LPP 7.6 (2016) Architecture

#### **5. MAIN PLANNING ISSUES**

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, and car parking provision.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies (2020) 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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

It also states that rear extensions should not protrude too far out from the rear wall of the original house or cut in half two-storey bay windows or other features. The addition of conservatories or other extensions to buildings that have already been extended will not normally be permitted.

#### B) Rear Extensions

vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres; viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported;

The proposed two storey rear infill extension element would have a depth of 6 m with a width of 10.10 m, extend across two thirds of the rear elevation of the host dwelling and be set under a pitched roof which would have a ridge height equal to that of the existing main roof ridge line. The first floor rear extension over the existing garage would have a width of 6.5m and a total depth of 8.1 m (including the existing first floor bedroom). This element would be set under a pitched roof that would also have a height equal to that of the main roof ridge. This would result in a two storey rear extension that would cover the whole width of the host dwelling. The two storey rear extension would extend beyond the original rear wall by more than 4m and the first floor rear extension would have a depth of 4.6m from the original rear wall. Consequently, the proposal would fail to appear subordinate to the host dwelling. In addition, the creation of a large crown roof would be contrary to Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### C) Side Extensions

i) side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; iii) garages should reflect the size guidelines set out in Appendix C Parking standards; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres,

but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses; v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation; vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back.

The first floor extension over the existing garage would have a pitched hipped roof creating the appearance of a two storey front/side extension and when viewed in conjunction with the two storey rear and first floor rear extensions would be unacceptable. Consequently, the proposal would fail to appear subordinate to the host dwelling. In addition, the creation of a large crown roof would be contrary to Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### D) Front Extensions

i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and

iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed front porch comprises the 'squaring off' of the existing porch however this would result in the new porch extending 900 mm beyond the existing front bay. The first floor extension above the proposed porch would be out of character with the design of the original dwelling and would effectively create a two storey front extension element which would result in a design that would not be a subordinate feature within the front elevation and would not respect the character and features of the original building.

#### E) Roof Extensions

i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;

ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;

iii) raising of a main roof above the existing ridge line of a house will generally not be supported;

iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling;

The proposed rear dormers would be located below the main roof ridge tiles, would retain a substantial element of the original roof slope and would appear subservient to the scale of the existing roof. Consequently, this element of the proposal would comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020).

The conversion of the garage to habitable use would comprise the replacement of the

existing garage door with a brick course and a window together with alterations to the rear elevation to provide a window and patio doors in place of a window and single rear entrance door. Consequently, this element of the proposal would comply with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020).

In addition, it is noted that in order to facilitate the proposal all the existing chimneys are to be removed which, although would be a regrettable loss of original features of the host dwelling, could not be considered as an additional reason for refusal.

Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) requires that there is no unacceptable loss of outlook to neighbouring occupiers.

The neighbouring property to the north west of the subject site at 'Inglenook' (32A Park Way) is set back from the front building line of the subject site by 15m and has a separation distance in excess of 6m from their east flank elevation to the the proposed side extension.

The neighbouring property to the east at 30 Park Way would be adversely affected by the first floor rear extension element of the proposal which would fail to comply with the 45 degree rule when measured from the nearest first floor window in the rear elevation of this neighbouring property.

The neighbouring property to the rear and north at 3 Westholme Gardens is located in excess of 40m from the rear elevation of the subject site and the outlook from the proposed two storey rear extension and rear dormers would not cause any increase in overlooking than that that already exists from the existing first floor windows.

Consequently, it is considered that there would be a detrimental affect on the amenities of the neighbouring property at 30 Park Way and therefore the proposal would fail to comply with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020).

Policy DMHB 18 of the Hillingdon Local Plan Part 2 : Development Management Policies (January 2020) requires

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states: "A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2. D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene."

Table 5.2 of the plan requires that 3+ bedroom houses should be provided with a minimum of 100 sq.m which is "well located, well designed and usable for the private enjoyment of the occupier."

The remaining private amenity space would be well in excess of 500m<sup>2</sup> and therefore compliant with policy DMHB 18.

The proposal would not affect the current parking provision.

It is noted that if planning permission had been forthcoming, further information would have been required in relation to the proposed drainage and the cumulative affect that the proposed extension would have on existing drainage, water courses and natural springs within the vicinity of the application site. There is a natural spring under the driveway of the application site and it is important that any construction works do not inadvertently cause flooding issues. The Council's Flood and Water Management Officer is satisfied that planning conditions could address this matter.

## **6. RECOMMENDATION**

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

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

The part two storey, part first floor rear extension by reason of its size, scale, bulk, and design represents an incongruous form of development which fails to be subordinate to the host dwelling and would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies

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

The front porch and first floor extension above it by reason of their size, scale, and design represent an incongruous form of development which fails to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies

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

The proposed pitched and hipped roof over the first floor rear/side/front extension by reason of its size, scale, bulk, and design represents an incongruous form of development which fails to be subordinate to the host dwelling and would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies

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

The proposed first floor rear extension, by reason of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 30 Park Way by reason of over dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

## **INFORMATIVES**

- 1 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1 Strategic policies (November 2012); Local Plan Part 2 Development Management Policies (January 2020); 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:**

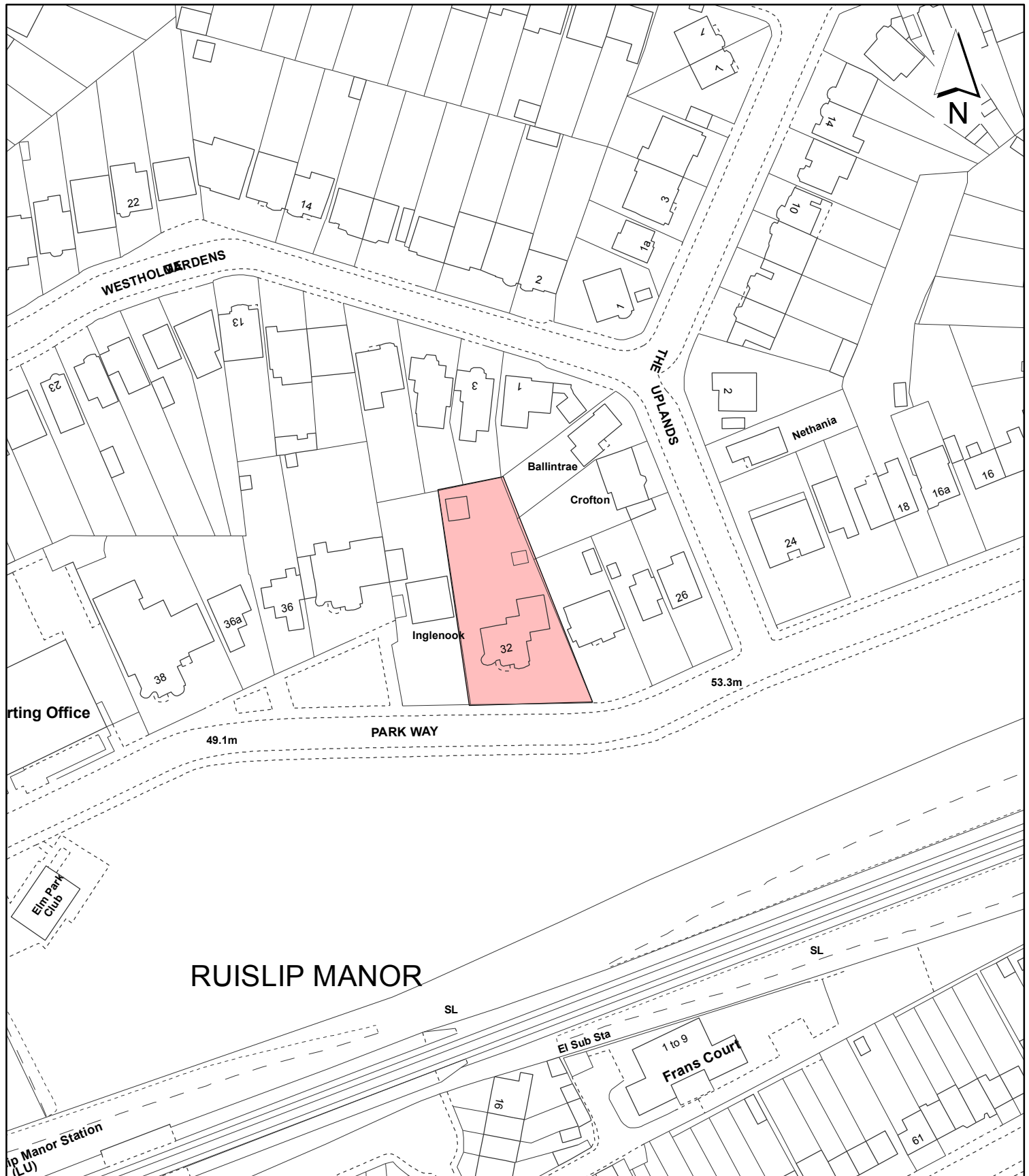
PT1.BE1 (2012) Built Environment

#### **Part 2 Policies:**

DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture

**Contact Officer:** Diane Verona

**Telephone No:** 01895 250230



#### Notes:

 Site boundary

For identification purposes only.

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Site Address:

**32 Park Way  
HA4 8NU**

Planning Application Ref:

**3149/APP/2019/3993**

Planning Committee:

**North** Page 40

Scale:

**1:1,250**

Date:

**February 2020**

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

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



**HILLINGDON**  
LONDON

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

**Address** HAREFIELD UNITED FC BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Proposed upgrade of existing telecoms site by replacing existing 15m lattice mast with 20m monopole with 6 no. antenna apertures, 3 no. 600mm Dishes and 1 no. 300mm Dish, 8 no. equipment cabinets and development ancillary thereto enclosed by a 2.1m closed boarded timber fence.

**LBH Ref Nos:** 4538/APP/2019/3918

**Drawing Nos:** HGN082 - 150 Issue B Existing Elevation  
HGN082 - 215 Issue B Max Configuration Site Plan  
HGN082 - 265 Issue B Max Configuration Elevation /  
HGN082 - 100 Issue B Existing Site Plan  
Supplementary Information  
HGN082 - 002 Issue B Location Plan  
ICNIRP Declaration

**Date Plans Received:** 04/12/2019

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

**Date Application Valid:** 04/12/2019

### 1. SUMMARY

Planning permission is sought for an upgrade of an existing telecommunications site involving the removal of the existing 15m lattice mast and replacing it with a 20m monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound.

The proposed replacement monopole would provide continued network coverage along with new 5G coverage. The monopole is considered to be acceptable in this location given the existing situation with a number of existing vertical lighting columns and masts surrounding the existing lattice tower (to be removed), and would not have a detrimental impact on the character and appearance of the surrounding area and the wider Harefield Village Conservation Area, or on the visual amenity of the Green Belt. There would not be a detrimental impact on residential amenity, given the significant distance between the replacement monopole and residential properties.

The proposal complies with Policies DMHB 1, DMHB 4, DMHB 11, DMHB 21, DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapters 10, 13 and 16 of the National Planning Policy Framework (2018).

The application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1 COM3 Time Limit

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

## REASON

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

### **2 COM4 Accordance with Approved Plans**

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

HGN082 - 002 Issue B Location Plan

HGN082 - 100 Issue B Existing Site Plan

HGN082 - 150 Issue B Existing Elevation

HGN082 - 215 Issue B Max Configuration Site Plan

HGN082 - 265 Issue B Max Configuration Elevation A

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

## REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and the London Plan (2016).

### **3 NONSC Non Standard Condition**

Any apparatus or structure provided in accordance with this approval shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

## REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies DMHB 11 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

### **4 NONSC Non Standard Condition**

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

## REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

## 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.

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 21	Telecommunications
DMAV 1	Safe Operation of Airports
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 6	Development in Green Edge Locations
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

Harefield United Football Club is located on the southern side of Breakspear Road North. The application site is located south of the football pitch in the south-east corner of the grounds. The site is bordered to the east by trees and to the south and west by fields. The site is located within the Harefield Village Conservation Area, as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and in the Green Belt. The application site falls within the Denham Aerodrome Traffic Zone (ATZ) and is under the flight path.

#### 3.2 Proposed Scheme

Planning permission is sought for an upgrade of an existing telecommunications site involving the removal of the existing 15m lattice mast and replacing it with a 20m monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound.

#### 3.3 Relevant Planning History

4538/APP/2001/146 Harefield United Fc Car Park Breakspear Road North Harefield  
RENEWAL OF PLANNING PERMISSION REF. 4538W/99/1924 DATED 19/01/00; USE OF CAR PARK FOR LOADING AND UNLOADING PACKAGED GOODS FROM ONE LARGE VAN TO 1 TO FOUR SMALLER VANS 12.00 HOURS TO 15.00 HOURS MONDAY TO FRIDAY

**Decision:** 22-06-2001 Approved

4538/APP/2001/2025 Harefield United Fc Breakspear Road North Harefield  
ERECTION OF A BT CELLNET RADIO BASE STATION, INCLUDING 15 METRE LATTICE TOWER WITH ASSOCIATED RADIO EQUIPMENT CABIN, WITHIN TIMBER FENCE

COMPOUND

**Decision:** 21-12-2001    Approved

4538/APP/2002/1037      Harefield United Fc Breakspear Road North Harefield

REPLACEMENT OF EXISTING FLOODLIGHT WITH A 15 METRE LATTICE MAST, RETAINING FIXED FLOODLIGHTING WITH 3 SECTOR ANTENNAS AND 2 MICROWAVE DISHES WITH GROUND BASE CABINET WITHIN A TIMBER FENCED COMPOUND AND SEPARATE METE CABINET

**Decision:** 02-08-2002    Approved

4538/APP/2002/1364      Harefield United Fc Breakspear Road North Harefield

REMOVAL OF EXISTING LIGHTING TOWER AND REPLACEMENT WITH A 15 METRE HIGH SLIMLINE LATTICE TOWER SUPPORTING 3 ANTENNAS, TWO 0.6 METRE DIAMETER TRANSMISSION DISHES, RELOCATION OF EXISTING FLOODLIGHTS ONTO PROPOSED TOWER, ADDITION OF 10 EQUIPMENT CABINETS, 1 ELECTRIC METER CABINET TO BE ENCOMPASSED WITH PROPOSED MAST WITHIN 2.4 METRE HIGH PALISADE SECURITY FENCE MEASURING 17 METRES x 10 METRES

**Decision:** 06-08-2002    Withdrawn

4538/APP/2002/1796      Harefield United Fc Breakspear Road North Harefield

REPLACEMENT OF EXISTING 12.5 METRE FLOODLIGHT TOWER WITH A 15 METRE LATTICE TOWER WITH 3 OMNI ANTENNAS AND GROUND BASED CABIN

**Decision:** 14-02-2003    Approved

4538/APP/2002/1994      Harefield United Fc Breakspear Road North Harefield

DETAILS OF MATERIALS AND FINISHES IN COMPLIANCE WITH CONDITION 2 OF PLANNING PERMISSION REF.4538/APP/2002/1037 DATED 02/08/2002; REPLACEMENT LATTICE MAST

**Decision:** 30-09-2002    Approved

4538/APP/2002/2029      Harefield United Fc Breakspear Road North Harefield

INSTALLATION OF 3 OMNI-DIRECTIONAL ANTENNAS AND ONE 300mm TRANSMISSION DISH ONTO AN EXISTING 25 METRE HIGH METROPOLITAN POLICE TOWER

**Decision:** 13-11-2003    Withdrawn

4538/APP/2003/627      Harefield United Fc Breakspear Road North Harefield

REPLACEMENT OF EXISTING 12.5M FLOODLIGHT TOWER WITH A 15M LATTICE TOWER WITH 3 ANTENNAS; 2 SATELLITE DISHES AND GROUND BASED EQUIPMENT

**Decision:** 10-09-2003    Approved

- 4538/APP/2016/1089      Harefield United Fc Breakspear Road North Harefield  
Replacement of existing 15m high lattice tower with a new 25m high lattice tower supporting 3 n  
antennas and 2 no. dishes, extension of existing compound and development ancillary thereto.
- Decision:** 19-07-2016      Withdrawn
- 4538/G/79/2297      Harefield United Fc Breakspear Road North Harefield  
Leisure development - 700sq.m. (Full)(P)
- Decision:** 24-03-1980      Refused
- 4538/H/81/0158      Harefield United Fc Breakspear Road North Harefield  
Leisure development - 700sq.m. (Full)(P)
- Decision:** 06-05-1981      Approved
- 4538/J/81/1139      Harefield United Fc Breakspear Road North Harefield  
Householder dev. (small extension,garage etc) (P)
- Decision:** 25-08-1981      Approved
- 4538/P/94/1646      Harefield United Fc Breakspear Road North Harefield  
Use of main hall of existing football club as a childrens' nursery, Monday to Friday for up to 26  
children
- Decision:** 14-12-1994      Approved
- 4538/PRC/2019/199      Harefield United Fc Breakspear Road North Harefield  
Removal of tower, antennas and dishes, installation of monopole, antennas and dishes and  
associated ancillary works thereto
- Decision:** 10-12-2019      NFA
- 4538/R/96/1360      Harefield United Fc Breakspear Road North Harefield  
Erection of a 25 metre high antenna mast (Consultation under Circular 18/84 procedure)
- Decision:** 30-12-1996      NO
- 4538/S/97/0525      Harefield United Fc Breakspear Road North Harefield  
Installation of radio equipment housing, three 2m sector antennas and two 0.6m microwave dist  
antennas (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General  
Permitted Development) Order 1995)
- Decision:** 03-06-1997      Approved

4538/T/98/2451

Harefield United Fc Breakspear Road North Harefield

Installation of three dual band antennas and two microwave dishes on existing 25 metre tower together with associated ground level equipment cabin (Consultation under Schedule 2, Part 24 The Town and Country Planning (General Permitted Development) Order 1995)

**Decision:** 01-02-1999 NFA

4538/W/99/1924

Harefield United Fc Car Park Breakspear Road North Harefield

Use of car park as an inter-vehicle packaged freight transfer point (12.00 hours to 15.00 hours Monday to Friday)

**Decision:** 19-01-2000 ALT

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

No directly relevant site history.

