



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 18 MARCH
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.

This Agenda is available online at:
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camera and scan the code below:



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

Published: Tuesday, 10 March 2020

Contact: Liz Penny
Tel: 01895 250185

Please enter via main reception and visit
the security desk to sign-in and collect a
visitors pass. You will then be directed to
the Committee Room.

Email: epenny@hillington.gov.uk

Putting our residents first

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

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A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

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

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

How the meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee discuss the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 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	Pages
6	Junction of Swakeleys Drive and Warren Road, Ickenham - 65862/APP/2020/410	Ickenham	Installation of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works thereto (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance. Recommendation : Refusal	7 - 20 92 - 96

7	Land Beside 2 & 6 Woodside Road, Northwood - 70377/APP/2019/2476	Northwood Hills	Variation of condition 2 (Approved Plans) and 5 (Side Windows) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3171932 dated 28/07/2017 (LBH ref: 70377/APP/2016/4221 dated 22/07/2017) Two storey, 3-bed detached dwelling, use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road. Recommendation: Approval	21 – 32 97 - 99
8	17 Woodgate Crescent, Northwood - 42270/APP/2019/4154	Northwood Hills	Single storey extension to storage shed (Retrospective). Recommendation: Refusal	33 – 46 100-104

Applications without a Petition

	Address	Ward	Description & Recommendation	Pages
9	Harefield Hospital, Hill End Road, Harefield - 9011/APP/2019/4072	Harefield	Creation of 2 formal hospital gardens including planting, furniture and paths. Recommendation: Approval	47 – 60 105-110
10	32 Victoria Road, Ruislip - 15291/APP/2019/4144	Manor	Change of use from A1 shop to Beauty Salon (Sui Generis) Recommendation: Approval	61 – 70 111-114
11	4 Cunningham Drive, Ickenham - 74795/APP/2019/3536	West Ruislip	Retention of hard landscaping and provision of soft landscaping Recommendation: Approval	71 – 80 115-117

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.

	Address	Ward	Description & Recommendation	Pages
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PART I - Plans for North Planning Committee – pages 91 - 118

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Agenda Item 3

Minutes



NORTH Planning Committee

19 February 2020

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

	<p>Committee Members Present: Councillors Duncan Flynn (Vice-Chairman), Jas Dhot, Martin Goddard, Becky Haggard, Henry Higgins, Carol Melvin, John Oswell, Raju Sansarpuri and Steve Tuckwell</p> <p>LBH Officers Present: Glen Egan (Legal Advisor), Matt Kolaszewski (Planning Team Manager), Anisha Teji (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration) and Alan Tilly (Transport, Planning and Development Manager)</p> <p>In attendance: Councillor John Morgan (Ward Councillor for Northwood Hills)</p>
117.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Eddie Lavery with Councillor Steve Tuckwell substituting.</p>
118.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
119.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting dated 22 January 2020 be approved as an accurate record, subject to amending minute 113 (17 Elgood Avenue, Northwood Hills) to read:</p> <p><i>The officer's recommendation was moved, seconded and, when put to a vote, agreed with 5 Members voting in favour and 3 abstentions.</i></p>
120.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Agenda item 12 - Enforcement Report had been withdrawn from the agenda prior to the meeting.</p>

121.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items were marked Part I and would therefore be considered in public.</p>
122.	<p>60 LONG LANE, ICKENHAM - 70282/APP/2019/2773 (<i>Agenda Item 6</i>)</p> <p>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.</p> <p>Officers introduced the application, highlighted the addendum and made a recommendation for approval.</p> <p>A petitioner in objection of the application addressed the Committee and referred to documents that had been circulated to Members and the applicant/agent prior to the meeting. The Committee was thanked for its support since this process had begun in 2017, however disappointment was expressed at the officer's recommendation for approval. Objections were made on three grounds namely that the development would cause a lack of amenity, loss of privacy and overdevelopment. It was submitted that there had been no changes made to the plans for parking, refuse or bike storage since the last application. It was emphasised that there was a high fear of pest issues due to the insufficient refuse arrangements. Overlooking was also a concern as the development would cause a loss of privacy and the additional side windows were questioned. It was submitted that the last minute changes greatly impacted neighbouring properties. The petitioners urged the Committee to support their objections and asked for assurance on what measures would be put into place to manage the issues raised.</p> <p>The architect for the application addressed the Committee and referred to amended plans which had been circulated to Members, officers and the petition organiser prior to the meeting. The application had been recommended for approval by officers and it was highlighted that the proposed changes were fairly minimal. The amenity space and scheme were considered acceptable and met the Council's current standards. It was explained that the neighbouring properties had an opportunity of consultations and notice of the development was provided in sufficient time allowing people to respond. The Committee was informed that an objection that was raised was acknowledged and rectified quickly by the architect and applicant. It was submitted that the scheme was virtually identical to the original scheme and would be a good addition to the housing stock. The Committee was asked to judge the current scheme on its own merits not on any future schemes.</p> <p>Members were advised by the Head of Planning that the level of change was unsubstantial and possible reasons for refusal were limited. The overlooking concerns were explained by officers and it was noted that the impact on different neighbours would be different. The proposed development included an eight flat scheme resulting in two obscured glazed roof lights that would be controlled by conditions.</p> <p>Concerns were raised regarding the bins being backed onto a neighbouring fence and the bike sheds. It was highlighted that condition five stated that no development should take place until a landscape scheme including refuse storage was submitted and approved by the Local Planning Authority. It was noted that the bike shed was in the same location as it had been previously approved.</p>

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

RESOLVED: That the application be approved, subject to the changes and clarifications in the addendum.

123. **SOUTH LAWN, HIGH ROAD, EASTCOTE - 20698/APP/2019/2739** (*Agenda Item 7*)

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.

Officers introduced the application, highlighted the addendum and made a recommendation for refusal.

A representative from Northwood Hills Residents Association addressed the Committee on behalf of the petitioners. A history of the application was outlined and a summary of the previous applications was provided. It was noted that the current application sought to create a large six bedroom four bathroom house on three floors. It was submitted that the application was a gross overdevelopment and created a scheme that was out of character in relation to size and appearance with neighbouring properties. The front elevations would be changed by the multiple windows and the building line would be brought forward. There was fear that this would be compromised even further. The change of character was relevant as it overlooked the Eastcote Conservation area which would shortly be submitted as an area of special local character. It was further submitted that the development would also cause a loss of light and loss of privacy.

The architect for the application addressed the Committee and spoke in support of the application. It was noted that the reference made by the petitioner to a balcony was in fact a flat roof. It was explained that there had been previous applications on this property for permitted development and a big rear extension door and single storey rear extension had been granted. The neighbouring properties had been considered and factored into the applications. Permission was requested to approve the canopy roof and single first floor extension.

Councillor John Morgan, Ward Councillor for Northwood Hills, addressed the Committee and voiced his support for the petitioners. It was submitted that the officer's report was clear and raised concerns regarding overdevelopment, overlooking an area of special character, size, bulk, character and a loss of privacy. The Committee was urged to go with the officer's recommendation and refuse the application.

It was clarified by the Head of Planning that if the dormer was built in isolation it could be considered as permitted development. The Committee was urged to determine the application on the plans before it.

Concerns were noted regarding the bulk, design and overlooking.

The officer's recommendation was moved, seconded and unanimously agreed.

RESOLVED: That the application be refused as per officer's recommendation, subject to the clarification in the addendum.

124. **32 PARK WAY, RUISLIP - 3149/APP/2019/3993** (*Agenda Item 8*)

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.

Officers introduced the application, highlighted the addendum and made a recommendation for refusal.

A petitioner in objection of the application addressed the Committee and referred to documents that had been circulated to Members and the applicant/agent prior to the meeting. The officers' report was endorsed and it was submitted that if the development was to go ahead, it would block out 30 – 40% garden length of a neighbouring property. Refusal reasons one, two, three and four were emphasised. The Committee was urged to refuse the application as per officer's recommendation.

The agent for the application addressed the Committee and spoke in support of the application. It was explained that this property was purchased as a long term family residence and the proposed developments were to accommodate all family members. It was noted that the applicant had only been made aware that this application would be going to Committee a few days ago and made a request for it to be deferred to the next meeting. Further, it was noted the applicant had not been made aware of the 48 hour additional documents rule and it was too short notice for the architect to attend. The applicant's architect had contacted the planning department to try and agree suitable plans but there had been no engagement. It was submitted that there were some inaccuracies in the officer's report as there was no impact on the street scene due to the position of the house, the landscaping was set from the main elevation and there would only be an 80 cm extension at the front. The distance to the boundary of the extension was also explained to the Committee and it was submitted that this would have no impact on neighbouring property.

A statement from Councillor Douglas Mills, Ward Councillor for Manor, was read to the Committee by the Chairman. Councillor Mills supported the points raised by petitioners and their concerns regarding size, mass and overbearing nature. The scale and design of the property was not in keeping with the local area. It was submitted that this application failed to comply with local plans and the Committee was urged to endorse the recommendation for refusal.

The officer's recommendation was moved, seconded and unanimously agreed.

RESOLVED: That the application be approved as per officer's recommendation, subject to the clarifications in the addendum.

125. **HAREFIELD UNITED FC, BREAKSPEARS ROAD, NORTH HAREFIELD - 4538/APP/2019/3918 (Agenda Item 9)**

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.

Officers introduced the application and made a recommendation for approval.

It was noted that condition four indicated that no development should take place until details of the colours of external surfaces had been submitted and approved by the Local Planning Authority.

	<p>Concerns were raised about the maintenance of cabinets. It was decided that the conditions would be reviewed to reflect this and authority was delegated to the Chairman and Labour Lead to agree this.</p> <p>Subject to reviewing the conditions to include cabinet maintenance, the officer's recommendation, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendation subject to delegated authority to the Chairman and Labour Lead to review the conditions to include cabinet maintenance.</p>
126.	<p>47 WOODFORD CRESCENT, PINNER - 35141/APP/2019/3830 (<i>Agenda Item 10</i>)</p> <p>Conversion of roof space to habitable use to include 3 side roof lights.</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>The officer's recommendation, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendation.</p>
127.	<p>TPO 779, 32 KINGSEND RUISILP (<i>Agenda Item 11</i>)</p> <p>TPO REPORT.</p> <p>Officers introduced the TPO and recommended that TPO 779 be confirmed.</p> <p>The officer's recommendation, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the TPO be confirmed as per officer's recommendation.</p>
128.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
	<p>The meeting, which commenced at 8.22 pm, closed at 9.27 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Report of the Head of Planning, Transportation and Regeneration

Address JUNCTION OF SWAKELEYS DRIVE AND WARREN ROAD ICKENHAM

Development: Installation of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works thereto (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).

LBH Ref Nos: 65862/APP/2020/410

Drawing Nos: Proposed Site Elevation 301 Rev. B
CTIL_150083 23 Industry Site Specific Supplementary Informator
RADIO PLANNING AND PROPAGATION (V.4 November 2019)
General Background Information for Telecommunications Development
MP/CTIL_150083 23 CLARIFICATION OF THE DECLARATION OF ICNIR COMPLIANCE
CTIL_150083 23 scanned recorded delivery, Permitted development notice
CTIL_150083 23 Planning Developers Notice
MP/CTIL_150083 23 Permitted development notice, Hillingdon Highway
CTIL_150083 23 Proof of Delivery
Supporting Technical Information for CTIL CSR 44604 Swakeleys Drive
Street Furniture 28th January 2020
Proposed Site Plan 201 Rev. B
Site Location Maps 100 Rev. B
MP/CTIL_150083 23

Date Plans Received: 07/02/2020 **Date(s) of Amendment(s):** 07/02/2020

Date Application Valid: 07/02/2020

1. SUMMARY

The application seeks prior approval for a telecommunications installation under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed installation of a ground-base apparatus consisting of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works. The purpose of this installation is to provide improved 2G, 3G and 4G network coverage for Telefonica in the area. It should be noted that the applicant has highlighted that this junction and the surrounding properties are within a coverage hole hence residents living near this junction receives limited coverage.