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

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 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

West London Waste Plan (2015)

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.

Emerging Planning Policies:

1.4 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).

Draft London Plan (Intend to Publish Version, December 2019):

1.5 The GLA consulted upon a draft new London Plan between December 2017 and March 2018 with the intention of replacing the previous versions of the existing London Plan. The Plan was subject to examination hearings from February to May 2019, and a Consolidated Draft Plan with amendments was published in July 2019. The Panel of Inspectors appointed by the Secretary of State issued their report and recommendations to the Mayor on 8th October.

1.6 The Mayor has considered the Inspectors' recommendations and, on the 19th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for any of the Inspectors' recommendations that the Mayor does not wish to accept.

1.7 Limited weight should be attached to draft London Plan policies that have not been accepted by the Mayor or that have only been accepted in part/with significant amendments. Greater weight may be attached to policies that were subject to the Inspector's recommendations and have since been accepted by the Mayor through the 'Intend to Publish' version of the Plan. The weight will then increase as unresolved issues are overcome through the completion of the outstanding statutory process. Greater weight may also be attached to policies, which have been found acceptable by the Panel (either expressly or by no comment being made).

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

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

Part 1 Policies:

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 21	Telecommunications
DMAV 1	Safe Operation of Airports
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 6	Development in Green Edge Locations
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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

**5.1** Advertisement Expiry Date:- **29th January 2020**

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

5th January 2020

## 6. Consultations

### External Consultees

Consultation letters were sent to 12 local owners/occupiers and a site notice was displayed. One response was received:

- i) Absolute eye sore - opposite property was not allowed an extension as not in keeping with village
- ii) Already an ugly structure at current height
- iii) Concern over health risk

Harefield Tenants and Residents Association:  
No response received

Harefield Village Conservation Area Panel:  
No response received

Denham Aerodrome:  
No response received

### Internal Consultees

Conservation Officer:  
Historic Environment Designation  
· Harefield Village Conservation Area

#### Assessment - background/significance

The football club is located to the east of the main village centre. The conservation area is characterised by a tight knit village centre surrounded by open countryside which contributes to the rural character of the area. Due to Harefield's elevated positioning there are ample views across the Colne Valley towards the Home Counties.

#### Assessment - impact

The proposed 20m telecommunications monopole would be considered significantly harmful to the surrounding environment. It would result in a tall prominent, solid structure within the existing open rural environment, which would be considered an eyesore. The increased height would result in a more prominent feature on the landscape. It is strongly recommended the height remains as existing.

As existing whilst the 15m structure is not ideal it does remain in keeping with the floodlighting structures. The semi-permeable nature of the existing pole allows it to sit quietly on the site amongst the other clutter of infrastructure associated to the football club. If a consideration is given to a new tower/pole it would need to be similar to the existing to avoid any further harm on the surrounding environment.

#### Conclusion: Objection

The erection of a 20m telecommunication pole would be considered significantly harmful on the character and appearance of the Conservation Area.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that telecommunications developments will be acceptable in

principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. Chapter 10 of the National Planning Policy Framework (2018) highlights the need to support the development of advanced, high quality communications infrastructure to promote sustainable economic growth. It also advises masts and associated installations are kept to a minimum and that existing masts should be used unless the need of a new site has been justified.

The proposal seeks to replace the existing 15m high lattice mast with a 20m high monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound. The proposed works would upgrade the existing telecommunications site to maintain existing network coverage and to provide 5G coverage to the surrounding area.

The majority of the proposed monopole would be a similar width as the existing lattice tower, although the top of the monopole would be wider in order to accommodate the antennas required to provide the new and existing coverage. Whilst there would be an increase in height and bulk, given that this is a replacement installation at an existing site, where there is a number of other tall structures, the visual impact of the proposed monopole would not outweigh the benefit of providing continued and new telecommunication coverage.

The equipment cabinets would be located within a 2.1m high timber fenced compound, as per the existing installation, and would not be visible from the street and the surrounding area due to its location behind the football pitch.

On balance, it is considered that the proposed replacement monopole would comply with Policy DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapter 10 of the National Planning Policy Framework (2018).

#### **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 application site is located within the Harefield Village Conservation Area.

Policy DMHB 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that the Council will expect development proposals to avoid harm to the historic environment and to prevent the loss of significance or harm to the character, appearance and setting of heritage assets (Listed Buildings, Conservation Areas and Scheduled Ancient Monuments). Policy DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect Conservation Areas from inappropriate developments and to preserve or enhance those features which contribute to their special architectural and visual qualities.

Along with the existing 15m high lattice tower, there are a number of flood lights and additional telecommunication towers within the immediate vicinity; as such, the existing tower does not appear as an overly dominant feature within the area, resulting in an acceptable visual impact.

The proposed monopole would be 5m taller than the existing lattice tower with six antenna apertures, three 600mm dishes and one 300mm dish at the top of the monopole.

The Council's Conservation Officer has assessed the application and raised an objection

in regards to the height and design of the proposed replacement monopole. Whilst there is an increase in height and a change in design from a semi-permeable lattice tower to a more solid monopole structure, the replacement monopole is in the same location as the existing lattice tower which is surrounded by a mixture of other large structures (flood lights and telecommunication masts). The replacement monopole is considered to be acceptable in this context and would not have a significantly harmful impact on the character and appearance of the Harefield Village Conservation Area, thereby complying with Policies DMHB 1 and DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### **7.04 Airport safeguarding**

Policy DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) state that the Local Planning Authority will not grant planning permission for development likely to interfere with the safe and efficient operation of airports.

The application site falls within the Denham Aerodrome Traffic Zone (ATZ) and is under the flight path. As such, Denham Airport Management was consulted on the application.

No response was received from Denham Airport Management and so it is considered that the proposed replacement monopole would not interfere with the safe and efficient operation of Denham Aerodrome, thereby complying with Policy DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

The application site is located within an area of Green Belt.

Policies DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seek to protect the visual amenity and character of the Green Belt and to assimilate development into the surrounding area.

The proposal seeks to upgrade an existing telecommunications site within the Green Belt. The existing lattice tower is surrounded by a number of existing vertical lighting columns and masts with nearby trees providing some screening. The proposed replacement monopole would be 5m taller than the existing lattice tower with six antenna apertures located at the top of the monopole.

It is considered that whilst the replacement monopole would be taller and bulkier than the existing lattice tower, it would be seen in connection with the other tall structures within the immediate vicinity and so would not appear as an incongruous addition to the surrounding area and wider Green Belt.

The proposal would therefore not have a detrimental impact on the visual amenity of the Green Belt, in accordance with Policies DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area.

The existing lattice tower and equipment cabinets are situated within a 2.1m high timber fenced compound located behind the football pitch. Whilst the compound provides screening of the equipment cabinets and the base of the lattice tower, the rest of the 15m

lattice tower is visible from the street.

The replacement equipment cabinets would be screened by the fenced compound, as per the existing situation, and so the equipment cabinets would not impact on the surrounding area.

The proposed monopole would be taller and wider at the top than the existing lattice tower due to the size and number of antennas required to provide existing and improved network coverage. Whilst there is a change in height and design from the existing telecommunications structure, given the existing situation with a number of existing vertical lighting columns and telecommunication masts of varying heights and designs, it is considered that the replacement installation would be acceptable in this location.

The proposal therefore complies with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments do not adversely impact on the amenity of adjacent properties.

The nearest residential properties are located 130m away on the opposite side of Breakspear Road North. Whilst the proposed replacement monopole would be 5m higher than the existing lattice tower, there is a significant distance between the monopole and the residential properties and so the proposed replacement monopole would not have a detrimental impact on residential amenity.

The proposal therefore complies with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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

Not applicable to this application.

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

Not applicable to this application.

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

The proposed telecommunications monopole would be 20m high and would hold six antenna apertures, three 600mm dishes and one 300mm dish at the top.

The proposed monopole and equipment cabinets would be made from galvanised steel.

Whilst there is a change in design from a lattice tower to a monopole, the replacement monopole would be surrounded by other steel structures (flood lights and telecommunication masts), and so would not appear out of place within this location.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

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

One response was received during the public consultation raising concerns over visual impact and health which have been addressed elsewhere in this report.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

Not applicable to this application.

#### **7.22 Other Issues**

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

### **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**

Planning permission is sought for an upgrade of an existing telecommunications site involving the removal of the existing 15m lattice mast and replacing it with a 20m monopole with six antenna apertures, three 600mm dishes and one 300mm dish, along with eight equipment cabinets and ancillary development, enclosed within a 2.1m high closed boarded timber fenced compound.

The proposed replacement monopole is considered to be acceptable in this location given the existing situation with a number of existing vertical lighting columns and masts surrounding the existing lattice tower (to be removed), and would not have a detrimental impact on the character and appearance of the surrounding area and the wider Harefield Village Conservation Area, or on the visual amenity of the Green Belt. There would not be a detrimental impact on residential amenity, given the significant distance between the replacement monopole and residential properties.

The proposal complies with Policies DMHB 1, DMHB 4, DMHB 11, DMHB 21, DMEI 4 and DMEI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Chapters 10, 13 and 16 of the National Planning Policy Framework (2018).

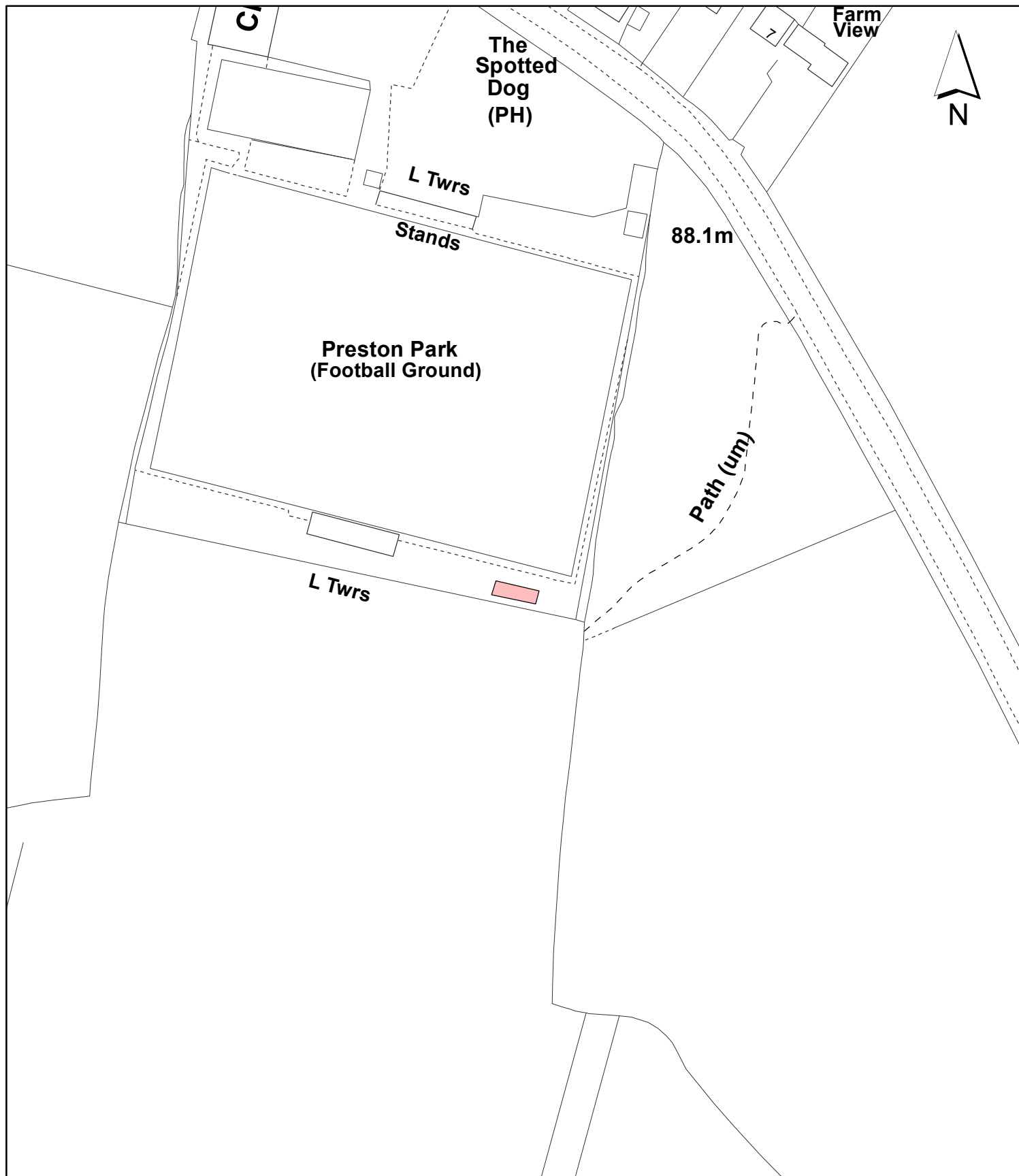
The application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)  
National Planning Policy Framework (July 2018)  
London Plan (2016)  
Emerging London Plan (December 2019)

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



#### Notes:

 Site boundary

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Site Address:

**Harefield United FC  
Breakspears Road North**

Planning Application Ref:

**4538/APP/2019/3918**

Planning Committee:

**North Page 55**

Scale:

**1:1,250**

Date:

**February 2020**

**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** 47 WOODFORD CRESCENT PINNER

**Development:** Conversion of roof space to habitable use to include 3 side roof lights

**LBH Ref Nos:** 35141/APP/2019/3830

**Drawing Nos:** 2047/6  
2047/5  
2047/1

**Date Plans Received:** 26/11/2019      **Date(s) of Amendment(s):**

**Date Application Valid:** 26/11/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached bungalow situated on the northern side of Woodford Crescent. The building is set beneath a hipped roof with a hipped front projection and currently benefits from a single storey side and rear extension. The front garden is mainly laid to gravel and provides 2 parking spaces and there is an enclosed garden to the rear.

The streetscene is residential in character and appearance comprising similar bungalows. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

The proposed loft conversion would extend the rear hip over the single storey extension to form a gable end and includes 3 side rooflights and 1 front rooflight.

#### 1.3 Relevant Planning History

35141/84/1299      47 Woodford Crescent Pinner  
Single storey rear extension.

**Decision Date:** 27-09-1984      **Approved**      **Appeal:**

35141/APP/2013/311      47 Woodford Crescent Pinner  
Single storey side extension and porch to front involving demolition of existing garage to side (Application for a Certificate of Lawful Development for a Proposed Development).

**Decision Date:** 07-03-2013      **Approved**      **Appeal:**

35141/APP/2013/419      47 Woodford Crescent Pinner  
Single storey rear extension

**Decision Date:** 09-04-2013      **Approved**      **Appeal:**

35141/APP/2014/3882      47 Woodford Crescent Pinner

Conversion of roofspace to habitable use to include 2 side rooflights and conversion of rear of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 03-12-2014      **Approved**      **Appeal:**

35141/APP/2019/2479      47 Woodford Crescent Pinner

Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights, 2 rear rooflights and conversion of both sides of roof from hip to gable end with a gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 10-09-2019      **Approved**      **Appeal:**

35141/PRC/2019/23      47 Woodford Crescent Pinner

Roof extensions and loft conversion; conservatory extension.

**Decision Date:** 03-05-2019      **OBJ**      **Appeal:**

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

A certificate of lawfulness was approved in September 2019 for the conversion of the roof from side hips to gable ends and a rear dormer window. This has not been implemented. It should be noted that the current proposal is significantly different to the extensions approved under this Certificate of Lawful Development.

## **2. Advertisement and Site Notice**

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

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

## **3. Comments on Public Consultations**

6 neighbours and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 23 December 2019. A site notice was also erected on the lamp post to the front expiring on the 3 January 2020. One response was received raising the following issues:

- Loss of privacy
- Overdevelopment of the bungalow
- Out of character with extensions to other properties
- The difference in the dates for submission shown on the website and the lamp post
- The Council failed to notify me of the previous planning application (35141/APP/2019/2479)

Officer response: There is a statutory requirement for the Council to provide a 3 week consultation period to allow interested parties to submit comments. The neighbours were advised in writing on the 2 December with a 3 week target date for responses by the 23 December. The site notice needs to be put up by an Officer and it is not always possible for them to do so immediately. Therefore 3 weeks would be required from when the notice is erected. Notwithstanding this all comments received before the decision notice is issued are taken into consideration. With reference to application 35141/APP/2019.2479, this was a Certificate of Lawfulness to consider the development against permitted development rights under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As this is not a planning application no consultation is required

for this type of application. All other issues are addressed within the report.

Northwood Hills Residents Association:

In July this year a planning application was approved for Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights, 2 rear rooflights and conversion of both sides of roof from hip to gable end with a gable end window. The application was made and approved under Certificate of Lawful Development for a Proposed Development rules. See 35141/APP/2019/2479.

A second Planning application (under normal rules) see 35141/APP/2019/3830 has now been submitted to extend the roof out to the eaves with a large bedroom window which would look straight into the living rooms of bungalows around the corner in Woodford Crescent. Due to the shape of the road the gardens around the corner are not large so in terms of distance the said bedroom window and neighbouring lounge window is fairly close and likely to cause loss of privacy.

A site inspection also revealed that the shape of the roof layout requested by the applicant is out of character with other properties.

A ward Councillor has called the application to Committee with regard to the concerns raised in the Northwood Hills Residents Association comments (loss of privacy/out of character).

#### **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:

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 5 Pedestrians and Cyclists

DMT 6 Vehicle Parking

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, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The proposal includes extending the main roof to the rear over the existing single storey extension and the creation of a rear gable with gable end window. The proposal would also include 2 rooflights to one side elevation and one to the other as well as one on the front elevation. It is noted that many of the neighbouring properties have been extended in a variety of ways including some within the loft space, including side hips to gables and rear dormers under permitted development rights and some further along the road, which have converted in a similar manner with an extended ridgeline. Therefore in terms of appearance, there is no objection to this form of development. As such, the proposal is considered to comply with the requirements of Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

The proposed rear hip to gable over the existing extension would not extend beyond the existing footprint of the existing dwelling. It is noted that both adjacent properties currently benefit from rear extensions the proposed alterations to the roof would sit between the flank walls of those properties. It is therefore considered that the proposal would not result in a significant impact on the amenities of those properties by virtue of loss of light, loss of outlook or overbearing. The proposed gable end window would overlook the rear garden of the application site, set back 20.35m from the rear boundary with no. 61 Woodford Crescent, which in turn is set at an angle to the application site. this property has previously been extended under Permitted Development with a rear extension, which has significantly reduced the amount of private amenity space to the rear. The fence along the boundary would obscure the part of the garden closest to the site and be sufficient to retain a minimum of 21m between the proposed window and the amenity space of no. 61. Beyond the patio area of no. 63 would be separated by approximately 24m.

It is therefore considered that there is a sufficient degree of separation between the properties that there would not be significant overlooking, or indeed a level of overlooking beyond that which might be expected in such a residential area. The side rooflights would serve non habitable rooms or would act as secondary windows and could be conditioned to be obscure glazed and non opening below 1.8m. As such, it is not considered the proposal would result in an un-neighbourly form of development, which would significantly harms the residential amenities of the occupiers of the adjoining property from increased overshadowing, loss of sunlight, visual intrusion, over-dominance or loss of privacy. As such, the proposal is in compliance with Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

There is no impact on garden space or parking provision as a result of this proposal.

## **6. RECOMMENDATION**

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

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 2047/5.

#### **REASON**

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

#### **3 HO4 Materials**

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

#### **REASON**

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

#### **4 HO6 Obscure Glazing**

Notwithstanding the submitted plans rooflights at first floor level facing No's 45 & 49 Woodford Crescent shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with Policy DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

## **INFORMATIVES**

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant policies from the Local Plan: Part Two - Development Management Policies (2020).
- 2** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

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

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

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

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

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

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

### **Standard Informatives**

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development  
DMHD 1 Alterations and Extensions to Residential Dwellings  
DMT 5 Pedestrians and Cyclists  
DMT 6 Vehicle Parking  
LPP 3.5 (2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please

contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

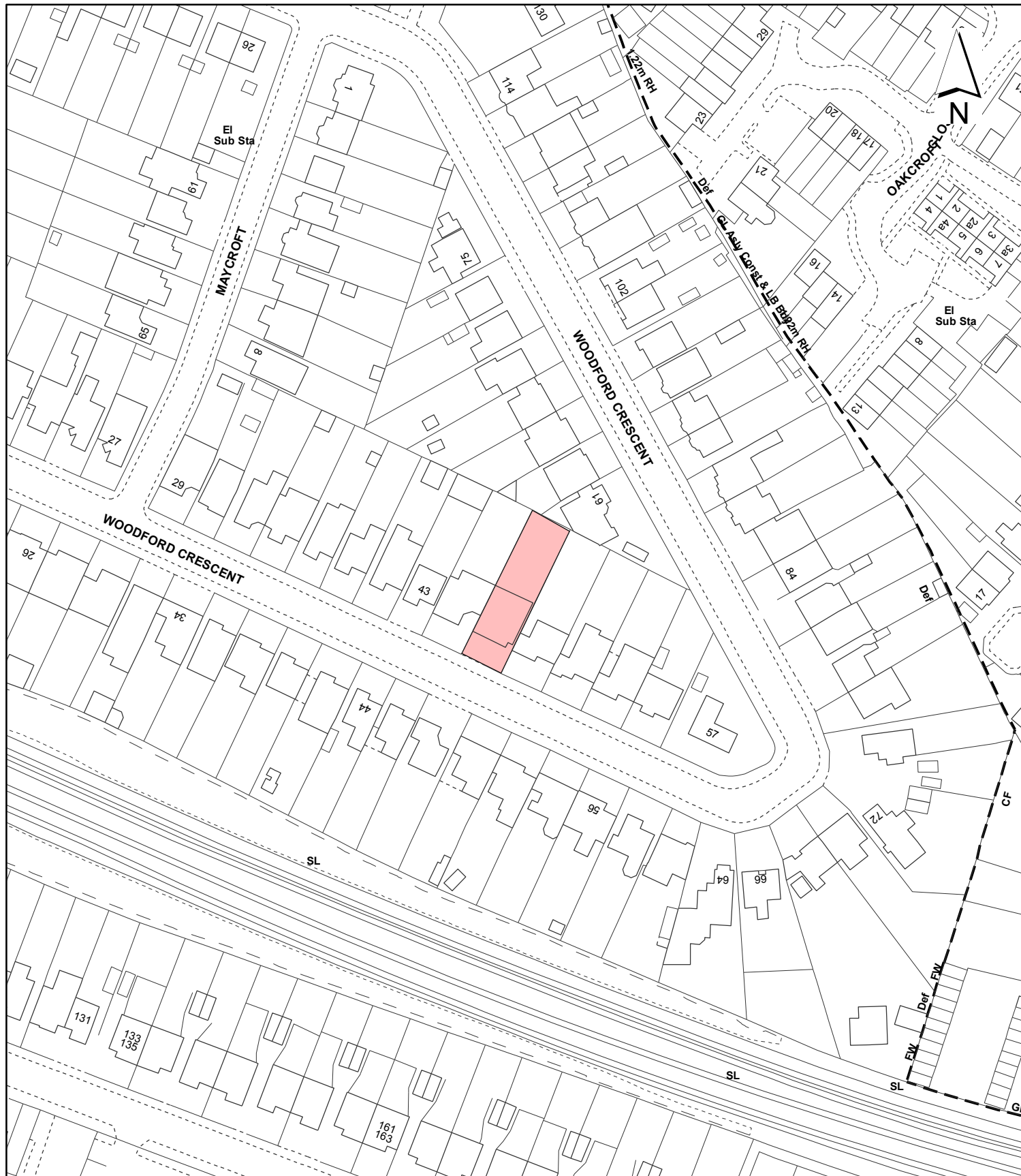
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the

pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



# Notes:

 Site boundary

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Site Address:

**47 Woodford Crescent**

Planning Application Ref:

**35141/APP/2019/3830**

Planning Committee:

**North** Page 66

Scale:

**1:1,250**

Date:

**February 2020**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

Report of Head of Planning & Enforcement  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),  
SECTIONS 198-201 AND 203

**TREE PRESERVATION ORDER NO. 779 (TPO 779):  
Horse Chestnut in the rear garden of 32 Kingsend, Ruislip**



**Photo 1:** The subject horse chestnut tree in the garden of 32 Kingsend, Ruislip (viewed from the public right of way R165)

## **1.0 Summary**

1.1 To consider whether or not to confirm TPO 779.

## **2.0 Recommendations**

2.1 That TPO 779 is confirmed.

## **3.0 Information**

3.1 The making of TPO 779 was authorised under delegated powers on 13th September 2019, It had been brought to our attention by a local resident that the property owner had been making enquiries about potentially developing the site and removing the chestnut tree to do so.

3.2 This Horse Chestnut tree is an attractive landscape feature that contributes to the amenity and arboreal character of the local area. The tree merits protection on amenity grounds.

## **4.0 The Objection**

**4.1** A formal objection to TPO 779 was received for the following reasons:

**4.1.1** I strongly disagree with the council's opinion that the Horse Chestnut tree is 'highly visible'. In fact, the tree is not wholly visible or appreciable from the public realm, and neither is there any public access to it. Owing to the fact that the Horse Chestnut tree is set within a private residential garden, views of the tree from the public realm are limited to oblique angles over short distances, wherein still the tree is effectively screened by the intervening built form and garden enclosures. At best, the uppermost part of the crown is its only visible part, and even this has a transient quality since it has been pollarded on a 3-year cycle since 1998.

In any event, if the Horse Chestnut tree were 'highly visible' which it is not, planning practice guidance is clear that 'public visibility alone will not be sufficient to warrant an Order.

**4.1.2** It is not expedient to make a TPO. My client has lived in this property since 1979. In 1998 the house suffered subsidence and was partially underpinned, and this was attributed to the Horse Chestnut; even with this, and in spite of the subsequent cost to my client in managing the tree for over 20 years, there is no explanation for why the Council now considers the tree to be at heightened risk.

**4.1.3** Also in regard to expediency, planning practice guidance states: 'it is unlikely to be necessary to make an Order in respect of trees which are under good arboricultural (or silvicultural) management. Since my client is clearly able to evidence good management, there is no defensible case to claim a TPO is 'necessary'.

**4.1.4** The Horse Chestnut tree occurs within Ruislip Village Conservation Area. Accordingly, the tree has until now been protected by the provisions in section 211 of the Town and Country Planning Act 1990. It is unclear why the Council feels obligated to make a TPO when the Conservation Area provision has clearly served as a very effective control for the last two decades.

**4.1.5** It is clear that the Council have routinely consented works to the Horse Chestnut tree without the need to make a TPO, presumably owing to the fact that routine pollarding works do not have a negative impact on the amenity of the area. A TPO will not reduce the scope or requirements for repeat pollarding, rendering a TPO ineffective contrary to public interest.

**4.1.6** I note the reference to the Horse Chestnut tree's contribution to the 'arboreal' character of the local area. Notwithstanding the Horse Chestnut tree's negligible contribution to the public realm, it is also not a principal arboricultural feature of the local area; it is not a tree important for the cohesion or connectedness of other important trees, and neither does it have any significant redeeming quality in terms of historical or commemorative importance. This is presumably the very reason why it has been allowed to be managed with an arrested crown size and capped capacity to contribute to the local area. Accordingly, there is no evidence to show there would be a 'significant' positive impact on local environment and its enjoyment by the public from making a TPO'

## **5.0 Observations on the objections to TPO 779:**

**5.1 and 5.6** It is our opinion that the Horse Chestnut tree is highly visible from the public footpath running to the side of the property (R165) and a number of nearby properties. It also has some amenity value to Kingsend and currently has an attractive crown shape. The regular pollarding of this tree has restricted its growth but does not detract from the potential of this tree to continue to contribute to the arboreal character of Ruislip Village Conservation Area.

**5.2 and 5.4** We received A report from a local resident implying that the property owner might be in discussion about building works that would affect the tree and potentially result in a request for removal. A TPO provides the tree with greater protection than its position within a conservation area and this is important if a planning application is submitted which includes plans to remove this tree.

**5.3 and 5.5** A TPO does not stop the tree being appropriately managed and it is likely we would approve future pruning works in line with historic management. A TPO does however allow us to ensure the long term future of the tree.

## **6.0 Other matters:**

Support received from a local resident and Ruislip Village Conservation Area Advisory Panel.

## **7.0 Conclusion**

It is recommended that TPO 779 be confirmed.

The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 779 (2019)
- Letter of objection to TPO 779
- Letter in support of TPO 779

**Town and Country Planning Act 1990**  
**LONDON BOROUGH OF HILLINGDON TREE PRESERVATION ORDER No. 779**  
**(2019)**

**In respect of**

**HORSE CHESTNUT IN THE REAR GARDEN OF 32 KINGSEND, RUISLIP**

The LONDON BOROUGH OF HILLINGDON Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

**Citation**

1. This Order may be cited as the LONDON BOROUGH OF HILLINGDON TREE PRESERVATION ORDER No. 779 (2019).

**Interpretation**

2. — (1) In this Order "the authority" means the LONDON BOROUGH OF HILLINGDON.

(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

**Effect**

3. — (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

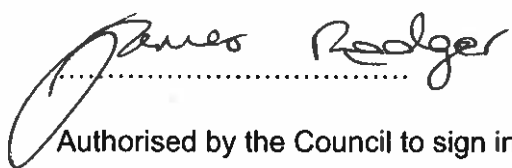
any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

**Application to trees to be planted pursuant to a condition**

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this day of 13/9/19.

Signed on behalf of the London Borough of Hillingdon

A handwritten signature in cursive script, reading "James Redger". The signature is written in black ink and is positioned above a dotted line.

Authorised by the Council to sign in that behalf

## **SCHEDULE**

### **Specification of trees**

#### **Trees specified individually**

(encircled in black on the map)

<b>Reference on map</b>	<b>Description</b>	<b>Botanical name</b>	<b>Situation</b>
T1	Horse Chestnut	<i>Aesculus hippocastanum</i>	Rear garden of 32 Kingsend

#### **Trees specified by reference to an area**

(within a dotted black line on the map)

None

#### **Groups of trees**

(within a broken black line on the map)

None

#### **Woodlands**

(within a continuous black line on the map)

None

Signed on behalf of the  
London Borough of Hillingdon

*James Rodger*

Authorised by the Council  
to sign in that behalf

32 Kingsend, Ruislip

Tree Preservation Order Number

**779**

**LONDON BOROUGH OF  
HILLINGDON**

**Residents' Services**

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

Scale: 1:1,250

Date: September 2019



HILLINGDON  
LONDON



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# Plans for North Applications Planning Committee

Wednesday 19th February  
2020



HILLINGDON  
LONDON

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

**Address** 60 LONG LANE ICKENHAM MIDDLESEX

**Development:** Demolition of existing dwelling and erection of two storey detached building with habitable roof space to provide 8 x 2-bed flats with associated amenity space and parking and installation of vehicular crossover

**LBH Ref Nos:** 70282/APP/2019/2773

**Date Plans Received:** 20/08/2019  
**Date Application Valid:** 05/09/2019

**Date(s) of Amendment(s):** 22/01/2020  
20/08/2019



LOCATION PLAN



60 Long Lane, Ickenham, UB10 8SZ



THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants

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

Drg. No. 17/3124/101  
Scale 1250@A4  
Date 21/09/17  
Drawn by AK



MILTON ROAD

LONG LANE

EXISTING  
SITE PLAN

60 LONG LANE, ICKENHAM, UB10 8SZ	 Scale Bar 0 1 2 3 4 5 6 7 8 9 10 Meters		REVISION	
			Drw. No. 17/3124/106A	A
			Scale 1:200	Drawn by AK
			Date 19/09/17	Drawn by AK

THE GILLETT MACLEOD PARTNERSHIP

Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 888 1333



AMENDMENTS  
A  
No 58 and 62  
amended  
19/09/17

MILTON ROAD

LONG LANE

PROPOSED  
SITE PLAN

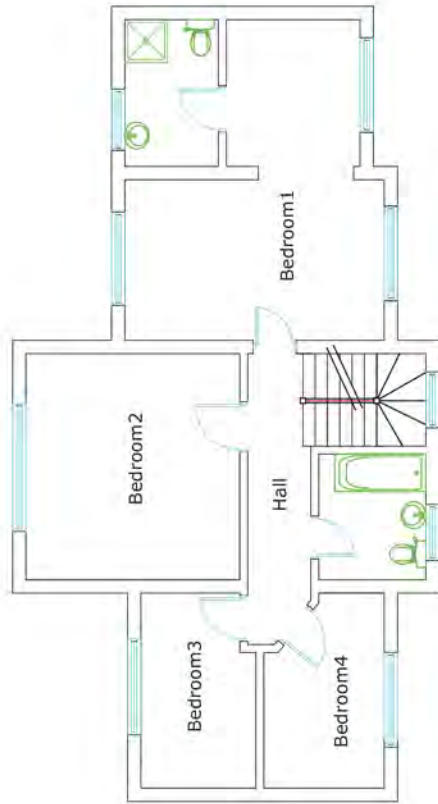
Dr. No. 17/3124/102A  
Scale 1:200  
Date 19/09/17  
Drawn by SB