The proposed equipment would not cause harm to pedestrian or highway safety. However, given the siting and the character of the surrounding area, this is considered to be visually intrusive from the street and to the area in general, and so would have a detrimental impact on the character and appearance of the immediate street scene, the surrounding Green Belt and the nearby Ickenham Village Conservation Area.

The proposed development therefore fails to comply with Policies DMHB 4, DMHB 11, DMHB 21 and DMEI 4 of The Local Plan: Part 2 - Development Management Policies (2020).

This application is recommended that prior approval be required in this instance and that permission is refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its siting and overall height in a prominent location, adjacent to the Ickenham Village Conservation Area and within the designated Green Belt would result in an incongruous and visually obtrusive form of development. It would harm the character and appearance of the street scene, which is characterised by only two storey buildings, the adjoining Ickenham Village Conservation Area and the Green Belt. The proposal is therefore contrary to Policies BE1, HE1 and EM2 of The Local Plan: Part 1 - Strategic Policies (2012), Policies DMHB 4, DMHB 11, DMHB 21, DMEI 4 of The Local Plan: Part 2 - Development Management Policies (2020) and Chapter 5 of the National Planning Policy Framework (March 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE details of siting and design 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.

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
DMHB 4	Conservation Areas
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the grass verge at the junction of Warren Road and Woodstock/Swakeleys Drive backing on to a large woodland area on the south. The site is located within a predominantly residential area, with Swakeleys Park on the east. The site is a triangular parcel of land separated into two sections by a footpath. The installation is proposed on the land closest to the footpath, towards the road adjacent to existing street furniture.

The site is located within the Nature Conservation Site of Borough Grade II or Local Importance and lies within the Green Belt. The application site is located approximately

48m west of Ickenham Village Conservation Area.

The surrounding area consists of mainly detached housing that are one to two storeys high.

3.2 Proposed Scheme

The proposed scheme of this application is to install 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works.

The proposed cabinets dimensions:

- 1896mm (w) x 798mm (d) x 1645mm (h) = 2.49 cubic metres

- 750mm (w) x 798mm (d) x 1645mm (h) = 0.98 cubic metres

- 655mm (w) x 265mm (d) x 1215mm (h) = 0.21 cubic metres

Materials:

Tower/mast - Steel - painted brown

Equipment housing - Steel - Fir Green

The purpose of this installation is to provide improved Telefonica's 2G, 3G and 4G network coverage for the coverage hole in this part of Warren Hill. Supporting document was provided by the applicant demonstrating the existing and proposed Telefonica (4G) coverage to the area.

A previous scheme for a 12.5m high monopole and 1 x cabinet was allowed at Appeal. However, the current application proposes an height increase of an additional 7.5m amounting to a total height of 20m which is significantly higher than the surrounding trees and street furniture. Furthermore, a total of 3 cabinets are proposed which is 2 more than the previous.

3.3 Relevant Planning History

65862/APP/2012/982 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a 15m high telecommunications pole, associated antenna, equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) Application for prior approval for siting and design.

Decision: 07-06-2012 PRQ

65862/APP/2015/3728 Land At Junction Of Warren Road/Swakeleys Drive Warren Road Icke

Installation of a 12.5m single stack telecommunications monopole supporting 3 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)

Decision: 26-11-2015 Refused

65862/APP/2015/867 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a dual stack 15 metre high telecommunications monopole with associated equipment cabinets

Decision: 28-04-2015 Refused

65862/APP/2016/261 Land At Junction Of Warren Road Swakeleys Drive Ickenham

Installation of a 12.5m monopole supporting 6 shrouded antennas (Application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for determination as to whether prior approval is required for siting and appearance)

Decision: 07-03-2016 Refused

Appeal: 19-12-2016 Allowed

Comment on Relevant Planning History

Prior Approval application under planning reference 65862/APP/2016/261 was allowed at Appeal dated 19.12.16 for the installation of a 12.5m monopole supporting 6 shrouded antennas, however, this scheme was never built.

Prior Approval application under planning reference 65862/APP/2015/3728 was refused on 26.11.15 for the installation of a 12.5m single stack telecommunications monopole supporting 3 shrouded antennas.

Prior Approval application under planning reference 65862/APP/2015/867 was refused on 28.4.15 for the installation of a dual stack 15 metre high telecommunications monopole with associated equipment cabinets.

Prior Approval application under planning reference 65862/APP/2012/982 was refused on 11.6.12 for the installation of a 15m high telecommunications pole, associated antenna, equipment cabinet and ancillary developments works.

4. Planning Policies and Standards

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that telecommunication development will only be permitted where:

- i) it is sited and designed to minimise their visual impact;
- ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area;
- iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings;
- iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and
- v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructures and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site.

In this case, the aim of this application is to provide 2G, 3G and 4G network coverage for one operator, Telefonica in the area. It has been identified that this part of Warren Hill currently receives limited coverage and is within a coverage hole. As such, a new site is required. Technical constraints heavily influenced the design and limited the scope of the proposal and alternative site were demonstrated in the supporting documents along with the Declaration of Conformity.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- 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
- DMHB 4 Conservation Areas
- NPPF- 10 NPPF-10 2018 - Supporting high quality communications
- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- **17th March 2020**

6. Consultations

External Consultees

A total of 22 neighbouring owners/occupiers and the Ickenham Residents Association were consulted. There were 6 objections received.

Summary of consultation comments:

- Not suitable site and quite unsightly in a residential setting and obtrusive
- Out of keeping with siting
- Code of Best Practice for the siting of phone masts seems to have been ignored
- What are the health implications of having a mast so close to homes and Vyners School
- Why not site the mast on the fields on the other side of the A40 away from residential area
- Why not site it in the woods where it will be masked
- Can the telecom company be asked to replant trees on this triangle of green at the corner of Warren Rd and Swakeleys Drive? This patch of land used to be thickly wooded. Adding more trees here would help to counteract all the pollution from (a) the nearby A40 and (b) the increased traffic in Warren Rd/Swakeleys Drive due to the expansion of Vyners School and the increased number of parents dropping/collecting kids

- Telecom company must be obliged as part of planning consent to do something to give back to the local community - in this case, planting trees in the grass 'triangle' (and ideally along some of the grass verges) would be ideal
- Why is this mast needed?
- Will be a blight on our local environment.
- Health implications of such a powerful mast so close to our home

Case Officer's Comments:

Concerns in relations to appearance and impact of the neighbours is addressed in the main body of this report. The applicant has submitted a signed Declaration of Conformity with ICNIRP Public Exposure Guidelines therefore acknowledging the proposed would be in full compliance with the requirement of the Radio Frequency (RF) Public Exposure.

The council received an petition with one signatory and a further valid paper petition comprising 33 signatures of nearby residents. The petition objects to the proposed development therefore should be refused. The chosen site is unsuitable, does not conform with the code of best practice (2016) and the mast and cabinets would be better sited near the existing cabinets and within the nearby group of trees.

ICKENHAM RESIDENTS ASSOCIATION:

TELEFONICA appealed successfully to the Inspectorate of Bristol under p/a 2016/261 (APP/R5510/W/16/ 3156200) and were allowed on 19.12.18 to install a 12.5 m monopole on the above site to the residents' great dismay.

This new proposal is for a 20m Monopole, 2 x cabinets and a meter cabinet - 7.5 m higher than the one allowed in 2018 - and the Association feels that your reasons for refusal of 2016/261 issued on 11.03.2016 are still valid, even more so for this much higher monopole.

Anxious local residents have again been in touch with us pointing out that the location is quite sensitive, close to residential dwellings and is a much used thoroughfare for Vyners pupils going to and coming from school.

We are again objecting strongly to this new proposal

HEATHROW:

No comments received.

RAF NORTHOLT:

No comments received.

NATS:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

However, please be aware that this response applies specifically to the above consultation and only reflects the position of NATS (that is responsible for the management of en route air traffic) based on the information supplied at the time of this application. This letter does not provide any indication of the position of any other party, whether they be an airport, airspace user or otherwise. It remains your responsibility to ensure that all the appropriate consultees are properly consulted.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory

consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

Case Officer's Comments:

Should this application be Approved at the planning committee, a condition should be imposed subject to any concerns raised by Heathrow and RAF Northolt.

Internal Consultees

CONTAMINATED LAND OFFICER:

No comments received.

CONSERVATION AND URBAN DESIGN OFFICER:

Taking into account the location of the site and nature of the proposal, in this instance we have no comments to make.

HIGHWAYS OFFICER:

As the footway adjacent to the proposed apparatus is to remain unimpeded, there are no envisaged highway usage/safety implications identified with this GPD application.

This conclusion is consistent with the previously refused planning application (allowed on appeal) for a comparable proposal at this location.

TREES/LANDSCAPE OFFICER:

This site is occupied by a triangular area of grass verge at the junction between Swakeleys Drive and Warren Road. This is a prominent location in an attractive leafy area on the edge of Ickenham Village Conservation Area. COMMENT The proposed location of this 20 metre high monopole and associated cabinets will introduce urban 'clutter' into an otherwise attractive area. It will visually dominate the space and constitute an eyesore in close proximity to the Conservation Area. RECOMMENDATION This proposal is unacceptable - contrary to policies DMHB4, DMHB10, DMHB11 and DMHB12.

ECOLOGY OFFICER:

The part of the site selected for the mast is heavily maintained, on the verge of the highway and therefore of limited ecological value.

There are no ecological concerns.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states:

Permitted development

A. Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of -

- (a) the installation, alteration or replacement of any electronic communications apparatus,
- (b) the use of land in an emergency for a period not exceeding 6 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or

(c) development ancillary to radio equipment housing.

Development not permitted: ground-based apparatus

A.1 - (1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if -

(a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above ground level;

(b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;

(c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of -

(i) 25 metres above ground level on unprotected land; or

(ii) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced -

(i) exceed the greater of the height of the existing mast or a height of -

(aa) 25 metres above ground level on unprotected land; or

(bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.

Case Officer's Comments:

The proposed site is located on a public highway. The proposed overall height of the monopole is 20m hence it is in accordance with Condition A.1 - (1), (c)(iii) of Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Development not permitted: radio equipment housing

(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if -

(a) the development is not ancillary to the use of any other electronic communications apparatus;

(b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or

(c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

Case Officer's Comments:

Three cabinets are proposed in this development and the total volume of the radio equipment housing equates to 3.68 cubic metres. As such, the proposal is in accordance with Condition A.1 - (9)(b) of Schedule 2, Part 16 of The Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended).

CONCLUSION

The principle of development is in accordance with the criteria set under the the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The decision on whether prior approval is required is subject to the siting and appearance considerations being acceptable, which will be addressed in the body of this report.

7.02 Density of the proposed development

Not applicable to this application.

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

The site is approximately 48m away from Ickenham Village Conservation Area. Given its location and overall height of the proposed, the equipment would be highly visible from Swakeleys Drive/Celandine Route. As such, is considered to have a detrimental impact on the setting, character and appearance to the nearby conservation area.

7.04 Airport safeguarding

Statuary consultees were consulted, however at the time that this report was submitted for planning committee, only NATS responded and no objections was raised.

7.05 Impact on the green belt

The application site is located on an area of Green Belt at the junction of Warren Road and Woodstock Drive/Swakeleys Drive. The applicant has provided a detailed and comprehensive alternative site investigation, establishing that there are no more suitable, available sites outside the Green Belt. It should be noted that under Prior Approval, Green Belt is not a material consideration.

7.06 Environmental Impact

Policy DMEI 6 of the The Local Plan: Part 2 - Development Management Policies (2020) states that new development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, countryside, green spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries.

The application site is located within the Nature Conservation Site of Borough Grade II or Local Importance and forms part of highways land. The Council's Ecology Officer has reviewed the application and raised no objections to the proposed. Given that the location of the site is on a grass verge which have been heavily maintained therefore of limited ecological value, the proposed is considered acceptable.