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Chartered Architects & Town Planning Consultants  
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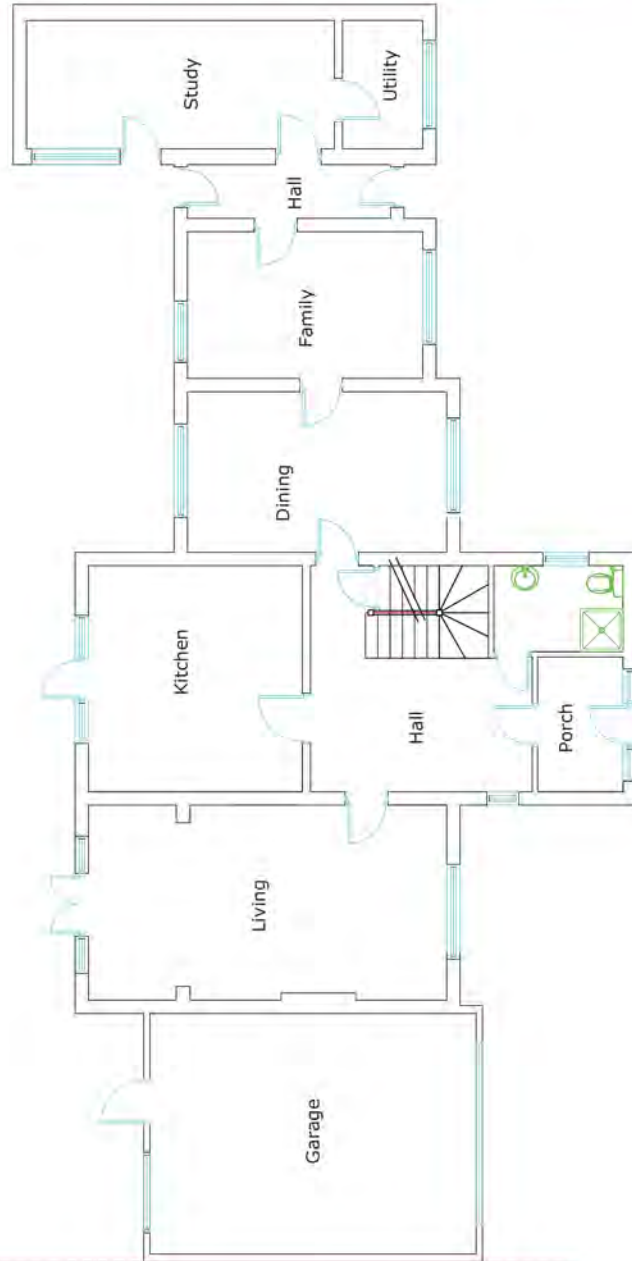


Scale Bar  
0 1 2 3 4 5 6 7 8 9 10  
1:200 @ A1

60 LONG LANE, ICKENHAM, UB10 8SZ



FIRST FLOOR PLAN



GROUND FLOOR PLAN

EXISTING FLOOR PLANS

60 LONG LANE, ICKENHAM,  
UB10 8SZ



THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2BW Tel. 0208 848 1333

REVISION	Org. No.	17/3124/107
	Scale	1:100@A3
	Date	15/02/18
	Drawn by	S.Bieszczad

C

AMENDMENTS	
A	Floor plan amended 01/08/19
B	Windows position amended 04/09/19

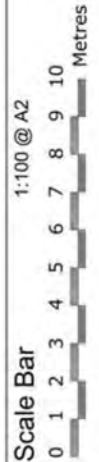


GROUND FLOOR



FIRST FLOOR

60 LONG LANE, ICKENHAM,  
UXBRIDGE, UB10 8SZ



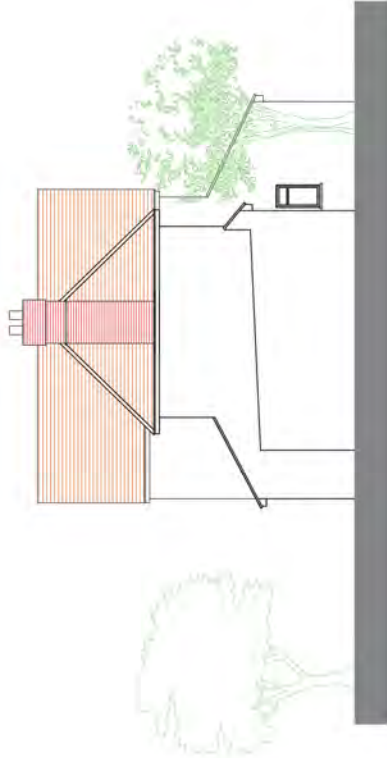
THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Ealinge Piner Middlesas HA5 2EW Tel. 0208 868 1333



REVISION	Org. No.	17/3124/203B
B	Scale	1:100
C	Date	26/04/18
	Drawn by	S.Bieszczad



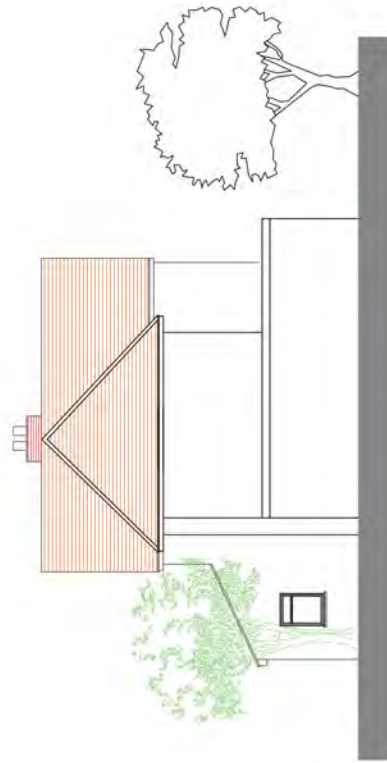
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

## EXISTING ELEVATIONS

60 LONG LANE, ICKENHAM, UB10 8SZ

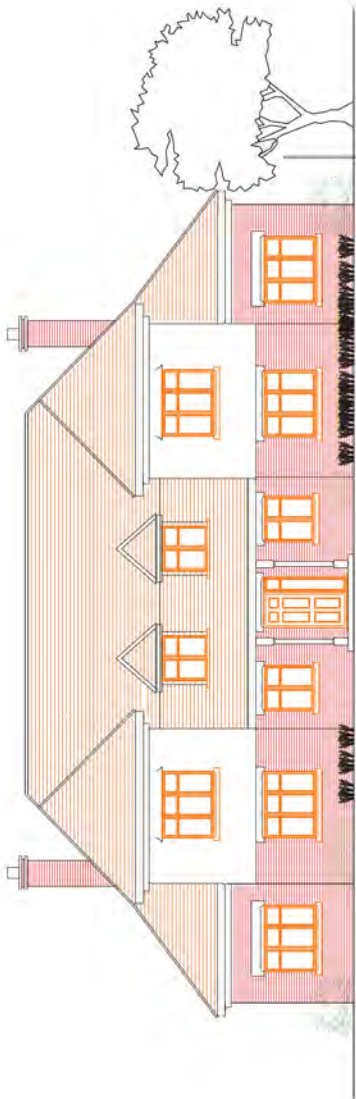


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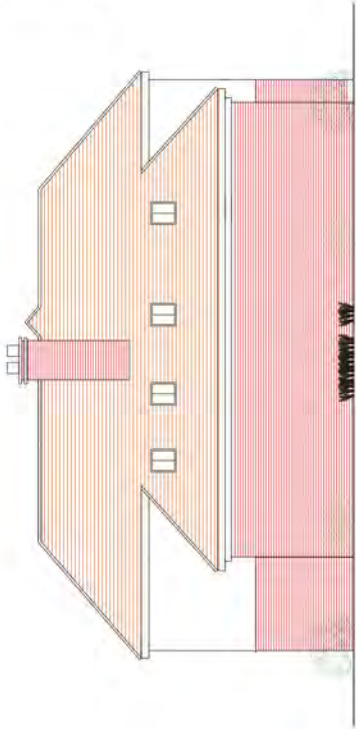
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Date 19/09/17  
Drawn by AK

REVISION  
C

AMENDMENTS	
A	Roof lights amended 28/11/18
B	Roof lights position amended 01/02/19
C	Cat slide amended 01/02/19
D	Cat slide amended 17/01/20



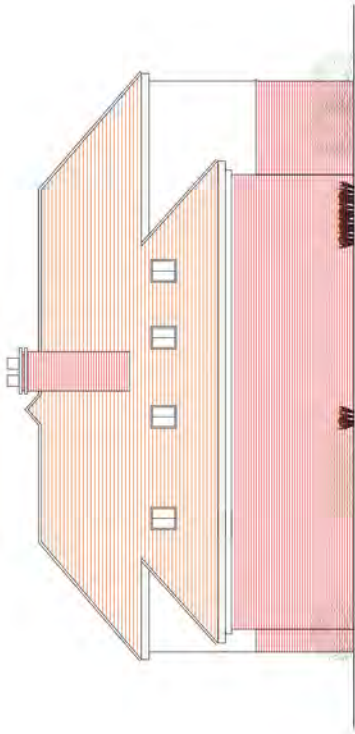
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

60 LONG LANE, ICKENHAM, UB10 8SZ

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1:100 @ A2
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Metres

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Drawn by S.Bieszczad

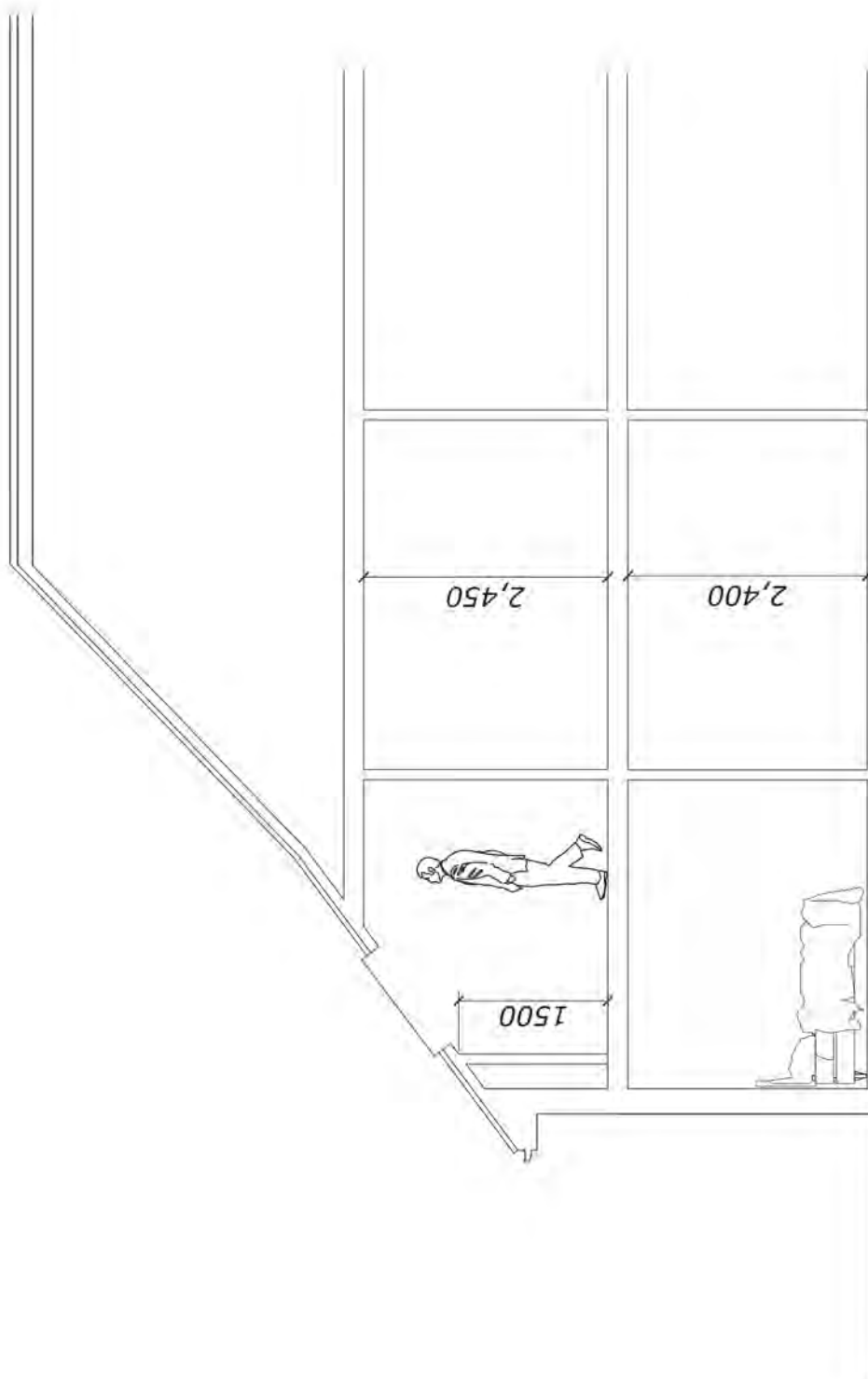
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27/04/18

17/3124/10SD
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27/04/18

PROPOSED ELEVATIONS

D
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27/04/18

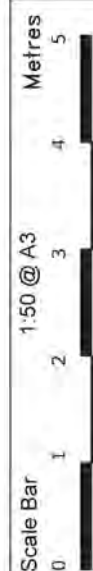
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1:100
27/04/18



SECTION A-A

REVISION	Drawn by
17/3124/111	SB
Scale 1:50	
Date 17/01/20	

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Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2EW UK 0208 848 1333



60 LONG LANE, ICKENHAM, UB10 8SZ



STREET SCENE ON LONG LANE

EXISTING STREET SCENE

60 LONG LANE, ICKENHAM,  
UXBRIDGE, UB10 8SZ

Scale Bar 0 1 2 3 4 5 6 7 8 9 10

1:100 @ A2

Metres



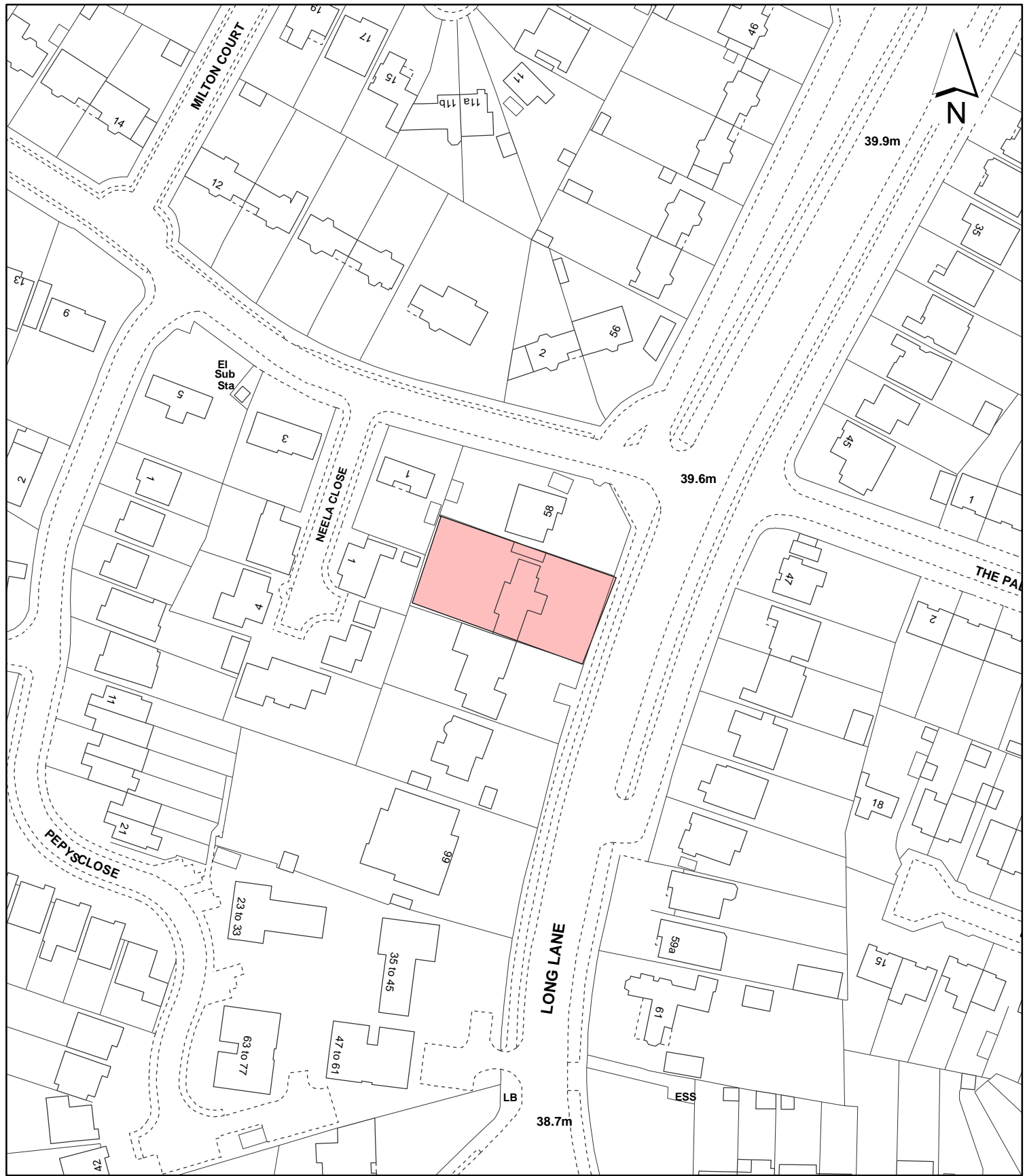
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REVISION