7.07 Impact on the character & appearance of the area

Policy DMHB 4 of the The Local Plan: Part 2 - Development Management Policies (2020) states that new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will: A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area. B) Resist the loss of buildings, historic street patterns, important views, trees, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification. C)

Require planning applications to include a Design and Access Statement. This should demonstrate a clear understanding of the impact of the proposals on the significance of any heritage assets that are affected. Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

Policy DMHB 11 of the The Local Plan: Part 2 - Development Management Policies (2020) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that Telecommunication development will only be permitted where: i) it is sited and designed to minimise their visual impact; ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area; iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings; iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The site is set slightly back from the footpath and the existing tree within the triangular grass verge. The application site is fairly exposed and is therefore highly visible when viewed from the immediate street scene and the surrounding area. The proposed 20m high telecommunications mast would appear as a prominent feature on the corner of Warren Road and Swakeleys Drive and would have a detrimental impact on the openness, character and appearance of the street scene. In addition, due to the open nature and high visibility of the site, the proposed telecommunications installation would appear as an incongruous addition on the edge of the Ickenham Village Conservation Area. The Council's Trees/Landscape officer has raised an objection to the proposal noting that that it will visually dominate the space and the equipment will introduce urban clutter to an otherwise

attractive landscape feature.

The proposed monopole is proposed to be coloured brown while the cabinets are proposed to be fir green to blend into the woodland backdrop. However, as noted on the proposal, the height of the apparatus would be 3.5m higher than any adjacent trees. The top section of the apparatus is wider than the supporting structure therefore, despite the proposed finishes, the monopole will appear highly visible, unduly dominant and intrusive.

As such, the proposed is considered to be contrary to Policies DMHB 4, DMHB 10, DMHB 11, DMHB 12 and DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020).

7.08 Impact on neighbours

The nearest neighbours are located 14 metres away, opposite the application site. The site is highly visible from the immediate street scene. However, the neighbouring properties do not face directly onto the proposed site with landscaped boundary treatment providing screening of the site. It is therefore considered that the telecommunications mast would not directly impact on neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed monopole and cabinets would be located on the edge of the grass verge next to the footpath along Swakeleys Drive. The equipment would not encroach onto the footpath. The proposed telecommunications installation is sufficiently set back from the public highway and so would not impact on visibility sightlines for vehicles approaching the junction. As such, there would be no impact on pedestrian and highway safety.

The Council's Highways Officer has reviewed this application and no objections were raised.

7.11 Urban design, access and security

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

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

The scheme will not impact on the trees within the surrounding area.

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

Refer to "External Consultees"

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions 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

The application seeks prior approval for the installation of a ground-base apparatus consisting of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works under Schedule 2, Part 16 of the Town and Country Planning (General Permitted Development) Order 2015.

There are no objection to the principle of development, however the siting of the proposed would result in an unacceptable impact on visual amenity, the character and appearance of the area and the nearby Ickenham Village Conservation Area. Therefore, it is contrary to Policies BE1, HE1 and EM2 of The Local Plan: Part 1 - Strategic Policies (2012), Policies DMHB 4, DMHB 11, DMHB 21 and DMEI 4 of The Local Plan: Part 2 - Development Management Policies (2020).

This application is recommended that prior approval be required and that permission is refused.

11. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The London Plan - Consolidated With Alterations (2016)

National Planning Policy Framework (2019)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Contact Officer: Rebecca Lo

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:
**Junction of Swakeleys Drive & Warren Road
 Ickenham**

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

Planning Application Ref:
65862/APP/2020/410

Scale:
1:1,250

Planning Committee:
North Page 20

Date:
March 2020



Report of the Head of Planning, Transportation and Regeneration

Address LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

Development: Variation of condition 2 (Approved Plans) and 5 (Side Windows) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3171932 dated 28/07/2017 (LBH ref: 70377/APP/2016/4221 dated 22/07/2017) Two storey, 3-bed detached dwelling , use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road.

LBH Ref Nos: 70377/APP/2019/2476

Drawing Nos: 1251/P/2C

Date Plans Received: 24/07/2019 **Date(s) of Amendment(s):**

Date Application Valid: 01/08/2019

1. SUMMARY

The proposal seeks variation of condition 2 (Approved Plans) and 5 (Side Windows) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3171932 dated 28/07/2017 (LBH ref: 70377/APP/2016/4221 dated 22/07/2017) Two storey, 3-bed detached dwelling, use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road.

The proposal is to alter the locations of side windows from that shown on the approved plans. There are also changes to the internal layouts.

Condition 2 (Accordance with Approved Plans) states:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1251/P/1;1251/P/2; 1251/P/3; 1251/P/4 and 1251/P/5, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

Condition 5 (Obscure Glazing) states:

The windows facing 2 and 6 Woodside Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

The key planning issue is whether the changes to the locations of windows harms neighbours' amenity through loss of privacy/overlooking.

Revised plans were received on 8/10/19 which show all the side windows will be

obscured glazed and therefore will not directly overlook into any of the neighbouring properties. As such based on Drawing number 1251/P/2C received on 8/10/19, it is considered that the proposal complies with Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy 3.5 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be made not later than the expiration of 3 month beginning with the date of the grant of planning 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 plan number 1251/P/2C received 8/10/19 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 (2020) and the London Plan (2016).

3 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing nos 2 and 6 Woodside Road

REASON

To prevent overlooking to adjoining properties in accordance with policies DMHD 1 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

4 NONSC Non Standard Condition

The windows facing 2 and 6 Woodside Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

5 NONSC Non Standard Condition

The loft shall not be used as a habitable room as the rooflights do not provide suitable levels of natural light.

REASON

To protect the residential amenity of residents in accordance with policy DMHB 11 of the

INFORMATIVES

1 147 **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.

2 152 **Compulsory Informative (1)**

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

3 153 **Compulsory Informative (2)**

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

DMT 6	Vehicle Parking
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 16	Housing Standards
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
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
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

4 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an area of open land situated on the Eastern side of Woodside Road and was formerly an area of garden attached to no. 2. The land is landscaped and well maintained, enclosed on three sides by mature well established hedgerows and partitioned from no. 2 by a closeboard fence.

The street scene is predominantly residential in character and is largely characterised by detached properties located within substantial plots.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and within the Gatehill Farm Estate Area of Special Local Character. It is also covered by TPO 99.

3.2 Proposed Scheme

The proposal seeks variation of condition 2 (Approved Plans) and 5 (Side Windows) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3171932 dated 28/07/2017 (LBH ref: 70377/APP/2016/4221 dated 22/07/2017) Two storey, 3-bed detached dwelling, use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road.

The differences are:

- internal changes to internal layout at all levels comprising rearrangement of staircases, conversion of study to wc and utility, removal of wall to create open plan kitchen/family room, conversion of dining room to larger lounge room, rearrangement of bedrooms and ensembles/shower rooms and rearrangement of loft layout
- relocation of side windows at ground level and first floor level

3.3 Relevant Planning History

70377/APP/2015/3826 Land Between 2 & 6 Woodside Road Northwood

Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front

Decision: 18-02-2016 Refused **Appeal:** 20-07-2016 Dismissed

70377/APP/2016/3210 Land Between 2 & 6 Woodside Road Northwood

Two storey, 3-bed, detached dwelling with habitable roofspace, with associated parking and amenity space and installation of vehicular crossover to front

Decision: 16-11-2016 Withdrawn

70377/APP/2016/4221 Land Between 2 & 6 Woodside Road Northwood

Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front.

Decision: 22-02-2017 Refused **Appeal:** 28-07-2017 Allowed

70377/APP/2017/2956 Land Between 2 & 6 Woodside Road Northwood

Details pursuant to conditions 3 (Materials), 5 (Obscure Glazing), 8 (Levels), 11 (Method Statement) and 13 (Landscaping) of the Secretary of State's Appeal Decision Ref: APP/R5510/W/17/3171932 dated 28-07-2017 (LBH Ref: 70377/APP/2016/4221 dated 06-03-20 (Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front)

Decision: 28-11-2017 Approved

70377/APP/2017/888 Land Between 2 & 6 Woodside Road Northwood

Two storey, 3-bed detached dwelling with habitable roofspace and installation of vehicular crossover, parking and amenity space.

Decision: 31-07-2017 Withdrawn

70377/PRC/2014/107 Land Between 2 & 6 Woodside Road Northwood

Proposed detached part single, part two storey dwelling house

Decision: 20-02-2015 NO

Comment on Relevant Planning History

70377/APP/2016/4221 - Two storey, 3-bed dwelling with habitable roofspace, parking and amenity space and installation of vehicular crossover to front.

Refused on 22/2/17

Allowed under appeal on 28/7/19

4. Planning Policies and Standards

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises a Development Management Policies document, a Site Allocations and Designations document and associated policies

maps. This will replace the current Local Plan: Part 2 - - Development Management Policies (2020)

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

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

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

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

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

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMT 6	Vehicle Parking
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 16	Housing Standards
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
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
- LPP 7.4 (2016) Local character
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Neighbours were notified on 7/8/19 and a site notice was displayed. By the end of the consultation period 10 responses were received from neighbours and Gatehill Residents Association who raised their concerns for the new clear side windows which result in lack of privacy and changes in built internal layouts.

Internal Consultees

1) Trees/Landscape Officer:

Approved plans - variation This application involves an amendment to the fenestration of the building with no effect on the footprint or external landscape.

RECOMMENDATION No objection and no need for new landscape conditions

2) Conservation and Urban Design Officer:

1 Summary of comments: Objections

2 Historic Environment Designation (s)

-Gatehill Farm Estate, Northwood Area of Special Local Character (ASLC)

3 Assessment

The proposal would vary the scheme which was allowed at appeal. However this would subject to numerous conditions. The proposed variation would fail to meet the requirements stated by the Planning Inspector within the Appeal Decision in relation to protecting the 'privacy of adjacent occupiers', Nos. 2 & 6. The side windows which are clear glazed would need to be amended to obscure glazed windows.

It is duly noted that the internal layout of the property has not been constructed in accordance to the approved plans. However in this instance it has not resulted in any external alterations therefore it would be deemed admissible.

4 Conclusion: Objections

3) Highways Officer:

As this condition variation is associated with changes to fenestration, there are no relevant highway

related comments to be made

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012), where there is no objection in principle to the extension of a dwelling subject to compliance with the relevant policies set out the Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

7.02 Density of the proposed development

Not relevant to this proposal.

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

As detailed within the impact on the character and appearance of the area.

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

Not relevant to this proposal.

7.06 Environmental Impact

Not relevant to this proposal.

7.07 Impact on the character & appearance of the area

Policy DMHB 11: Design of New Development states that A) All development, including extensions, alterations and new buildings will be required to be designed to the quality standards, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; · architectural composition and quality of detailing; and local topography, views both from and to the site; and · impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; and iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

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.

It is duly noted that the internal layout of the property has not been constructed in accordance to the approved plans. However in this instance it has not resulted in any major external alterations therefore it would be deemed admissible. No specific impact, side windows are only partially visible.

Proposal by virtue of its size, scale and design would appear as a subordinate addition. As such the proposal would not be detrimental to the visual amenity of the original dwelling and street scene, and therefore would comply with Policies DMHD 1 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

7.08 Impact on neighbours

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 also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces. A minimum of 21m separation distance between windows of habitable rooms will be required to maintain privacy. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

Installation of an obscure glazed first floor side window is not considered to raise adverse amenity issues in its own right. However, it was established during a site visit that the windows on the side elevation are in different location and are not in accordance with the approved plans of REF: 70377/APP/2016/4221. It was also established that the ground floor windows facing no 2 and 6 have not been fitted with obscured glazing.

It is important to note that Drawing number 1251/P/2C received on 8/10/19 shows that the side windows which are clear glazed would be amended to obscure glazed windows and therefore will not directly overlook into any of the neighbouring properties. As such the proposal would provide satisfactory amenities for that adjoining properties at no 2 and 6. The proposal therefore complies with Policies DMHD 1 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

7.09 Living conditions for future occupiers

The proposed loft is identified on the plan as cinema, the floor area of which measures 13.7 sqm and is capable of being occupied as habitable accommodation. If approved this could be conditioned to ensure it is not used as habitable accommodation given the lack of natural light.

7.10 Traffic impact, car/cycle parking, pedestrian safety

No adverse issues are raised.

7.11 Urban design, access and security

DMHB 18 requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

7.12 Disabled access

Not relevant to this proposal.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Not relevant to this proposal.

7.15 Sustainable waste management

Not relevant to this proposal.

7.16 Renewable energy / Sustainability

Not relevant to this proposal.

7.17 Flooding or Drainage Issues

Not relevant to this proposal.

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

The comments made are duly noted and have been addressed appropriately within the report.

7.20 Planning Obligations

Not relevant to this proposal.

7.21 Expediency of enforcement action

Enforcement has been involved with the above address for breach of conditions 2 and 5 (Ref: 70377/APP/2016/4221) and they confirmed that the internal layout of the dwellinghouse is not in accordance with the approved plans which was granted on appeal (appeal ref: APP/R5510/W/17/3171932). They also stated that the windows on the side elevation are in different location and are not in accordance with plans. They also confirmed that the ground floor windows facing nos 2 and 6 Woodside Road are not obscured glazed.

7.22 Other Issues

Not applicable.

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

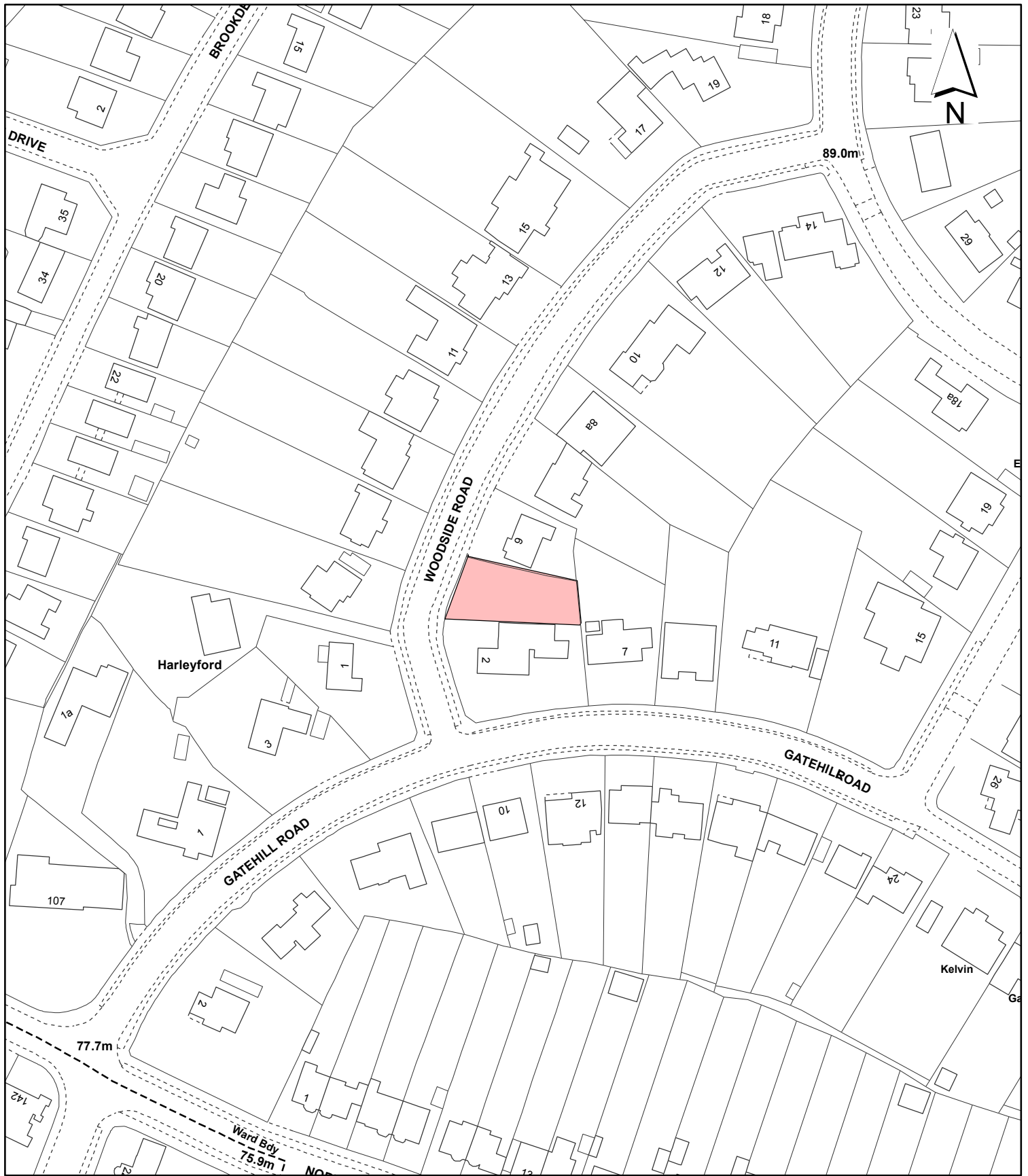
It is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (2020)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
National Planning Policy Framework

Contact Officer: Hoda Sadri

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land between 2 & 6 Woodside Road
 Northwood**

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

Planning Application Ref:
70377/APP/2019/2476

Scale:
1:1,250

Planning Committee:
North Page 32

Date:
March 2020



Report of the Head of Planning, Transportation and Regeneration

Address 17 WOODGATE CRESCENT NORTHWOOD
Development: Single storey extension to storage shed (Retrospective).
LBH Ref Nos: 42270/APP/2019/4154
Drawing Nos: Planning Statement
Location Plan
20.01 Rev. 00.03
10.01 Rev. 00.03

Date Plans Received: 31/12/2019 **Date(s) of Amendment(s):** 31/12/2019
Date Application Valid: 08/01/2020

1. CONSIDERATIONS

1.1 Site and Locality

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

The site is located within the Gatehill Farm Estate Area of Special Local Character.

1.2 Proposed Scheme

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

1.3 Relevant Planning History

42270/APP/2019/702 17 Woodgate Crescent Northwood

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

Decision Date: 20-05-2019 Refused **Appeal:**

42270/APP/2019/703 17 Woodgate Crescent Northwood

Single storey extension to storage shed (Retrospective).

Decision Date: 20-11-2019 Refused **Appeal:**

Comment on Planning History

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

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

42270/APP/2019/703 - Single storey extension to storage shed (Retrospective). Refused 26/11/2019

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 14th February 2020

3. Comments on Public Consultations

EXTERNAL CONSULTATION

Letters were sent to neighbouring properties and a site notice was erected towards the front of the site. All consultations expired on the 11/02/2020. Comments have been received from 9 properties in support of the application and are summarised as follows:

- The extension is compliant with Hillingdon Council's guidelines for extensions in all material respects and maintains the quality of the built environment for the Gatehill estate.
- The extension is not visible from any public view and so does not harm the appearance and character of Gatehill Farm Estate.
- It improves the overall quality of the housing in the estate.
- The reinstatement of the front wall and removal of the fuel tanks means that the appearance and character of the area has been improved and safe-guarded by removing disused hazardous fuel tanks.
- The extension is only visible to No 15 through their side windows. These views are largely screened by mature conifer trees and shrubs and the outlook is further softened by the leafy netting on the side wall.
- The large gap separating the extension from No15's windows means there is no overbearing or dominant effect on No 15. There is no loss of sunlight or daylight.
- No part of the extension overhangs on to adjoining land and is within the boundary of No 17.
- The extension has been extended by approximately 5m and is slightly above Hillingdon's guidelines but shorter than national guidelines under permitted development rights.
- There are no windows on the side wall of the extension so there is no overlooking or loss of privacy.
- St John's school are building a massive sports hall immediately behind No 15 and No 17 and this can be also be seen from Woodgate Crescent. This development is clearly dominant, overbearing and leads to loss of outlook particularly for both Nos 15 and Nos 17. If such a large structure was considered not to be over-bearing or dominant, not visually intrusive and not detrimental to the outlook of the residents of Gatehill Estate, then by comparison the small extension at No 17 must be approved.
- The development has made the environment safer and more secure.
- The applicants have further softened the outlook by the use of green netting along the length of the side wall.
- The development is sustainable and is supported by nation planning guidelines.

CASE OFFICER COMMENT:

The existing development's impact with regard to design and amenity are considered within the main body of the report. It is noted that permitted development rights afforded under the General Permitted Development Order do not form part of the consideration for a planning application. An Article 4 direction also covers the London Borough of Hillingdon, removing permitted development rights for extensions beyond the rear wall of the original dwelling house by more than 4 metres.

A petition with 51 signatories has also been received alongside objections from 6 properties. The comments made are summarised as follows:

- The same reasons apply as the previous refused application.
- The existing extension, by reason of its size, scale and bulk, fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character.
- The existing extension, by reason of its size and siting, is detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, visual intrusion and loss of outlook.
- Refusal reasons on the previous application have not been addressed.
- Large structures have been erected at the rear without Planning Permission on the pretext of 'permitted development'.
- The large developments and extensions being allowed in Gatehill are cutting down trees, shrubbery and hedges which is changing the view and amenities of the neighbouring properties with total disregard to the impact on neighbours.
- There are no material changes to the previous refused application other than the nylon camouflage netting which is no solution.
- The submitted plans and supporting documentation are inaccurate.
- The removal of the rusting fuel tanks may not have been in accordance with regulations.
- No.15 and no.17 Woodgate Crescent date back to 1923 and 1924 and are of historic interest.
- The size, scale and location of the building do not accord with guidelines.
- The impact on the trees represents a further reason for refusal.

GATEHILL RESIDENTS ASSOCIATION:

In conjunction with these comments, the Gatehill Residents Association provided the following comments:

Gatehill Residents' Association (GRA) objects to this further application and asks that it be refused permission.

We submit a petition from local residents as we believe that attaching some form of netting in an attempt to camouflage the building does not satisfy the 2 refusal reasons which the North Planning Committee unanimously agreed at its meeting on 20th November 2019 for the previous identical planning application.

Previous Identical Refused Scheme

1. This retrospective application is for the exact same building which was considered by the planning team last year, application 42270/APP/2019/703.
2. Links to the plans, comprehensive officer report and the refusal notice dated 26th November 2019 are attached at the end of this letter for ease of reference.
3. Officers recommended application 42270/APP/2019/703 for refusal in November 2019.

This was after many visits from the planning team who looked at this building and the 2 other large buildings which have all been built without planning permission at this site.

4. As is his right, the applicant submitted additional information for consideration by the committee members of the North Planning Committee in advance of the November 20th meeting. He also presented additional information to the committee as part of the planning meeting. However, the North Planning Committee unanimously endorsed Officer and Head of Planning recommendation at the meeting of 20th November and refused permission.

5. The meeting asked for an Enforcement report to be produced for not only the retrospective 'shed extension' but also the newly built 'kitchen/hobby room' and 'yoga studio with shower and toilet'.

6. The refusal notice dated 26th November 2019 gave 2 reasons for refusal:

'1. The existing extension, by reason of its size, scale and bulk, fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character.' and

'2. The existing extension, by reason of its size and siting, is detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, visual intrusion and loss of outlook'

Current Identical Scheme

7. The plans for this second application for the 'shed extension' 42270/APP/2019/4154 contains the same numerous inaccuracies, misrepresentations and mixtures of 'as-built' buildings adjacent to buildings which have been demolished and buildings which have been built but omitted. The newly laid concrete and rubble path (over 0.4 metres high) adjacent to the buildings is still not documented on any of the plans. I would refer you to the attached copy of my previous letters which outlined some of these errors which still apply.

8. There has been no change to the dimensions of the actual built building being considered and so refusal reason 1 referring to the building's size, scale and bulk is still valid.

9. We remind you that a professional surveyor's report has been submitted which confirms the relative heights of the building, rubble path and neighbour's property.

10. A camouflage net has been attached to part of the side of the building however the GRA does not believe that adding this net overcomes refusal reason 2.

Planning Statement

11. The applicant has submitted a 22-page document expanding on the information he supplied to the North Planning Committee for their consideration at the meeting in November. We do not believe that this document raises material information.