#### Notes:



Site boundary

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Site Address:

**60 Long Lane  
Ickenham**

Planning Application Ref:

**70282/APP/2019/2773**

Planning Committee:

**North Page 97**

Scale:

**1:1,250**

Date:

**February 2020**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

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

**Address** SOUTH LAWN HIGH ROAD EASTCOTE

**Development:** Part two storey, part single storey rear extension, and conversion of roofspace to habitable use to include a rear dormer and 5 x front rooflights, canopy to front, conversion of the attached garage to habitable use and alterations to front and side elevation

**LBH Ref Nos:** 20698/APP/2019/2739

**Date Plans Received:** 16/08/2019

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

**Date Application Valid:** 05/09/2019

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4.0/0.08	Location & Block Phase
4.0/0.08	Location & Input Phase
4.0/0.1	Location Phase
4.0/0.12	Encoding Phase
4.0/0.15	Encoding Phase
4.0/0.18	Encoding Phase
4.0/0.22	Encoding Phase
4.0/0.25	Encoding Phase
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4.0/0.98	Encoding Phase
4.0/1.0	Encoding Phase

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Mrs. J. Smith

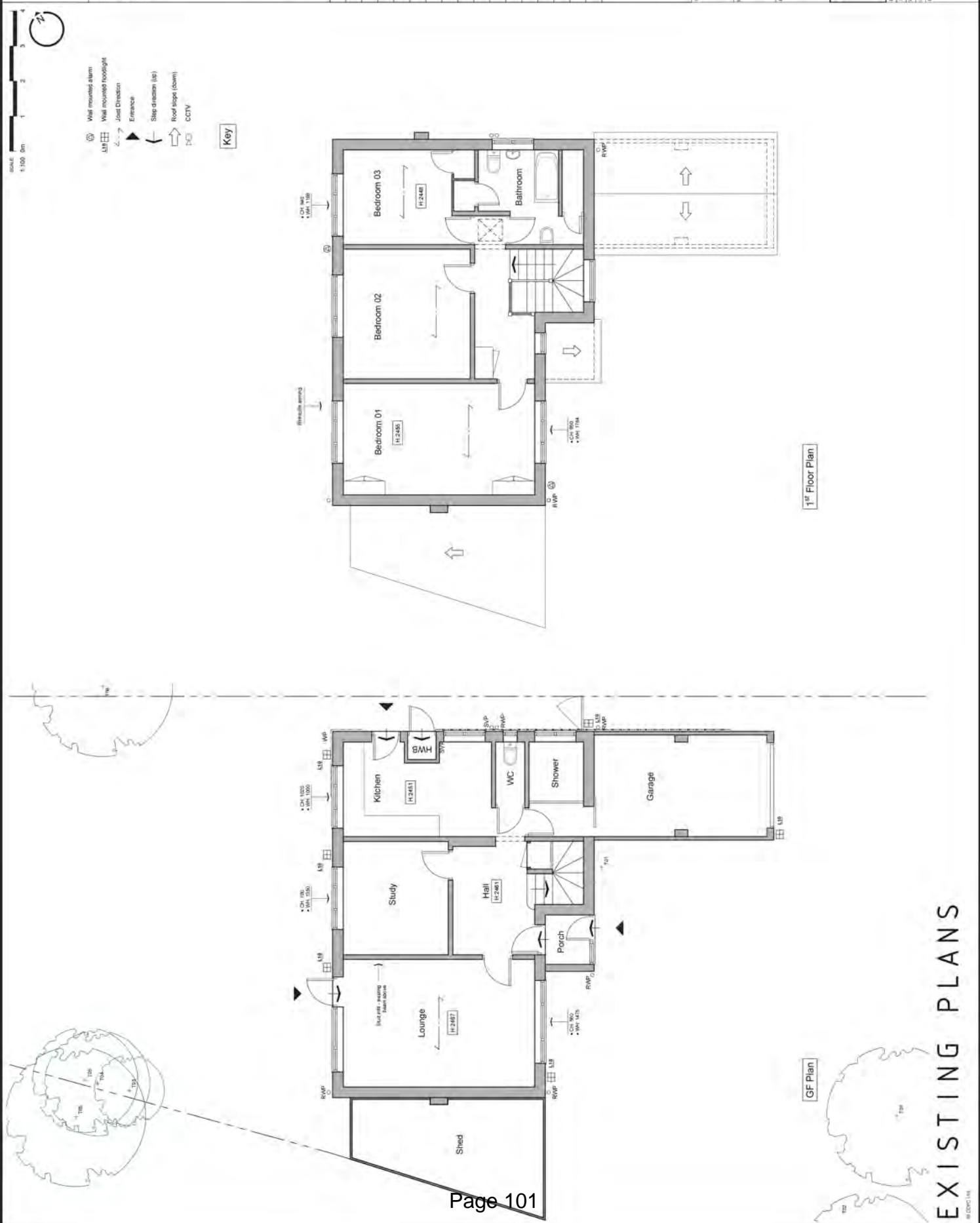
Location &amp; Block Plan

Country	USA, NY
Region	NATW
County	NY
City/Town	LD



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Location & Block Plan	Location & View Plan
4101/02	Existing Plans
4101/01-1	Existing Plans
4101/01-2	Existing Plans
4101/01-3	Existing Plans
4101/02-1	Existing Plans
4101/02-2	Existing Plans
4101/02-3	Existing Plans

## PLANNING ISSUE

## REVISIONS

[illegible]

ddp/c

Telephone House, 2A Alexandra Grove, London, N2 8NU  
 (+44) 20 8446 3355  
[www.adico.co.uk](http://www.adico.co.uk) | [info@adico.co.uk](mailto:info@adico.co.uk)  
 Company No. 8102726

1

Mrs J Shah

1

### Extension & refurbishment

1

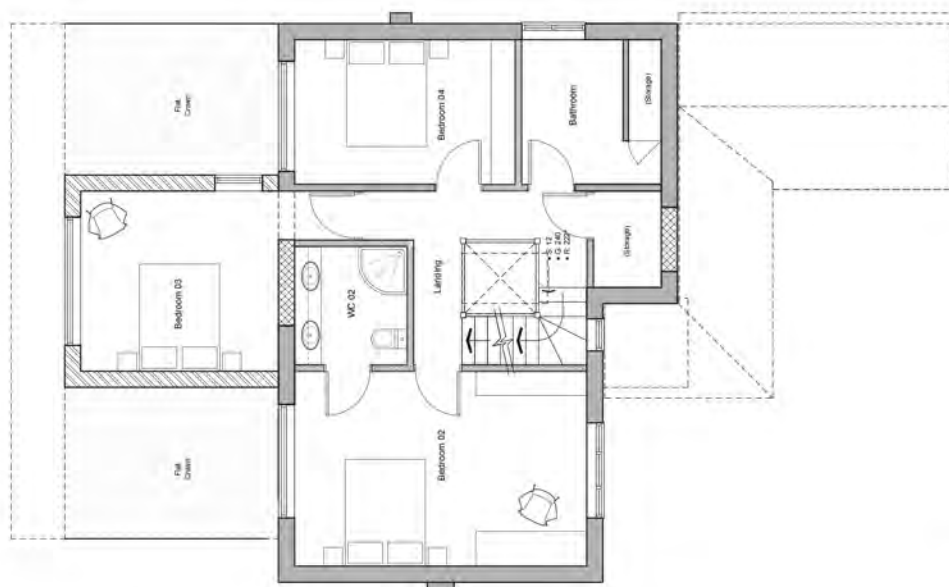
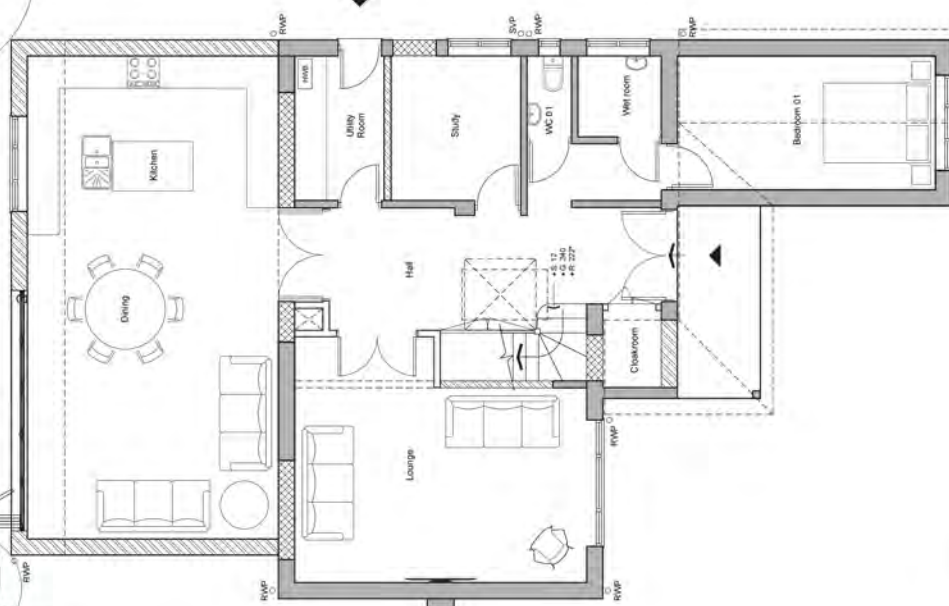
South Lawn  
High rd, Eastcote  
HA52HJ

1

Proposed Plans

DOB	08/07/2019
Room	156 @ A1 1100 @ A1
Weight	WT
Height	GB

416102-1

1<sup>st</sup> Floor Plan

GF Plan

# PROPOSED PLANS

**PLEASE REFER TO OTHER DRAWINGS IN THE SERIES:**

4/5105	Location & Block Plan
4/5106	Location & View Plan
4/5107	Existing Plans
4/5101-1	Existing Plans
4/5101-2	Existing Plans
4/5101-3	Existing Elevations
4/5102-1	Proposed Plans
4/5102-2	Proposed Plans
4/5102-3	Proposed Elevations

## PLANNING ISSUE

REVISIONS

ddp/c

Neptune House, 2A Alexander Grove, London, N2 8NU  
(+44) 20 8446 3355  
www.adpic.co.uk | info@adpic.co.uk  
Company No. 8102726

1999

Mrs J Shah

2

### Extension & refurbishment

100

South Lawn  
High rd, Eastcote  
HAS2HJ

5

Existing Elevations

Costs	02 08 2019
Costs	150 @ A1 1100 @ A1
Proven	WT
Thickens	GB

416101-3



# EXISTING ELEVATIONS

to protect 144

**PLEASE REFER TO OTHER DRAWINGS IN THE SERIES:**

4/5105	Location & Book Plan
4/5106	Location & View Plan
4/5107	Existing Plans
4/5108-1	Existing Plans
4/5109-1	Existing Plans
4/5110-1	Existing Plans
4/5111-1	Existing Plans
4/5112-1	Proposed Plans
4/5113-1	Proposed Plans
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4/5197-1	Proposed Plans
4/5198-1	Proposed Plans
4/5199-1	Proposed Plans
4/5200-1	Proposed Plans

## PLANNING ISSUE

## REVISIONS



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Company No. 8102726

1

Mrs J Shah

1

### Extension & refurbishment

1

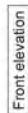
South Lawn  
High rd, Eastcote  
HAS2HJ

1

Proposed Elevations

code	04-08-2019
code	150 @ A1, 1100 @ A1
room	W7
Project3	GB
Project No:	

416102-2



01 New pitched roof over porch joined to front extension	02 New double door	03 Dormer extension on 2nd floor / Approved under previous application	04 Pitched roof over extends from dormer & contains area for tank	05 Rear extension " floor	06 Rear extension pitch roof return to 1st floor	07 Rear extension ground floor	08 Columns to porch overhang	09 Rear extension " floor - window to porch
10 Window from bedroom D4	11 5-panel tilt/roll glazed door system	12 New extended porch	<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>a. Existing glass replaced with red clay tiles to all pitched roofs</li> <li>b. White skirting windows increased in tiles</li> <li>c. Existing tanks &amp; roller units out back replaced with new tanks &amp; roller applied</li> <li>d. Deckwork to match existing</li> <li>e. Vertically hung red clay tiles</li> </ul>					

S.W. elevation



Rear elevation

SCALE  
1-100 Km  
1 2 3 4

# PROPOSED ELEVATIONS

WORK TO FIGURED DIMENSIONS ONLY  
CHECK DIMENSIONS ON SITE BEFORE  
COMMENCING WORK. ANY DISCREPANCIES  
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**PLEASE REFER TO OTHER DRAWINGS IN THE SERIES:**

415 1005	Location & Block Plan
415 1006	Location & View Plan
415 1010	Existing Plans
415 1011	Existing Plans
415 1012	Existing Plans
415 1013	Existing Elevations
415 1014	Proposed Plans
415 1020	Proposed Plans
415 1023	Proposed Elevations

## PLANNING ISSUE

## REVISIONS

ddp/c

Neptune House, 2A Alexandra Grove, London, N2 8NU  
(+44) 20 8446 3355  
[www.dalco.co.uk](http://www.dalco.co.uk) | [info@dalco.co.uk](mailto:info@dalco.co.uk)  
Company No. 8102726

--	--

Mrs J Shah

1

### Extension & refurbishment

1

South Lawn  
High rd, Eastcote  
HA52HJ

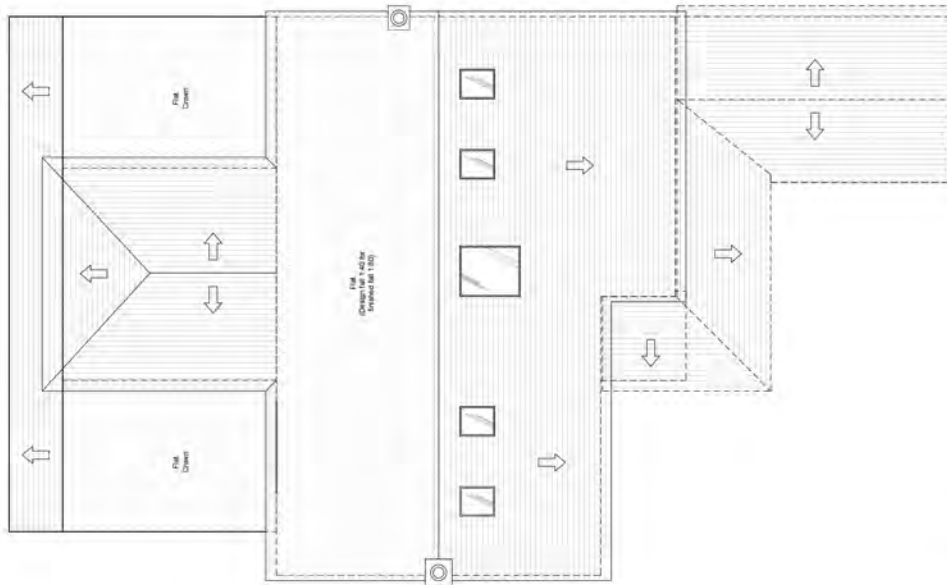
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Proposed Plans

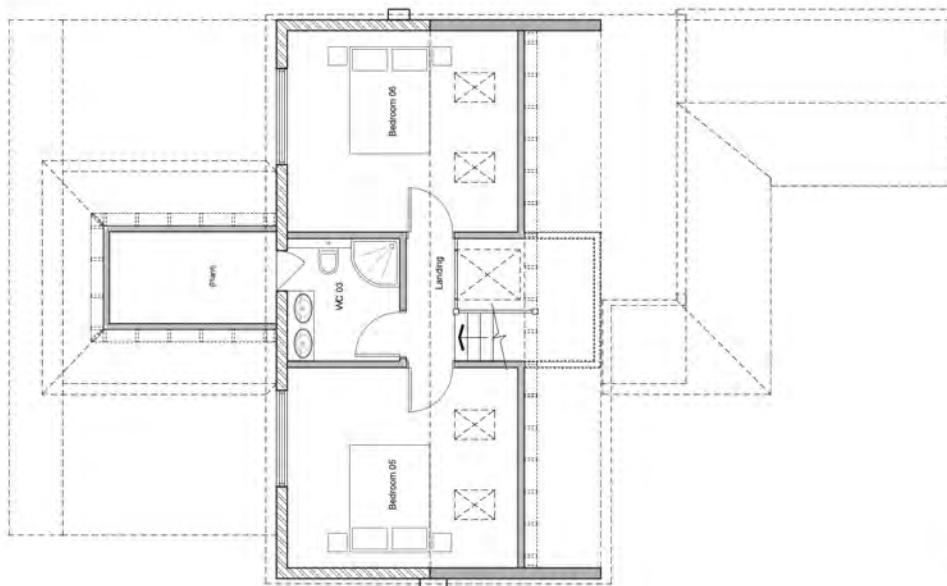
Date	29.07.2019
Score	150 @ 41%
Drawn	W7
Checked	GB

Drawing No:

416102-2



Roof Plan

2<sup>nd</sup> Floor Plan

# PROPOSED PLANS

WORK TO FIGURED DIMENSIONS ONLY.  
CHECK DIMENSIONS ON SITE BEFORE  
COMMENCING WORK. ANY DISCREPANCIES  
TO BE REPORTED BACK TO THIS OFFICE  
DO NOT SCALE FROM THIS DRAWING.