12. For clarification, the 2 further outbuildings which the applicant refers to in the document were built concurrently with this 'shed extension'. The application for permitted development of these buildings was refused in May 2019.

13. For clarification, the rebuilding of the redbrick left-hand side pediment adjacent to the front of the garage to mirror the right-hand side is not under consideration in this application nor the previous application and the GRA has no objection to the repair work.

14. We dispute the applicant's assertion that 'the extension is generally well screened by trees' and refer you to the photographs of the extension which have been previously submitted to the council and can be seen in the attached copies of previous letters attached. We also attach a photo of the neighbour's trees, shrubs and boundary hedge prior to the building work for comparison.

15. We do not believe that the applicant's design aim of 'complementing the character of

the existing building' has been achieved. The original coal shed was built using the same red bricks which the house, pediment and gate posts were all built from. It was less than half of the current height, around 3 metres long with a pitched roof, a mini garage shape. This is in stark contrast to the breeze block and render building well over 3 metres high and now over 8 metres in length with a flat roof.

16. The applicant states on page 3 paragraph 5 that his proposal, an enlarged shed, was to primarily 'meet the local strategic background and supply of housing land.' This contradicts his claim that this new building attached to the garage is purely for storage as an outbuilding.

17. On page 6 the applicant states that the existing storage shed is set ~1.25 metres from the boundary. This distance is at odds with the variety of distances outlined on the applicant's numerous revised submitted plans and does not entirely explain the careless location plan which has been submitted with this application and is at odds with the location plan of the previous application. The neighbour's solicitor is currently seeking redress for trespass.

18. It is pertinent to point out that the line of conifer trees were planted by the neighbour no 15 Woodgate Crescent nearly 40 years ago, long before the applicant moved in to his property and which have, until the applicant hacked the branches off in August 2018, been maintained entirely at the neighbour's expense. They can be measured to be at most 0.8 metres from the building.

19. The GRA was not present at any of the meetings with council officers which the applicant states took place before he commenced building the 3 outbuildings. However, from our experience of meetings with planning officers, we are very surprised that officers would have so enthusiastically encouraged the applicant to build 3 outbuildings complete with a bathroom and kitchen without submitting either a full planning application or application for permitted development. In our experience, officers always state that without detailed design information they can only provide limited advice on any proposed schemes. They also make it abundantly clear that views expressed cannot be taken to prejudice the formal decision of the council in respect of any subsequent planning application which would be subject to consultation.

20. The applicant and neighbour disagree about the dimensions and materials of the previous coal shed which has been extended and is the subject of this application. The neighbour has supplied a photograph to support her statements that the coal shed was approximately 1.5 metres high and built of red bricks, but the applicant has not supplied any photographs to support his claim that the original coal shed was 3.2 metres tall.

21. The applicant has referred to the construction of a Sports Hall at St John's school. The school is situated along 2 of the application site's boundaries. Whilst the GRA has sympathy for the view the applicants now have, we note that the Sports Hall has planning permission. It is located at least 90 metres from the application property and if the applicant himself had not arranged for trees to be cut down in his own garden, his neighbour's garden (without consent) and trees owned by St John's (without consent), the view of the Sports Hall would be minimal. We believe that the granting of planning permission for the Sports Hall does not justify the applicant building without obtaining necessary permissions.

22. The applicant states that he has removed old oil tanks from his property. It is clear from the applicant's photograph of the oil tank in its moved position to in front of the garage doors that the oil tank was just over 1 metre high. We do not believe that this justifies the erection of buildings with a larger footprint and 2 ½ times higher.

23. Obviously, the applicants would not erect buildings which they would consider to be detrimental to their own amenity. As they do not live next door at no 15 Woodgate Crescent, they are not in a position to independently decide whether their actions have caused a loss of amenity to their neighbour. We agree with the Officers' assessment of loss of amenity to the neighbour.

24. We do not see any relevance between this application for an outbuilding in a residential area and the Langham Windfarm appeal decision for a 12- turbine scheme in the Scottish Highlands which the applicant refers to, nor the Carland Cross Windfarm scheme which was one of the first windfarms in the country built on the moors near Newquay in Cornwall in 1992.

Additional refusal reason

25. In addition to the 2 refusal reasons agreed by the North Planning Committee, we suggest that a 3rd be added. Policy DMHD 2 ii) states that residential outbuildings must 'have regard to existing trees'. Policy DMHB 14 A) states 'All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.' Policy DMHB 14 D) states 'Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected.'

26. The applicant's own photographs on page 10 and 11 of the before and after view of the front pediment and neighbour's trees clearly shows the thinned-out trees. Both the GRA and the neighbour have submitted photos to illustrate the neighbour 15 Woodgate Crescent's statement that her trees, shrubs and hedges have been removed or damaged by the applicant.

27. We appreciate that it would be extremely difficult for a qualified arboriculturalist to produce an accurate retrospective plan as trees have been removed. It has however been proved that trees have been affected by this development and no provision has been made for the long-term protection of the remaining trees. These actions are all contrary to policy and provide another refusal reason.

To summarise, the GRA does not believe that this application satisfactorily addresses any of the refusal reasons made by the North Planning Committee in November 2019 for the previous identical application for the same building. We do not believe that any of the information in the planning statement, an expansion of information supplied to the previous planning committee, is material to this application.

We urge the council to refuse permission and to take enforcement action on this building and the 2 other buildings which are part of the scheme at the earliest possibility.

INTERNAL CONSULTATION

TREES AND LANDSCAPING OFFICER:

This site is occupied by a large two-storey house located in the north-east corner of a residential cul-de-sac. There is a garage and a series of outbuildings along the north-west boundary to the rear of the site. The site is covered by TPO 229, however, there are no trees close to these outbuildings.

COMMENT No trees are thought to have been affected by the single-storey extension. According to the TPO map, (dated 1978) the site previously had a number of outbuildings (and a glass house) along the north-east boundary. The outbuilding does not make a significant impact on the residual amenity / garden space and cannot be seen from a public vantage point.

RECOMMENDATION No objection and no need for landscape conditions.

4. **Local Plan Designation and London Plan**

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- DMEI 9 Management of Flood Risk
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMHB 18 Private Outdoor Amenity Space
- DMHB 5 Areas of Special Local Character
- DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
- DMHD 2 Outbuildings
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 15 NPPF-15 2018 - Conserving and enhancing the natural environment
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. **MAIN PLANNING ISSUES**

IMPACT ON CHARACTER AND APPEARANCE OF THE AREA

Policy DMHB 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

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

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

Policy DMHB 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) relates to new houses within Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character but highlights the need to respect building lines, reflect the materials and traditional roof design of the area, utilise unobtrusive boundary treatment and preserve boundary planting.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will require residential outbuildings to meet the following criteria: i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees; iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

Paragraph A1.33 of Appendix A contained within the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "The Council will aim to safeguard the character and appearance of an area and the amenity of local residents from inappropriate development, such as 'beds in sheds'. The Council will strongly resist proposals for detached outbuildings which are considered to: i) be capable of independent occupation from the main dwelling and which effectively constitute a separate dwelling in a position where such a dwelling would not be accepted; or ii) result in an over dominant and visually obtrusive form of development and as a result have an adverse effect on the character and appearance of the dwelling and the wider locality."

Further, Paragraph A1.34 states: "As a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden. Outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight."

Based on the plans submitted, the existing extension to the storage shed infills an area measuring 5.045 metres in depth, 2.475 to 3.2 metres in width and 3 metres in height. In terms of footprint, the outbuilding structure (including the existing garage and 'garden shed') would increase from approximately 38 square metres to 52 square metres. Based on a site visit, it is clear that the eaves of the extension would not match that of the existing garage and would conflict in terms of roof form. It is also acknowledged that a camouflage netting has been attached to the elevation facing no.15 Woodgate Crescent, although this is not noted on the plans submitted.

The existing development results in a structure which appears in excess of 4 metres in height due to ground level changes from the neighbouring plot at no.15 Woodgate Crescent and measures approximately 8.2 metres in depth. This is in addition to the adjoining kitchen and storage room structure and other structures which have failed to gain planning permission, although these structures do not specifically form the consideration of this

application. Notwithstanding this, the single storey extension to the storage shed is considered to visually amalgamate with the ancillary kitchen and storage room structure to extend approximately 13.5 metres in depth. This development is located along the boundary with no.15 Woodgate Crescent and would extend further than the established building line by a notable distance.

The existing development results in a cramped arrangement which encloses the site itself as well as creates a sense of enclosure for no.15 Woodgate Crescent. The addition of the camouflage netting is not considered to mitigate this impact. The increase in floorspace creates an outbuilding structure which exceeds the 30 square metre guideline and brings into question the ancillary nature of the development. The design of the extension, particularly with regard to the eaves and roof form, is also considered to conflict with the existing garage structure. Overall, the existing development is not considered to reflect the character of the Gatehill Farm Estate Area of Special Local Character, fails to incorporate principles of good design and fails to complement or improve the amenity of the area. As such, the extension is considered contrary to Policies DMHB 5, DMHB 6, DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

IMPACT ON NEIGHBOURS

Policy DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

i) the outbuilding must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Specifically, paragraph 5.40 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: "For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook."

The nearest neighbouring property to the existing development is no.15 Woodgate Crescent which is set further towards the street than the existing garage and storage building at the application site. The extension to this storage building extends beyond the rear wall of this neighbouring property by approximately 8.2 metres. The structure is located approximately 8 metres from no.15 Woodgate Crescent and measures in excess of 4 metres in height when compared to the ground level of this neighbouring property. This is considered to create an oppressive environment. Although the existing development does not impact on the privacy of no.15 Woodgate Crescent, it is considered to create an overdominant structure to the detriment of residential amenity. As such, the existing development is considered to represent an un-neighbourly form of development, contrary to part B) of Policy DMHB 11 and part (i) of Policy DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

AMENITY SPACE

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

The existing development does not impact on the provision of amenity space and is not contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

HIGHWAYS

Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner.

The extension to the storage area does not affect the current parking provision and is not considered contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

TREES AND LANDSCAPING

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and tree planting should also enhance amenity, biodiversity and green infrastructure.

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

This site lies within the area covered by TPO 229. The three cypress trees on the side boundary in front of the buildings are protected by the TPO, identified as T8, T9 and T10 on the schedule. No trees have been removed specifically to facilitate the development. As stated by the Trees and Landscaping Officer, there is no objection to the proposed development with regard to landscape impacts. As such, the existing development is not considered contrary to Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

FLOODING

Policy 5.12 of the London Plan (March 2016) requires that development proposals must comply with the flood risk assessment and management requirements set out in the NPPF and the associated technical Guidance on flood risk over the lifetime of the development.

Policy 5.13 of the London Plan (March 2016) states that development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not

doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated.

Policies DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

The current application regards an extension to an existing outbuilding located within Flood Zone 1. The site is not located within a Critical Drainage Area, an area at risk of Surface Water flooding or within 20 metres of the top of a bank of a main river. As such, the submission does not require a Flood Risk Assessment and is not considered contrary to Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies 5.12 and 5.13 of the London Plan (March 2016).

CONCLUSION

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

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The existing extension, by reason of its size, scale and bulk, fails to harmonise with the architectural composition of the existing outbuilding and would be detrimental to the character, appearance and visual amenities of the Gatehill Farm Estate Northwood Area of Special Local Character. As such, the existing development fails to accord with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 5, DMHB 6, DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policies 7.4 and 7.6 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

2 NON2 Non Standard reason for refusal

The existing extension, by reason of its size and siting, is detrimental to the amenities of the adjoining occupier at 15 Woodgate Crescent by reason of overdominance, overshadowing, visual intrusion, and loss of outlook, contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policies 7.4 and 7.6 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

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 Local Plan: Part 1 - Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), 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.