PLEASE REFER TO OTHER DRAWINGS IN THE SERIES:

	Location & Stock Plan
A-0816C9	Location & View Plan
A-0816D1	Existing Plans
A-0816D1-1	Existing Plans
A-0816D1-2	Existing Plans
A-0816D1-3	Existing Plans
A-0816D2	Proposed Plans
A-0816D2-1	Proposed Plans
A-0816D2-2	Proposed Plans
A-0816D2-3	Proposed Plans

## PLANNING ISSUE

[illegible]

ddp/c

Telephone: 44 (0) 20 8446 3325  
Fax: 44 (0) 20 8446 3325  
E-mail: [info@bentley.com](mailto:info@bentley.com)  
Website: [www.bentley.com](http://www.bentley.com)  
Company No: 8102720

Mrs J Shah

1

### Extension & refurbishment

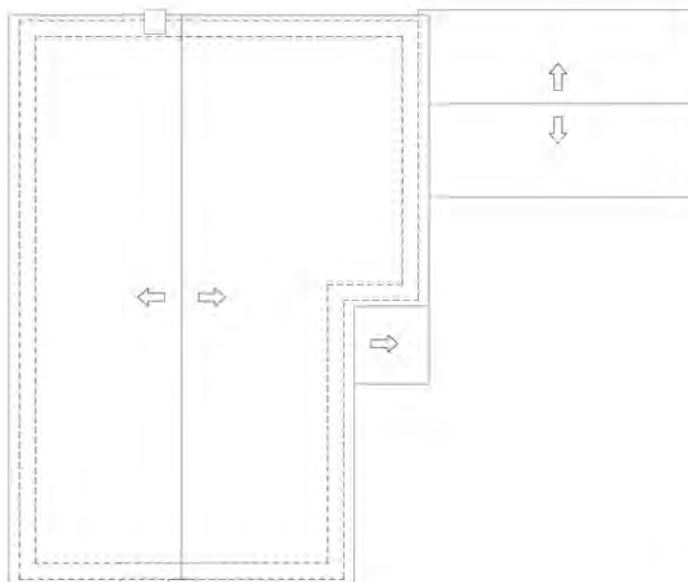
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South Lawn  
High rd, Eastcote  
HAS2HJ

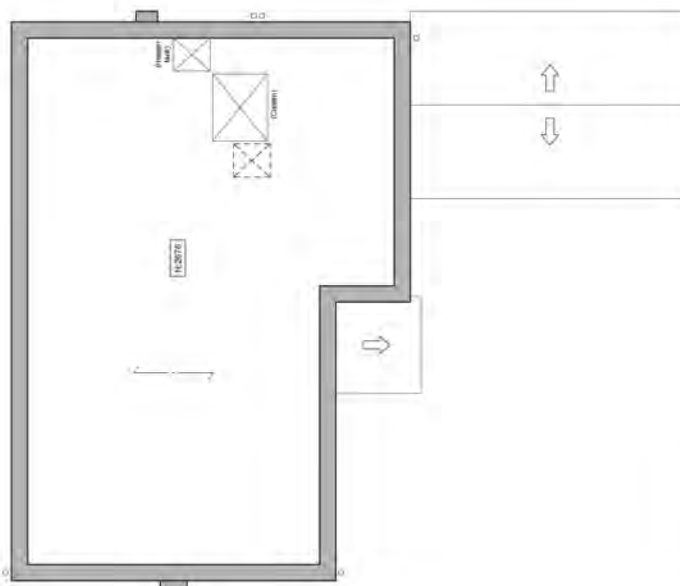
Existing Plans

Excell	09/07/2019
Score	150 @ 100 @ A1
Q1 score	90.7
Q3 score	91.8

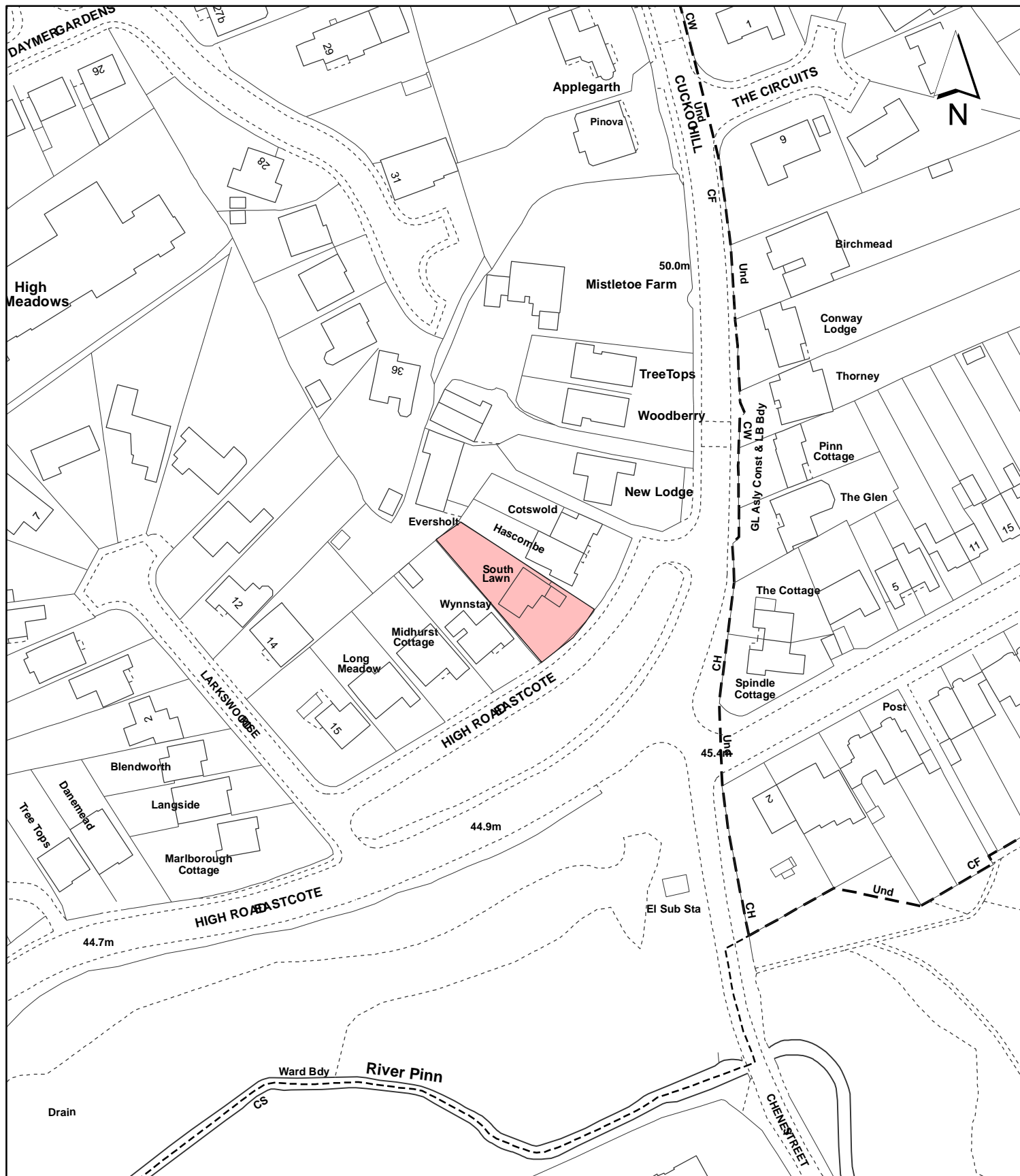
416101-1



Roof Plan

2<sup>nd</sup> Floor [loft] Plan

## EXISTING PLANS



#### Notes:

 Site boundary

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Site Address:

**South Lawn  
High Road**

Planning Application Ref:

**20698/APP/2019/2739**

Planning Committee:

**North Page 107**

Scale:

**1:1,250**

Date:

**February 2020**

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

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



**HILLINGDON**  
LONDON

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

**Address** 32 PARK WAY RUISLIP

**Development:** Part two storey part first floor rear extension, porch to front, conversion of garage to habitable use, conversion of roof space to habitable use to include 2 x rear dormers and 7 x roof lights

**LBH Ref Nos:** 3149/APP/2019/3993

**Date Plans Received:** 10/12/2019

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

**Date Application Valid:** 10/12/2019

---

;

SITE LOCATION PLAN

AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 510257 , 187386

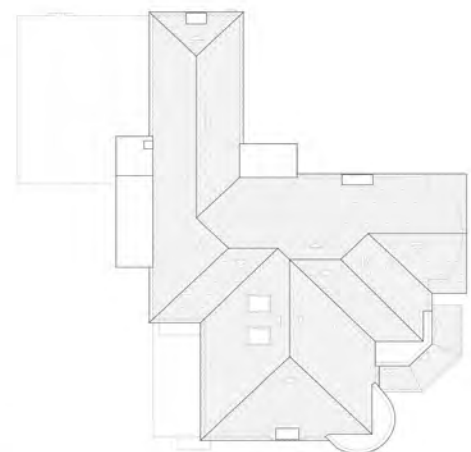
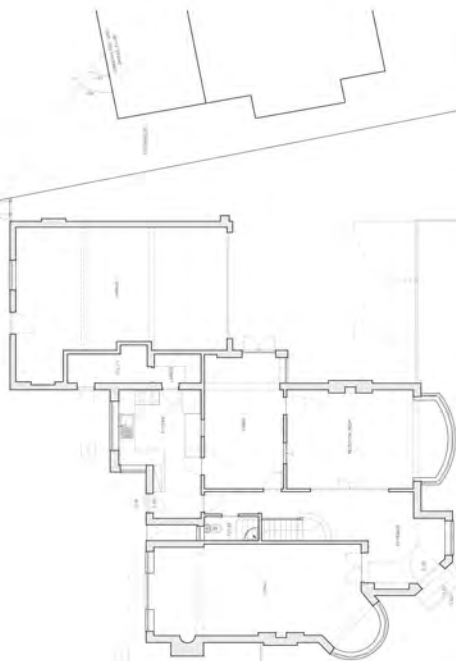
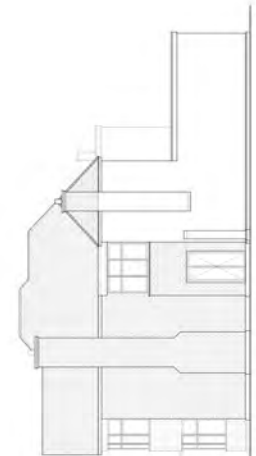
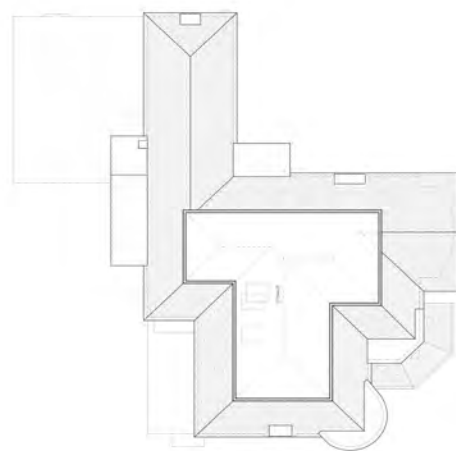


Supplied by Streetwise Maps Ltd

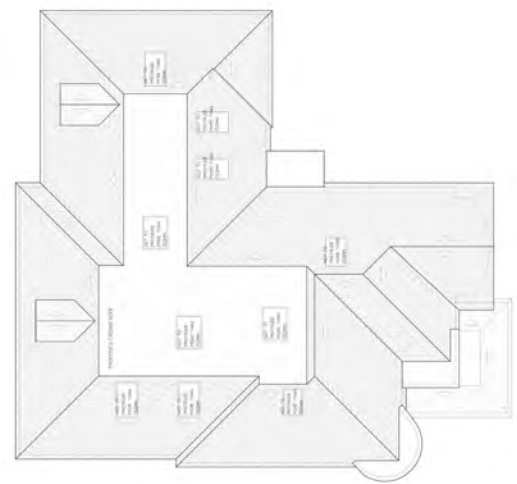
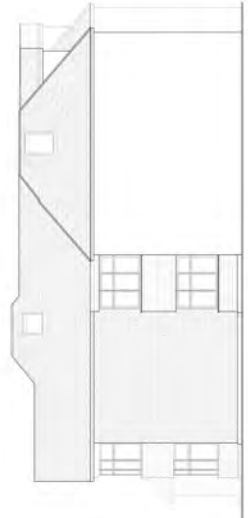
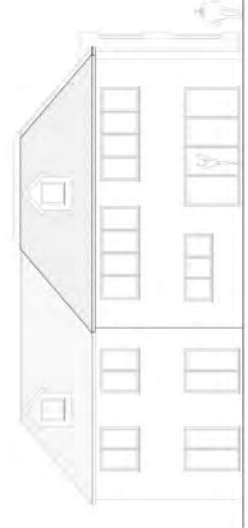
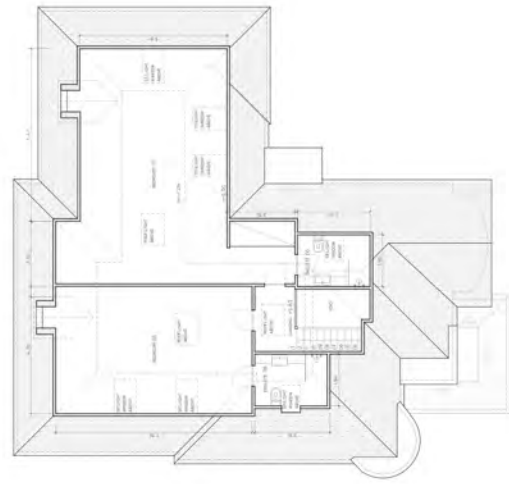
[www.streetwise.net](http://www.streetwise.net)

Licence No: 100047474

14:41:12 09/12/2019



Page 110

[illegible]



**TITLE:** Double storey rear extension, garage conversion, new porch, loft conversion including removing chimney and new parking arrangements.

**PROJECT:** BLOCK PLAN

**CLIENT:** Mr Shalin Shah

**PLACE:** 32 Park Way,  
Ruislip  
Middlesex  
HA4 8NU

**Alex D** CHARTERED ARCHITECTS  
Bassetsbury Barn, Bassetsbury Lane,  
High Wycombe, Bucks HP11 1QX  
M 07447659327 T 01494511421  
alex@alexarchitects.co.uk  
www.alexarchitects.co.uk



**SCALE:** 1:500 @A4

**DATE:** December 2019

**DRAWING No:**

01

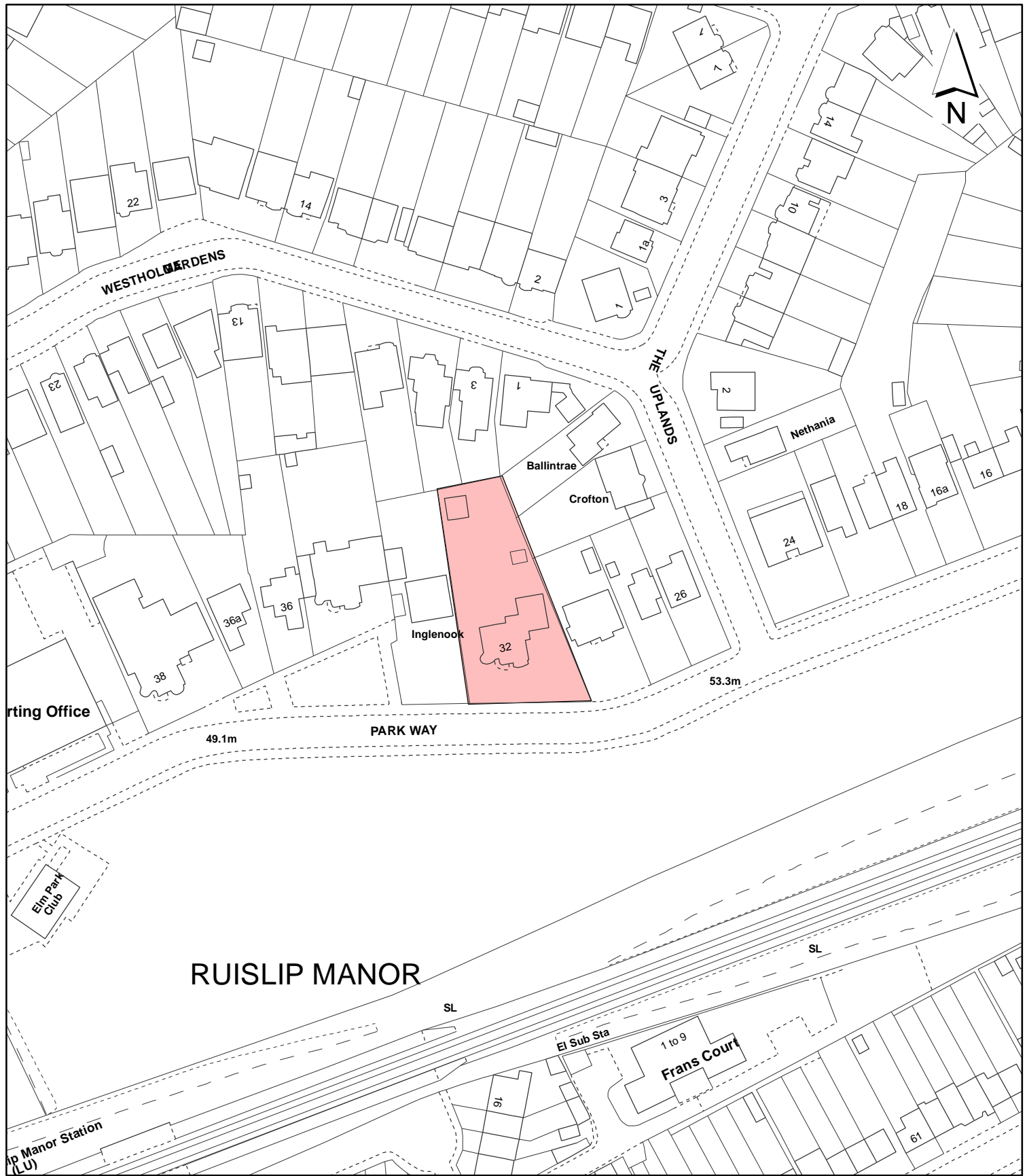



Our Ref: (AS 10)

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	<div>Planning Application Ref:</div> <div>3149/APP/2019/3993</div>	<div>Scale:</div> <div>1:1,250</div>	<div></div> <div>HILLINGDON</div> <div>LONDON</div>
	<div>Planning Committee:</div> <div>North Page 113</div>	<div>Date:</div> <div>Feburary 2020</div>	

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

**Address** HAREFIELD UNITED FC BREAKSPEAR ROAD NORTH HAREFIELD

**Development:** Proposed upgrade of existing telecoms site by replacing existing 15m lattice mast with 20m monopole with 6 no. antenna apertures, 3 no. 600mm Dishes and 1 no. 300mm Dish, 8 no. equipment cabinets and development ancillary thereto enclosed by a 2.1m closed boarded timber fence.