- DMEI 9 Management of Flood Risk
- DMHB 1 Design of New Development
- DMHB 1 Trees and Landscaping
- DMHB 1 Private Outdoor Amenity Space
- DMHB 5 Areas of Special Local Character
- DMHB 6 Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
- DMHD 2 Outbuildings
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 7.4 (2016) Local character
- LPP 7.6 (2016) Architecture
- NPPF- 1 NPPF-12 2018 - Achieving well-designed places
- NPPF- 1 NPPF-15 2018 - Conserving and enhancing the natural environment
- NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Standard Informatives

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

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

Part 1 Policies:

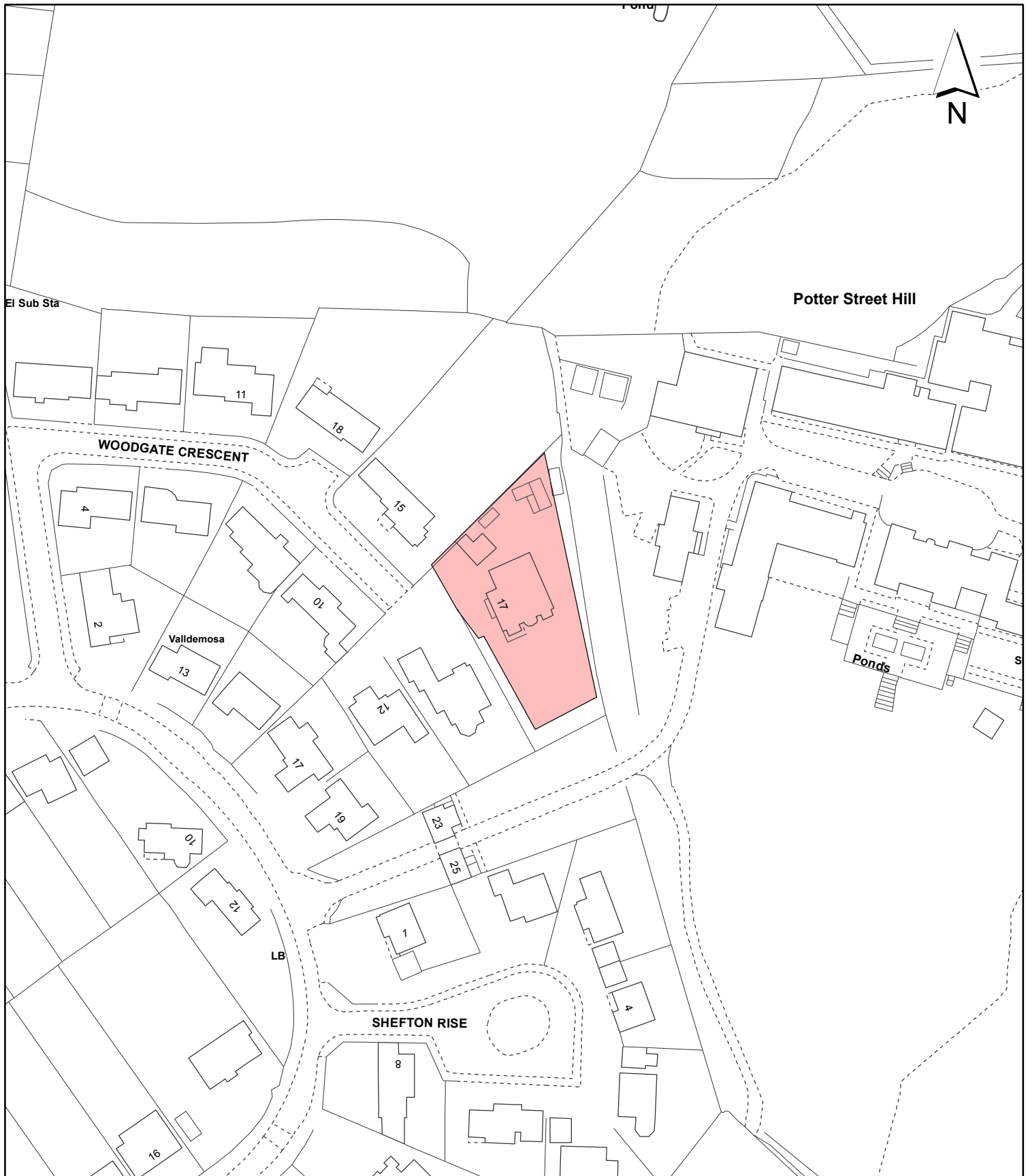
PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 2	Outbuildings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**17 Woodgate Crescent
 Northwood**

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

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

Planning Application Ref:

42270/APP/2019/4154

Scale:

1:1,250

Planning Committee:

North Page 46

Date:

March 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX
Development: Creation of 2 formal hospital gardens including planting, furniture and paths.
LBH Ref Nos: 9011/APP/2019/4072

Date Plans Received: 17/12/2019 **Date(s) of Amendment(s):** 17/12/2019

Date Application Valid: 07/01/2020

1. **SUMMARY**

This proposal is for the formation of 2 hospital gardens, sited either side of the main entrance into the hospital grounds from Hill End Road.

Harefield Hospital lies within the Green Belt and part of the application site also lies within the Harefield Village Conservation Area.

The proposed gardens mainly involve new planting and landscaping treatments to make the areas more accessible and usable for staff, patients and their visitors.

It is considered that the gardens and associated furniture would not compromise the open character of the Green Belt and although the works would alter the landscape character at the entrance into the hospital, the change is considered appropriate and would be an improvement, enhancing the gateway into the hospital.

The proposal would not be detrimental to the amenities of surrounding residents and the Council's Tree Officer is satisfied with the impact of the proposals on existing trees and the gardens proposed. The Water and Flood management Officer also considers the works acceptable, subject to levels and drainage details which have been controlled by condition.

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, numbers:-

2584-11-01 Rev. E (Landscape Masterplan Main Garden)
2584-11-02 Rev. D (Transplant Garden)
2584-16-02 (Transplant Garden Planting Plan)

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2016).

3 COM8 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 of the Hillingdon Local Plan Part 2 (2020).

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

No development shall take place until full details of the 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 Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
 - 2.c Other structures (such as seating, play equipment and other garden 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 surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

5 NONSC Levels / Drainage Plan

No development approved by this permission shall be commenced until a plan(s) which shows the site levels and an integrated drainage plan has been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure that surface water run-off is controlled in order to ensure the development does not increase the risk of flooding in accordance with Policy 5.12 of the London Plan (2016), Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012) and Policy DMEI 10 of the Hillingdon Local Plan: Part 2 - 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 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (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.

NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 7.16	(2016) Green Belt
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
DMHB 3	Locally Listed Buildings
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 I31 Sites of Archaeological Interest

The application falls within an area in which archaeological finds of importance might be uncovered and while the scale of the works does not necessitate a full archaeological

evaluation, a 'watching brief' may be required. Before commencement of the proposed works, you are therefore requested to send a copy of the approved drawings to English Heritage to allow them the opportunity to keep a watching brief during the course of the works. Contact - English Heritage, 23 Savile Row, London, W1S 2ET (Tel. 020 7973 3000).

5 132 Trees in a Conservation Area

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

6

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises two irregular shaped plots within the hospital grounds, sited either side of the main hospital entrance from Hill End Road. The smaller southern plot comprises the area of land between the eastern side of the locally listed 'gullwing' building, access road and the new bin store and the larger northern plot lies to the north of the access road and a new bus layby. The two sites mainly comprise grassed areas with the occasional tree.

The whole site lies within the Green Belt, the Colne Valley Regional Park and the Colne Valley Archaeological Priority Zone. The southern site and part of the northern site also forms part of the Harefield Village Conservation Area and the North Harefield Archaeological Priority Area as designated by the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

3.2 Proposed Scheme

The proposal is for the formation of 2 hospital gardens to be provided adjacent to the main hospital entrance on Hill End Road.

The submitted plans show the main 'healing' garden to the north of the access road would comprise wavy beds of planting, unmown grass and bulbs and lawn, together with new hedging and tree planting. A resin bound gravel path would meander across the site, linking two adjacent pedestrian crossings on the access road(s) and provide access to paved seating areas, including a main central area with a fixed curved bench and structural frame canopy that could support climbers or temporary covers. Stepping pads for younger children would also be integrated into the wider design, together with 2 bases for sculptures.

Submitted plans show the 'transplant' garden works on the southern area of the site involving new boundary hedging and ornamental tree planting, with a central area of resin bound gravel surrounded by decorative sensory planting that would also provide a sense of privacy. There would be open seating areas within the gravel area, together with 2 covered areas, with simple garden structures, ideally with glazed roofs to allow beds to be moved into the garden and use in all weather. The plans also include a base for sculpture in the larger covered area.

3.3 Relevant Planning History

Comment on Relevant Planning History

A Certificate of Lawfulness was submitted for these works (App. No. 9011/APP/2019/3153 refers) towards the end of last year, but as the works do not constitute 'permitted development', the application was withdrawn.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
LPP 7.16	(2016) Green Belt
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
DMHB 3	Locally Listed Buildings
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th February 2020**

5.2 Site Notice Expiry Date:- Not applicable

19th February 2020

6. Consultations

External Consultees

14 neighbouring properties have been consulted, 2 site notices have been displayed adjacent to the site on 23/1/20 and an advertisement notice has been placed in the local press on 29/1/20, with the last period of consultation expiring on 19/2/20. Two responses have been received, making the following comments:-

- (i) It is a nice idea but money could be better spent building a car park for staff and visitors to relieve heavily parked surrounding roads as plenty of land available for project and would help alleviate congestion and pollution,
- (ii) Proposal will generate noise, rubble and dust from diggers, lorries & deliveries close to my back garden fence and wondering how many deliveries there will be and how long it will take. I have medical condition, so would not be able to clean my garden, or my bungalow (outside & in) myself, so would need to be provided with help. If the dust is too bad, I may not be able to stay in my home,
- (iii) Query the wisdom of setting the transplant and healing gardens just inside the entrance, close to medical bin store where cars, buses and delivery vehicles are a constant hazard to health. Supportive of patients having gardens, but should be well away from the main entrance, and
- (iv) The site is in a conservation area.

Harefield Tenants and Residents' Association:

We have no objections in principle to the proposed garden areas for the use of the patients and visitors. We do have some concerns that the garden to the South of the main entrance gate designated for transplant patients will be impacted by traffic fumes and the bulk waste bin store adjacent to it. We recognise this is not a planning issue but a hospital management one.

Internal Consultees

Conservation / Urban Design Officer:

Summary of comments: No objection

Historic Environment Designation(s)

- Harefield Village Conservation Area

- Setting of Locally Listed Buildings - Harefield Hospital Main block, Children's wing, Concert hall and police lam (Non-designated heritage assets)

Assessment - background/significance

Harefield hospital is located within the northern portion of the conservation area. The site originally formed part of the Harefield Park estate with the Grade II* listed house and Grade II listed stable located to the west of the hospital site.

Harefield Hospital originates from use as a war hospital from 1915 for the treatment of injured Australians and New Zealanders. From this point it grew, the site was sold to Middlesex County Council for use as a sanatorium for tuberculosis later developing into a specialist hospital for the treatment of heart and lung diseases. It is known for the pioneering surgery that took place in 1947 where the world's first direct pulmonary valvotomy took place and later following 1973 for heart transplants.

Whilst the site has grown considerably with a number of buildings scattered across the site the original 1930s buildings by W.T. Curtis are still identifiable. The site's elevated positioning within the

Colne Valley allowed it to benefit from open views across the countryside hence the gently curving form of the ward blocks with long symmetrically arranged balconies.

The history of the hospital and original buildings positively contribute to the significance of the site.

Assessment - impact

The proposal to create two landscaped hospital gardens either side the entrance into the site would significantly alter the appearance of the spaces. However in this instance it would be considered a positive enhancement to the entrance of the site, therefore there would be no objection to the proposal.

Conclusion: No objection

Trees / Landscape Officer:

This site comprises two plot of land either side of the main hospital entrance off Hill End Road. The smaller plot is the area of land between the access road and the new bin store. The larger plot lies to the north of the access road and the new bus layby. The site lies within the Green Belt and part of it lies within Harefield Village Conservation Area.