**LBH Ref Nos:** 4538/APP/2019/3918

**Date Plans Received:** 04/12/2019

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

**Date Application Valid:** 04/12/2019

SITE LOCATION

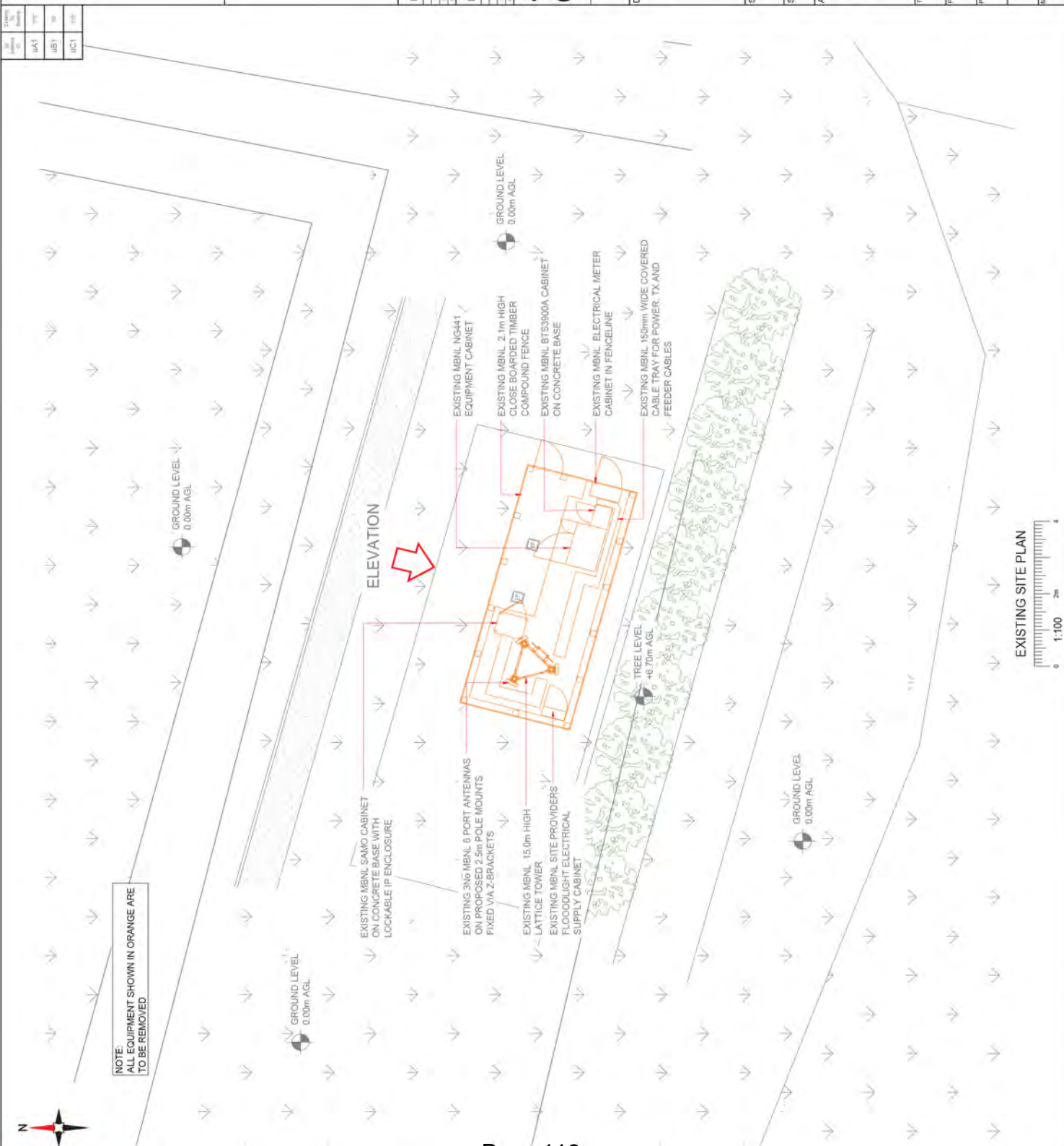


SITE AREA PLAN





NOTE:  
ALL EQUIPMENT SHOWN IN ORANGE ARE  
TO BE REMOVED



## NOTES

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

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01	UA1	13/03/2019	Initial Design
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03	UC1	13/03/2019	Final Design

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01	UA1	13/03/2019	Initial Design
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03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
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03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
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02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design

Rev	By	Date	Description
01	UA1	13/03/2019	Initial Design
02	UB1	13/03/2019	Revised Design
03	UC1	13/03/2019	Final Design



NOTE:  
PARALLEL BUILD REQUIRED EXISTING TOWER & EQUIPMENT TO BE KEPT LIVE DURING BUILD WORKS EXISTING CABINETS TO BE RELOCATED TO ADJACENT COMPOUND ON SLEEPERS UNTIL NEW TOWER & BASE HAS BEEN INSTALLED CABINETS TO BE INSTALLED ON EXISTING TOWER BASE FOLLOWING REMOVAL OF EXISTING TOWER BASE TO BE EXTENDED AS REQUIRED

ELEVATION A

GROUND LEVEL  
0.00m AGL

GROUND LEVEL  
0.00m AGL

GROUND LEVEL  
0.00m AGL

TREE LEVEL  
+0.70m AGL

PROPOSED MKS LINK AC CABINET C/W  
NEW 100A 3 PHASE REC SUPPLY ON  
PROPOSED CONCRETE BASE

MBNL NEW 24No. RRU's, 6No. BOB's & 12No.  
PASSIVE ROUTERS TO BE INSTALLED AT  
PROPOSED CONCRETE BASE

PROPOSED ACCESS GATE

PROPOSED 20.0m HIGH CAPACITY MONOPOLE ON  
3.0m x 4.0m PROPOSED CONCRETE FOUNDATION

PROPOSED MBNL 2.1m HIGH CLOSE  
BOARDED TIMBER COMPOUND FENCE

PROPOSED 7No. MBNL EQUIPMENT CABINETS  
FIXED TO PROPOSED CONCRETE BASE

PROPOSED 600 WIDE OVERHEAD CABLE  
LADDER C/W 9No. HIGH SUPPORT POLES

PROPOSED MAX CONFIGURATION SITE PLAN



Address Apartment ID	Proposed Structure Bearing	Proposed Structure Bearing
A1	315°	EE
A2	315°	HSG
B1	315°	EE
B2	315°	HSG
C1	210°	EE
C2	210°	HSG

NOTES

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Module	MBNL	T&A	Planning	Notes
M002	MBNL	T&A	Planning	B
M001	MBNL	T&A	Planning	A

**MBNL**  
Mobile Broadband Network Limited  
Suite 100, The Hub, Station Road, Reading, RG1 1JX  
Tel: 0118 950 0000  
Fax: 0118 950 0001  
www.monocloud.com

**mono**  
Design Consultant & Principal Contractor  
Mono Consultants Limited  
Culzean House  
36 Renfield Street, Glasgow,  
G2 1LU  
T: 0144 (0) 141 586 6660  
F: 0144 (0) 141 586 6661  
www.monocloud.com

Site Name: HAREFIELD UNITED FC  
Site ID: 1109185

Address: HAREFIELD UNITED FOOTBALL CLUB,  
BREAKSPEAR ROAD, NORTH HAREFIELD,  
UXBRIDGE HILLINGDON, LONDON,  
UB9 6NE

Time: 215 MAX CONFIGURATION SITE PLAN  
Project: T&A

Purpose of Issue: GENERAL ARRANGEMENT

Site Capacity by Sector	Site Capacity by Sector	Site Capacity by Sector
A	B	C
H1A	H1A	H1A

**NOTE:**  
ALL EQUIPMENT SHOWN IN ORANGE ARE  
TO BE REMOVED

EXISTING 3No MBNL 6 PORT ANTENNAS  
ON PROPOSED 2.5m POLE MOUNTS  
FIXED VIA Z-BRACKETS

U/S ANTENNAS 13.7m AGL

EXISTING MBNL SITE PROVIDERS FLOODLIGHTS

EXISTING MBNL 15.0m HIGH  
LATTICE TOWER

TREE LEVEL +6.70m AGL

EXISTING MBNL 5A00 CABINET ON CONCRETE  
BASE WITH LOCKABLE IP ENCLOSURE(BEHIND)

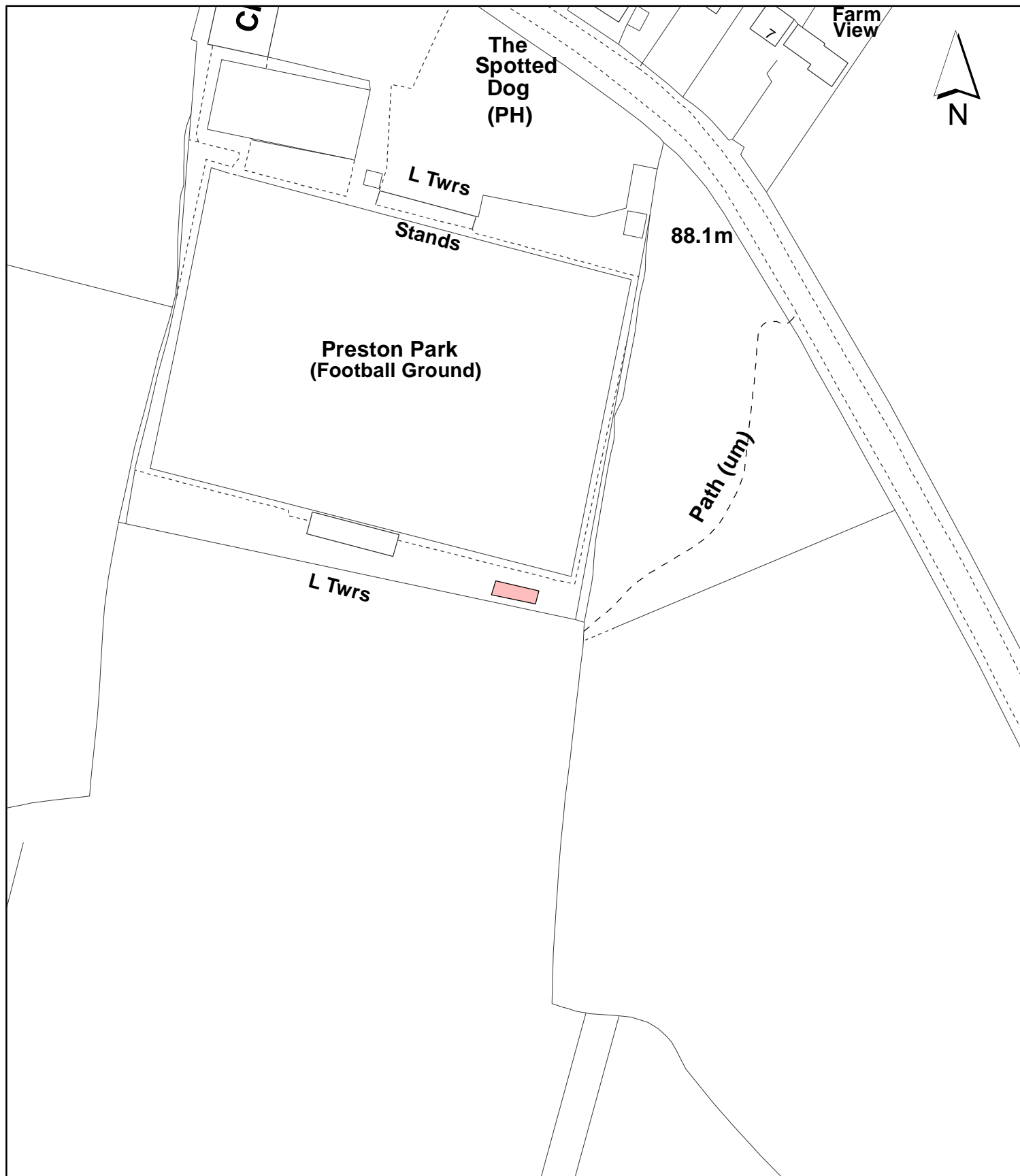
EXISTING MBNL 2.1m HIGH CLOSE BOARDED  
TIMBER COMPOUND FENCE

GROUND LEVEL

EXISTING ELEVATION

[illegible]





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 Site boundary

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Site Address:

**Harefield United FC  
Breakspears Road North**

Planning Application Ref:

**4538/APP/2019/3918**

Scale:

**1:1,250**

Planning Committee:

**North Page 120**

Date:

**February 2020**

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

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



**HILLINGDON**  
LONDON

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

**Address** 47 WOODFORD CRESCENT PINNER  
**Development:** Conversion of roof space to habitable use to include 3 side roof lights  
**LBH Ref Nos:** 35141/APP/2019/3830

**Date Plans Received:** 26/11/2019 **Date(s) of Amendment(s):**  
**Date Application Valid:** 26/11/2019



SITE LOCATION 1:1250

# homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU

T: 01895 822488

E: [patrick@homeplansharefield.com](mailto:patrick@homeplansharefield.com)

W: [www.homeplansharefield.com](http://www.homeplansharefield.com)



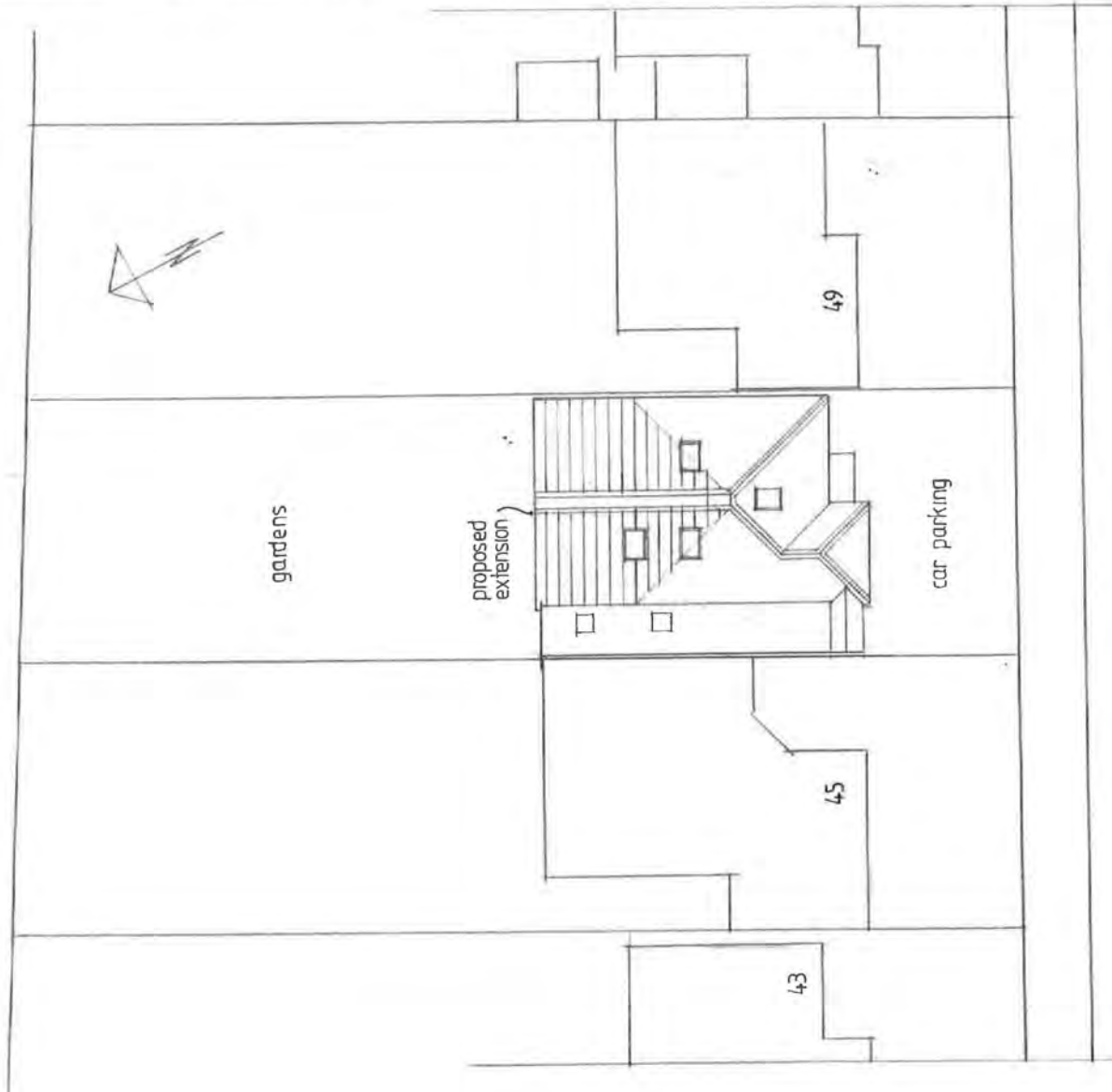
CLIENT: MR & MRS AURORA

PROJECT: 47 WOODFORD CRESCENT  
PINNER

TITLE: DETAIL PROPOSAL - LOFT CONVERSION  
SITE PLANS

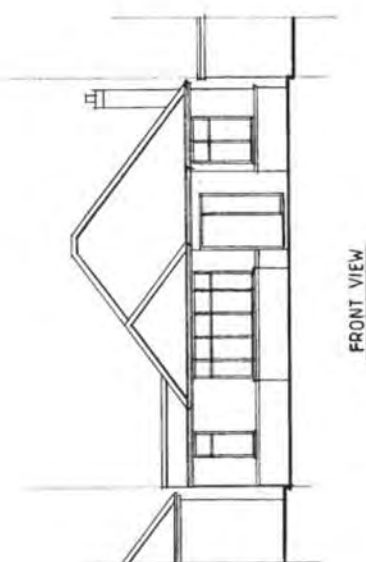
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DRAWN:

DRG NO:  
204716

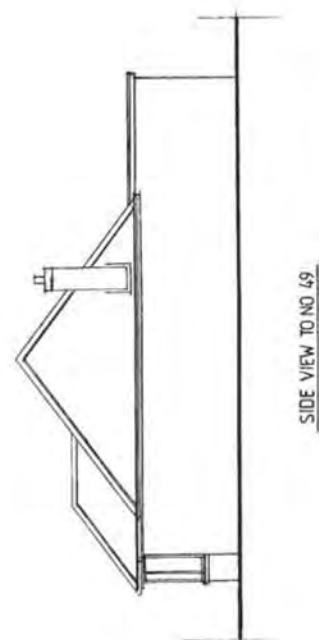


W O O D F O R D   C R E S C E N T

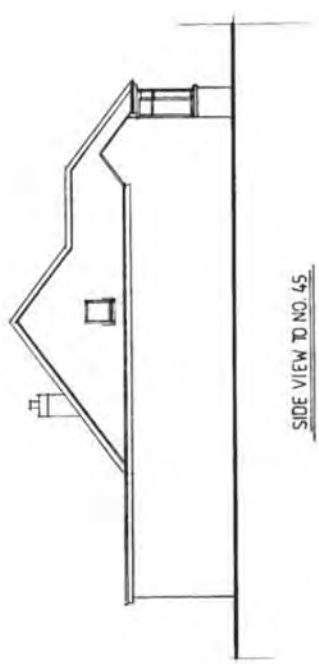
SITE PLAN 1:200



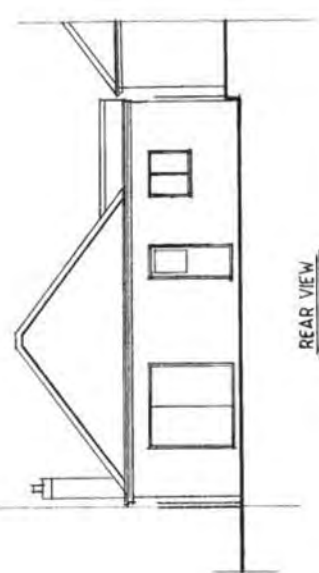
FRONT VIEW



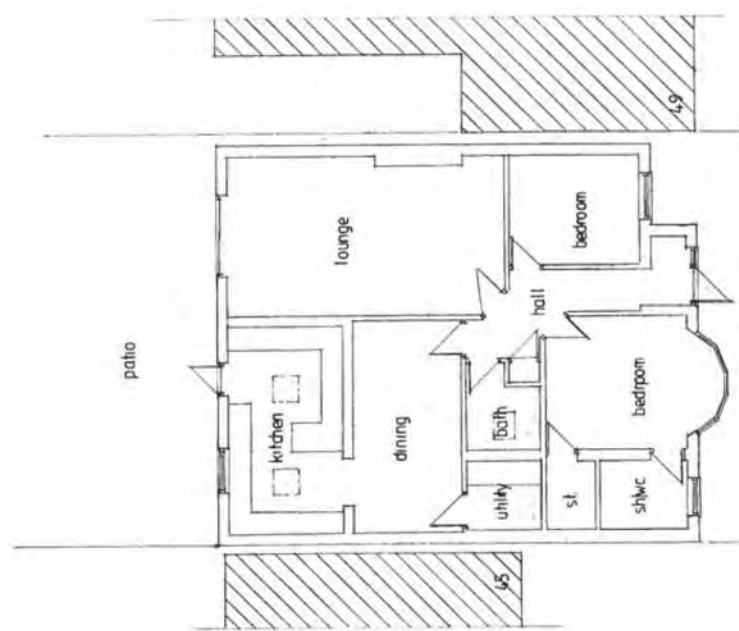
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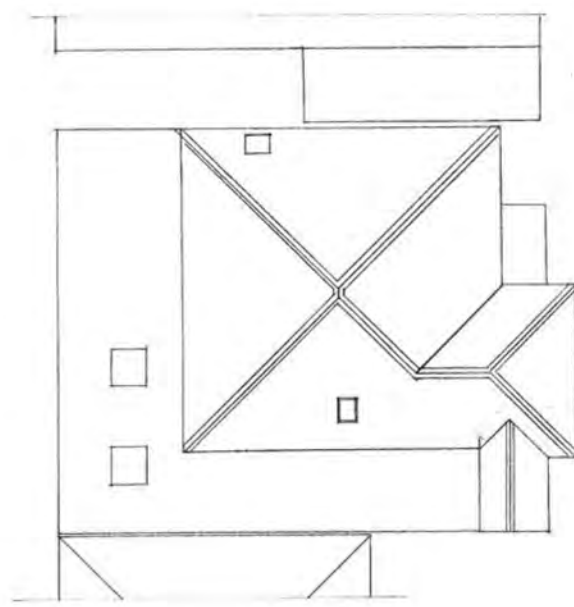
SIDE VIEW TO NO 45



REAR VIEW



GROUND FLOOR PLAN



ROOF PLAN

# homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU  
 T: 01895 822488  
 E: patrick@homeplansharefield.com  
 W: www.homeplansharefield.com

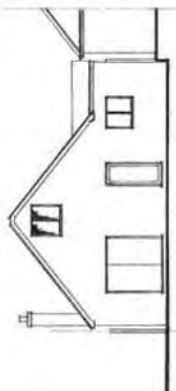


CLIENT: MR & MRS AURORA  
 PROJECT: 47 WOODFORD CRESCENT  
 PINNER

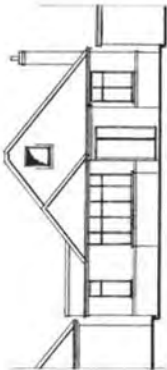
TITLE: EXISTING BUILDING PLANS & ELEVATIONS	DATE: JAN. 2019	SCALE: 1:100 AT A2	DRAWN:	DRG NO: 204711
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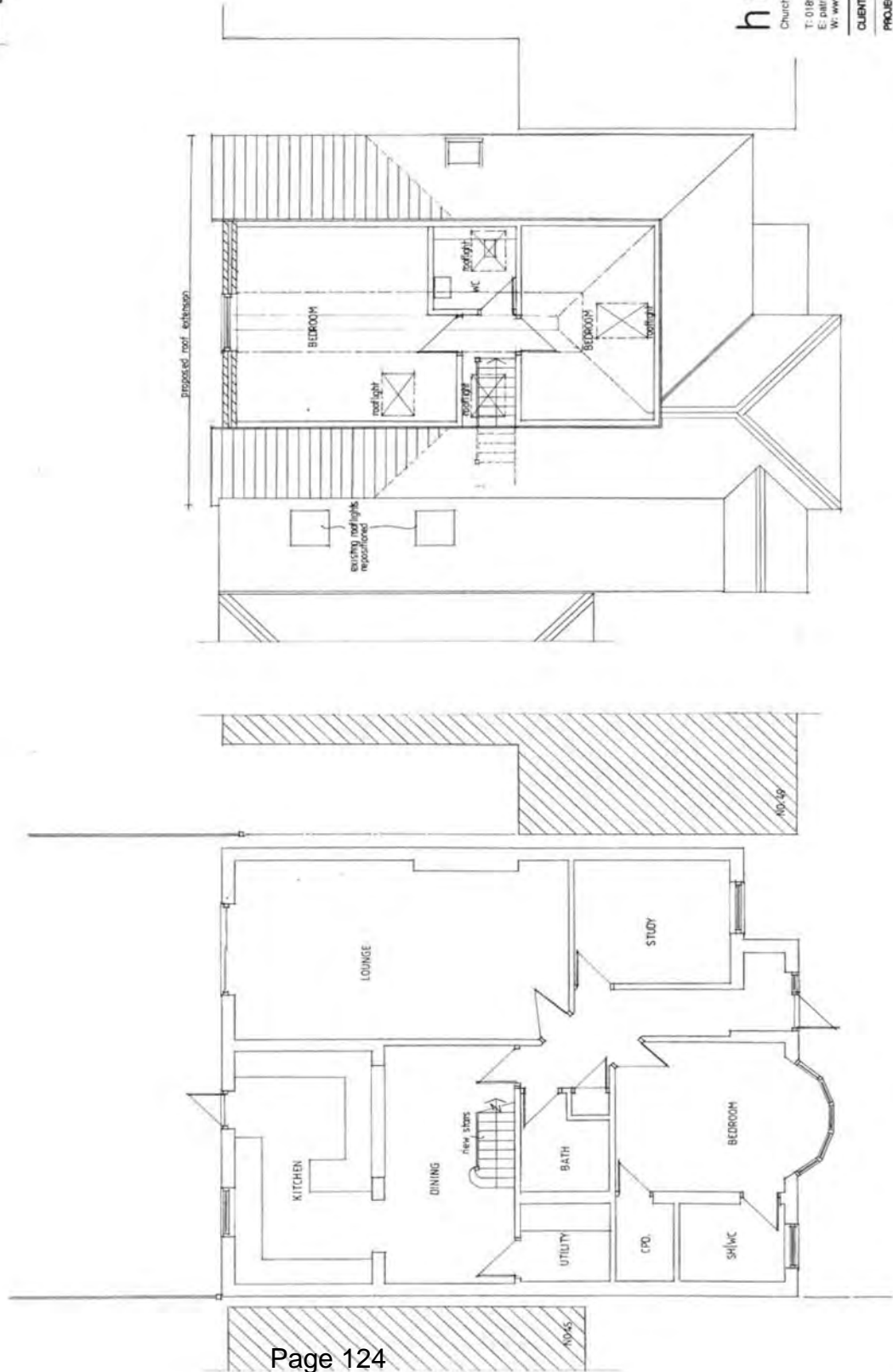
SIDE VIEW TO NO. 45



REAR VIEW



FRONT VIEW



**homeplans**  
Church Gardens, Church Hill, Hereford, Middlesex UB9 6DU

T: 01895 822488  
E: patrick@homeplanshereford.com  
W: www.homeplanshereford.com

CLIENT: MR & MRS ALDRIDGE

PROJECT: 47 WOODFORD PRESENT

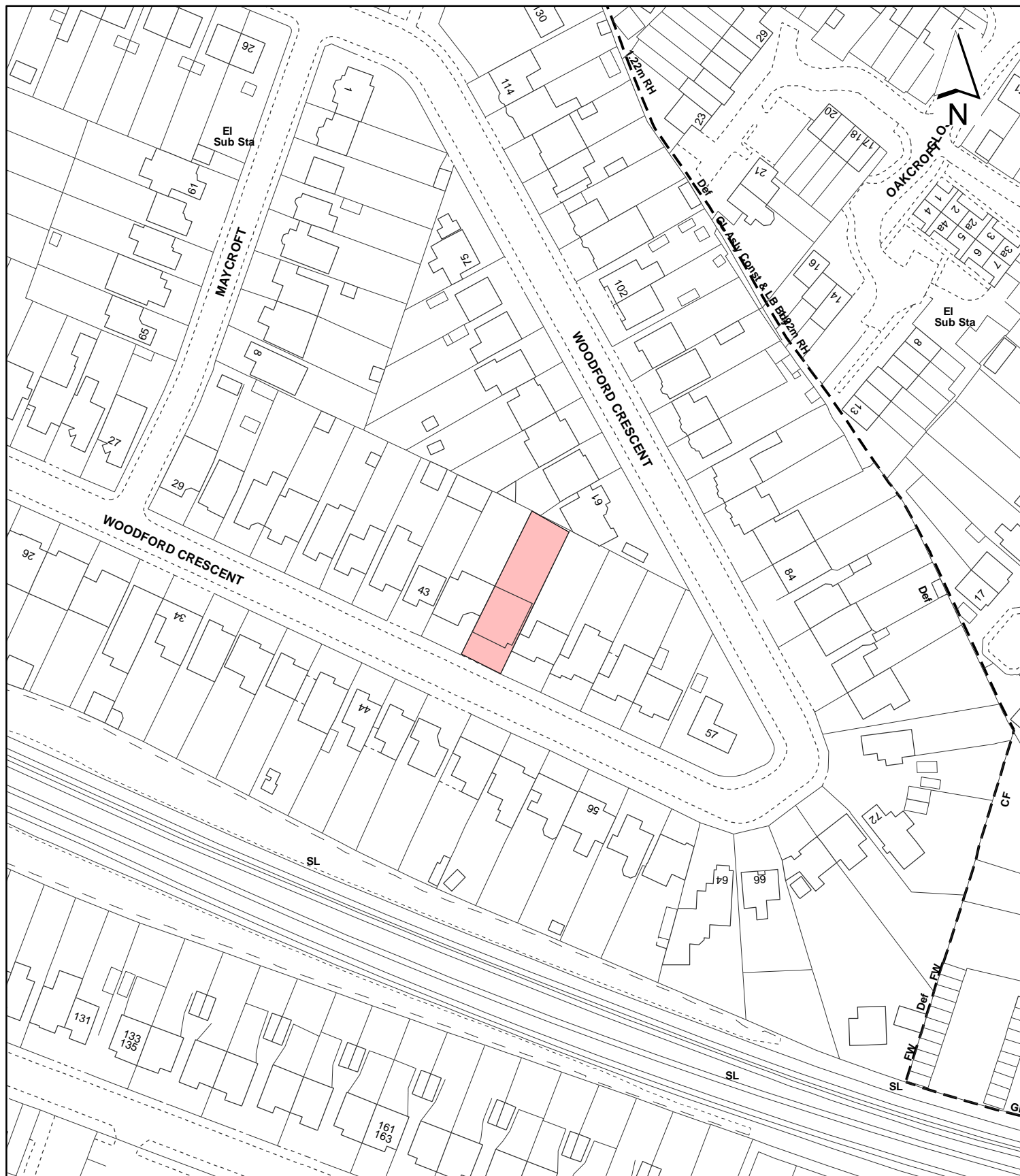
TITLE: DESIGN PROPOSAL - ROOF EXTENSION  
FLOOR PLANS & ELEVATIONS

DATE: OCT. 2019 SCALE: 1:50/1:100 AT A1

DRAWN: [Signature]

DRG NO:	201715
DATE:	OCT. 2019
SCALE:	1:50/1:100 AT A1
DRAWN:	[Signature]





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Site Address:

**47 Woodford Crescent**

Planning Application Ref:

**35141/APP/2019/3830**

Planning Committee:

**North** Page 125

Scale:

**1:1,250**

Date:

**February 2020**

**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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