Comment - This submission follows a previous application ref. 2019/3153, which was withdrawn. This proposal will provide a very attractive gateway to the hospital and an invaluable garden /amenity space for patients and their visitors. The proposal is supported by a design report which explains the design concept and specifies the hard and soft landscape materials. The proposed garden layout includes pathways, seating areas and new planting to both sites. The proposals are based on the retention of most of the existing trees. Since many of the trees are protected by virtue of being located within a Conservation Area - and the proposed layout appears to be informed by the retention of the existing trees, a tree retention / protection and removal strategy should be submitted prior to commencement. Supporting documents are also required, to include a specification and management plan.

Recommendation - No objection subject to pre-commencement condition COM8 and COM9 (parts 1, 2, 4 and 5).

Flood and Water Management Officer:

The enhanced area of landscaping proposals are supported. However the creation of and landscaping within the Hospital should be integrated with any drainage plan for the site to reduce the risk of on site ponding. Particularly with any introduction of hard surfacing. A condition requiring a levels plan and integrated drainage plan should be provided to the Council.

Access Officer:

No response has been received on this application but they did comment on the previous CLD application and advised:

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of the Green Belt. The National Planning Policy Framework (NPPF) (February 2019) at paragraph 133 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 146 advises that the use of land for, inter alia, outdoor recreation should not be considered as inappropriate development provided the use preserves its openness and does not conflict with the purposes of including land within it.

The garden use already exists, with the areas providing part of a wider open parkland type setting for the hospital buildings. The most substantial structures proposed are 3 open frame gazebo / canopy type structures and it is considered that the proposed gardens would not compromise the openness of the Green Belt and therefore the principle of the proposal is considered acceptable, in accordance with the NPPF.

7.02 Density of the proposed development

Not applicable to this proposal.

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

The application site does form part of the Harefield Village Conservation Area and lies immediately adjacent to the locally listed 'gullwing' hospital building. The Council's Conservation / Urban Design Officer has assessed the proposals and advises that the creation of two landscaped hospital gardens either side of the entrance into the site would significantly alter the appearance of the spaces, but the change is considered to be a positive one and an enhancement of the site entrance and therefore raises no objection to the proposal.

The site also lies within the Colne Valley Archaeological Priority Zone and partly within the North Harefield Archaeological Priority Area. However, given the nature of the proposal, it is highly unlikely that the landscaping works would impact upon any archaeological remains.

It is therefore considered that the proposed development is in accordance with Hillingdon Strategic Policy HE1, Policies DMHB 4 and DMHB 7 of the Hillingdon Local Plan: Development Management Policies (January 2020) and Policy 7.8 of the London Plan (March 2016).

7.04 Airport safeguarding

No airport safeguarding issues are raised by this application.

7.05 Impact on the green belt

The proposed gardens mainly involve new planting and landscaping treatments to make the areas more accessible and usable for staff, patients and their visitors.

The more substantial items of garden furniture proposed are 3 open frame gazebo / canopy type structures, one forming the main seating area in the main 'healing' garden, and 2 smaller structures in the 'transplant' garden. These structures would be viewed within their landscape context which includes surrounding tree planting and given their open nature, would allow views to permeate through so that they would not appear as visually solid and / or intrusive features. Other proposed furniture includes garden seating and tables which similarly, would not appear intrusive.

It is therefore considered that the proposed gardens would not result in any harmful impact upon the open character of the green belt and comply with Policy 7.16 of the London Plan (March 2016), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy DME1 4 of the Hillingdon Local Plan: Part Two - Development

Management Policies (January 2020).

7.07 Impact on the character & appearance of the area

The proposal would replace the existing grassed areas with more structured formal gardens at the main entrance into the hospital grounds. Although the proposal would alter the character of this part of the hospital grounds, it is considered that the landscaping works, with enhanced planting, new hedging and tree planting will be an improvement and be suitable close to the existing buildings where other more formal landscaped space has been created.

The Council's Urban Design / Landscape Officer raises no objections to the proposals.

7.08 Impact on neighbours

The nearest residential properties to the application site are located on the opposite side of Hill End Road. As such the proposed gardens would not result in any material impact upon surrounding residents in terms of dominance, loss of sunlight or privacy, in compliance 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 development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this development.

7.11 Urban design, access and security

Relevant planning issues have been considered in other sections of this report.

7.12 Disabled access

The Council's Access Officer in considering this scheme when it was submitted as a CLD application did not raise any objections and that a standard informative should be attached to advise on the applicant's responsibilities as regards to accessibility. This informative forms part of the officer's recommendation.

7.13 Provision of affordable & special needs housing

Not applicable to this proposed development.

7.14 Trees, landscaping and Ecology

The Council's Tree / Landscaping Officer advises that the proposal will create a very attractive gateway to the hospital and an invaluable garden /amenity space for patients and their visitors. The officer goes on to advise that the proposals are based on the retention of most of the existing trees and that a tree retention / protection and removal strategy should be submitted prior to commencement and that supporting documents are also required, to include a specification and management plan.

The tree officer's recommended conditions form part of the case officer's recommendations.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The Council's Flood and Water Management Officer is supportive of the proposals, although advises that in order to reduce the risk of on site ponding, particularly with the introduction of hard surfacing, a condition requiring a levels plan with integrated drainage should be provided to the Council.

This forms part of the officer's recommendation.

7.18 Noise or Air Quality Issues

Noise:

The proposed gardens would replace existing open recreational space that serves a similar purpose with seating provided on both of the two sites. The proposed works may encourage greater use of the two areas but it is considered given the nature of a hospital garden, these areas are not likely to generate significant levels of noise or disturbance.

Air Quality:

Not applicable to this application.

7.19 Comments on Public Consultations

As regards the public consultation comments, point (i) is noted but all applications need to be treated on their individual planning merits and this scheme has no implications for car parking. In terms of point (ii), this scheme only involves landscaping works so that the scope for noise, rubble and dust generation would be limited and in any event, these matters are not planning matters but dealt with under Environmental Health legislation and an appropriate informative has been added to the officer's recommendation. As regards point (iii), the gardens are either set back, separated by fencing from adjoining roads which given the rural location, are not excessively busy and the medical waste is sealed and secure within a timber clad store that is screened so that the amenities of users of the adjacent garden are not likely to present a problem and the appropriateness of the siting of the gardens in terms of the patients health is largely a matter for the hospital. Point (iv) is dealt with in the report.

As regards the comments of the Harefield Tenants and Residents' Association, these are addressed at point (iii) above.

7.20 Planning obligations

This application does not generate any requirement for a S106 contribution or CIL payment

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other issues raised by 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

The proposed gardens would replace existing open recreational space and enhance tree, hedge and landscape planting within the hospital grounds and provide more usable and accessible relaxation / recuperation space. No objections are raised in terms of the impact of the spaces and their garden furniture on the character of the Green Belt or the Harefield Village Conservation Area.

The proposal is recommended for approval.

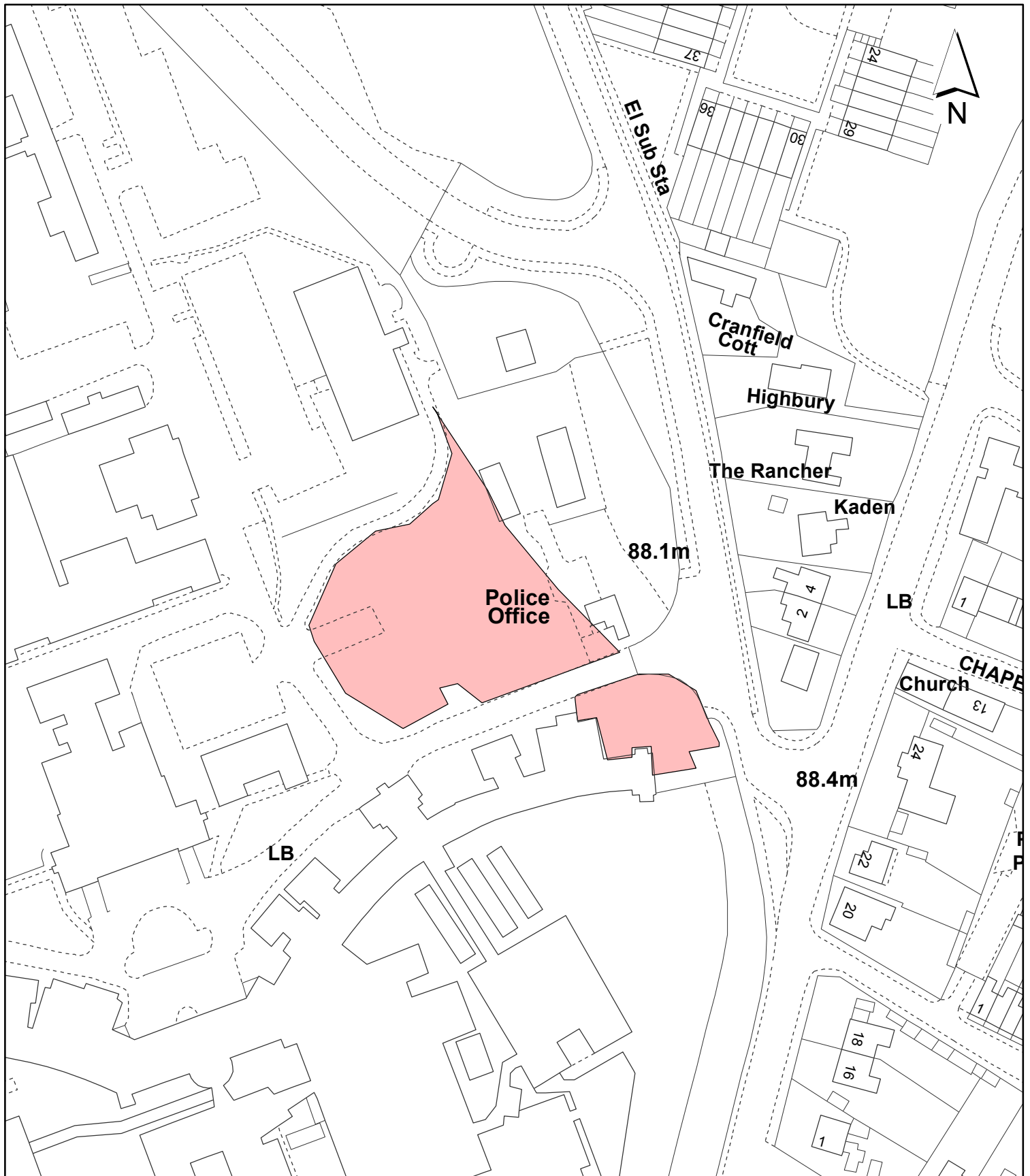
11. Reference Documents

NPPF (January 2019)
London Plan (March 2016)

Draft London Plan (Intend to Publish Version 2019)
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address: **Harefield Hospital
 Hill End Road
 Harefield
 Middlesex**

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

Planning Application Ref:
9011/APP/2019/4072

Scale:
1:1,250

Planning Committee:
North Page 60

Date:
March 2020



Report of the Head of Planning, Transportation and Regeneration

Address 32 VICTORIA ROAD RUISLIP
Development: Change of use from A1 shop to Beauty Salon (Sui Generis)
LBH Ref Nos: 15291/APP/2019/4144
Drawing Nos: AR-011
Location Plan

Date Plans Received: 27/12/2019 **Date(s) of Amendment(s):**
Date Application Valid: 20/01/2020

1. SUMMARY

The proposal is for the change of use from Use Class A1 (Shops) to Beauty Salon (Sui Generis)

The Beauty Salon would occupy the ground floor of the premises.

It is considered that the proposed development would not harm the retail function of this parade in the Ruislip Manor Town Centre Secondary Shopping Area and that the application proposal would not represent an unneighbourly form of development.

The application has been reviewed by the Highway Authority which is satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns,

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, number AR-011 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Hillingdon Local Plan Part 2- Development Management Policies (January 2020) and the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant policies of the Hillingdon Local Plan Part 2- Development Management Polices (January 2020) and the London Plan (2016).

3 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (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.

DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres

4 I26 **Retail Development - Installation of a Shopfront**

You are advised that planning permission will be required for the installation of a shopfront at these premises. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

6

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located towards the north-east side of Victoria Road. It comprises a unit with Use Class A1 in a three storey, brick built building. It forms part of a terraced retail parade. The unit is accessed via Victoria Road, with parallel pay and display parking on either side of the road. To the rear of the site is an access road.

The site lies within the Secondary Shopping Area of the Ruislip Manor Town Centre as identified in the policies of the

The surrounding shopping frontage has a mix of Class A uses.

3.2 Proposed Scheme

The proposal is for the change of use from A1 shop to Beauty Salon (Sui Generis)

3.3 Relevant Planning History

15291/ADV/2000/60 32 Victoria Road Ruislip
INSTALLATION OF INTERNALLY ILLUMINATED FASCIA AND PROJECTING BOX SIGNS

Decision: 05-10-2000 Approved

15291/APP/2000/1652 32 Victoria Road Ruislip
CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO CLASS A2 (BETTIN
OFFICE) AND INSTALLATION OF NEW SHOPFRONT, ERECTION OF A SINGLE STOREY
REAR EXTENSION, PLUS SATELLITE DISHES AND AIR CONDITIONING UNITS

Decision: 18-10-2000 Refused

15291/APP/2004/177 32 Victoria Road Ruislip
ERECTION OF A SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF
EXISTING REAR ADDITION)

Decision: 16-03-2004 Refused

15291/APP/2004/828 32 Victoria Road Ruislip
ERECTION OF A SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF
EXISTING REAR EXISTING)

Decision: 19-05-2004 Approved

15291/APP/2016/2529 32 Victoria Road Ruislip
Single storey rear extension

Decision: 20-10-2016 Approved

Comment on Relevant Planning History

Most recently under reference number 15291/APP/2016/2529 - Single storey rear extension. Approved. There is previous planning history associated with retail use.

4. Planning Policies and Standards

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

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)

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

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)

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.

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.

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).

Policy DMTC 2 of the Hillingdon Local Plan: Part Two - January 2020 states that in secondary shopping areas, the Council will support the ground floor use of premises provided that the frontage of the proposed use is no more than 12 m between Class A1 shops or the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and vibrancy viability of the town centre.

UDP / LDF Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Neighbours were notified on 22/01/2020 and a site notice displayed on 25/01/2020. No responses were submitted

Internal Consultees

Highways and Traffic - As highlighted the site is relatively sustainable on transport grounds thereby reducing dependency on travelling to the location by private motor car. Private car usage is also deterred by the extensive waiting restrictions in the locality whereby 'uncharged for' parking is unavailable as an alternative to an absence of on-plot parking as is the case here. Patrons to the address are therefore expected to be reliant on other sustainable modes of travel such as walking, cycling and the relatively convenient and efficient public transport services that serve the town centre reflected by the abundance of bus services and neighbouring LU train station.

Hence there are no specific concerns with this CoU from A1 to a sui generis beauty salon use due to the above reasoning which is supplemented by the relative small scale of the proposal and the

existing retail/commercial mix of the local district centre which is likely to contribute to linked trips to the site given these established use attractions. This would inherently contribute to reducing the potential for any new vehicular activity generated by the proposal. Even if this were not to be the case, the small scale of the proposal limits the potential for measurable detrimental highway related impacts

Environmental Protection Unit - no comments received.

Access Officer - no comments received

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is situated within the Secondary Shopping frontage on Victoria Road. The principle of the development and loss of an A1 retail unit would not harm total convenience shopping provision or the overall vitality and function of this shopping area. Furthermore the proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking would not be significantly different from the currently authorised use.

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

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

Ruislip Manor has a total frontage of 1,060 m within its boundary made up of 415.5m (58 units) in secondary shopping areas. A shopping survey was carried out by the Council in October 2019 which demonstrated that the share of A1 frontages within the Secondary Shopping Area was 51.7% (215/415.5) and 46.6% (27/58).

The unit has a frontage of 5.3m. The change of use of this unit would bring the frontage percentage in A1 use down to 50.46%, which accords with Policy DMTC 2.

The property is adjoined by a photography shop (Class A1) and a pizza take away and delivery shop. Otherwise the parade is a mix of Class A uses. Officers have been advised that the premises have been advertised 'To Let' since October 2019 but with no interested parties except the current applicant.

It is considered that the proposed development for sui-generis purposes would not harm the retail function of this shopping parade within the Ruislip Manor Town Centre Secondary Shopping Area.

7.02 Density of the proposed development

Not relevant

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

Not relevant

7.04 Airport safeguarding

Not relevant:

7.05 Impact on the green belt

Not relevant

7.07 Impact on the character & appearance of the area

As there would be no external alterations proposed there would be no detrimental impact on the existing street scene

7.08 Impact on neighbours

Given the scale of the proposal, it would not cause an adverse impact on the neighbours' amenity. The nearest residential unit is set above from the application site and as such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion.

As such, the application proposal would not represent an unneighbourly form of development

7.09 Living conditions for future occupiers

Not relevant:

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is relatively sustainable on transport grounds thereby reducing dependency on travelling to the location by private motor car. Private car usage is also deterred by the extensive waiting restrictions in the locality whereby 'uncharged for' parking is unavailable as an alternative to an absence of on-plot parking as is the case here. Patrons to the address are therefore expected to be reliant on other sustainable modes of travel such as walking, cycling and the relatively convenient and efficient public transport services that serve the town centre reflected by the abundance of bus services and neighbouring LU train station.

Hence there are no specific concerns with this CoU from A1 to a sui generis beauty salon use due to the above reasoning which is supplemented by the relative small scale of the proposal and the existing retail/commercial mix of the local district centre which is likely to contribute to linked trips to the site given these established use attractions. This would inherently contribute to reducing the potential for any new vehicular activity generated by the proposal. Even if this were not to be the case, the small scale of the proposal limits the potential for measurable detrimental highway related impacts.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with Local Plan Part 2 Development Plan Policies DMT 1, DMT 2 & DMT 6 and Policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

No issues arise

7.12 Disabled access

No issues arise

7.13 Provision of affordable & special needs housing

Not relevant

7.14 Trees, Landscaping and Ecology

Not relevant

7.15 Sustainable waste management

The uses proposed would have limited waste requirements which could be provided on site

7.16 Renewable energy / Sustainability

Not relevant

7.17 Flooding or Drainage Issues

Not relevant

7.18 Noise or Air Quality Issues

Not relevant

7.19 Comments on Public Consultations

No local response

7.20 Planning Obligations

None

7.21 Expediency of enforcement action

Not relevant

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.

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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

It is considered that the proposed development would not harm the retail function of this parade in the Ruislip Manor Town Centre Secondary Shopping Area and that the application proposal would not represent an unneighbourly form of development. No highways or traffic issues are raised. The proposal is recommended for approval subject to conditions.

11. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The London Plan - Consolidated With Alterations (2016)

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**32 Victoria Road
 Ruislip**

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

Planning Application Ref:
15291/APP/2019/4144

Scale:
1:1,250

Planning Committee:
North Page 70

Date:
March 2020



Report of the Head of Planning, Transportation and Regeneration

Address 4 CUNNINGHAM DRIVE ICKENHAM

Development: Retention of hard landscaping and provision of soft landscaping

LBH Ref Nos: 74795/APP/2019/3536

Drawing Nos: 02.01 Rev D Location Plan, Existing & Proposed Plans

Date Plans Received: 26/10/2019

Date(s) of Amendment(s):

Date Application Valid: 20/11/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Cunningham Drive and comprises a three-storey detached townhouse. The property is provided with a garage at the rear of the garden which is located next to a parking area accessed via Truesdales. The site is bordered to the east by 6 Cunningham Drive and to the west by a garage belonging to 2 Cunningham Drive. 1-7 Cunningham Drive is located on the northern side of the road.

1.2 Proposed Scheme

The proposal is for the retention of hard landscaping and the provision of soft landscaping to the front of the application property, following the removal of a small front garden which was replaced with hard standing.

The proposed soft landscaping would comprise of planting beds along the front and side boundaries of the property.

1.3 Relevant Planning History

74795/PRC/2019/122 4 Cunningham Drive Ickenham

Retrospective planning approval for the unlawful removal of soft landscaping and replacement with hardstanding.

Decision Date: 24-09-2019

OBJ

Appeal:

Comment on Planning History

There is currently an enforcement investigation into the removal of the soft landscaping and its replacement with hard standing; an enforcement notice against the unauthorised hard landscaping laid was issued on 03 September 2019. The enforcement notice took effect on 04 October 2019 and had a one month compliance period.

It is noted that there have been various enforcement investigations into the removal of soft landscaping and replacement hard standing for a number of properties within this residential estate, along with various applications and appeals for retrospective permission or to reinstate soft landscaping, with various decisions.

Notwithstanding this, the current application would reinstate a proportion of soft landscaping to the application site and has been assessed on its own merits.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 6 local owners/occupiers and a site notice was displayed. No responses were received.

Ickenham Residents Association:
No response received.

INTERNAL

Trees/Landscape Officer:

Drawing ref. 02.01 Rev D reflects the outcome of pre-application discussions aimed at replacing soft landscape (planting) to the front garden. While the site coverage is not 100% of the paved area, all boundaries will be composed of robust and attractive hedging to define the space. The residual area of hard-standing will be softened in appearance and be sufficient to provide pedestrian access and temporary space for bikes/pushchairs while preventing vehicle parking.

RECOMMENDATION

No objection.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 9 Management of Flood Risk

DMEI 10 Water Management, Efficiency and Quality

LPP 5.12 (2016) Flood risk management

LPP 5.13 (2016) Sustainable drainage

5. MAIN PLANNING ISSUES

Permission was granted under ref: 38402/APP/2007/1072, dated 09-07-07, for redevelopment of site to provide a mixed use scheme comprising 415 units (Use Class C3) and (Use Class C2) with playing fields and open space. This property forms one of the consented units.

Condition 30 of the above permission (ref: 38402/APP/2007/1072) required landscaping details to be submitted to and approved by the Council. These landscaping details (specifically details of planting) were approved under application ref. 38402/APP/2015/847 on 14 September 2015. These landscaping details were further amended under application ref: 38402/APP/2016/935, which was granted on 12 August 2016. The approved landscape plan required planting to cover the majority of the front garden at No. 4 Cunningham Drive. The small front gardens provided under the approved development plans make an important contribution to the character and appearance of the area.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place. 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.

Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) expects all developments to retain or enhance existing landscaping and requires developments to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that alterations to existing dwellings do not result in an adverse impact on the character, appearance or quality of the existing street or wider surrounding area, and that trees, hedges and other landscaping features are retained; 25% of front gardens should be retained for planting and soft landscaping.

This residential estate is a compact development featuring shared surfacing for pedestrian and vehicle movement. The amount of green infrastructure is limited to very small front gardens which make an important contribution to the character and appearance of the area.

The original small front garden to 4 Cunningham Drive has previously been removed and replaced with hard standing. This proposal is to replace part of the hard standing with soft landscaping (planting beds along the front and side boundaries of the property).

The Council's Trees/Landscape Officer has assessed the application and has no objection to the proposed replacement soft landscaping. Whilst the replacement soft landscaping is not to the same extent as the original front garden, the proposed scheme would provide 25% soft landscaping to the front of the property, in keeping with Council policy. All boundaries will be composed of robust and attractive hedging to define the space. The residual area of hard-standing will be softened in appearance and be sufficient to provide pedestrian access and temporary space for bikes/pushchairs while preventing vehicle parking. The proposed scheme would therefore bring back an appropriate front garden appearance to the property, thereby improving the visual amenity of the street scene and

surrounding area.

The proposal therefore complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 14 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should be used in any development of this site which should seek to manage storm water as close to its source as possible.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that hard surfacing should be permeable (porous) and that surfaces of more than 5sq.m will need planning permission for laying traditional, impermeable surfacing. Policy DMRI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide adequate provision for flood risk mitigation whilst Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to incorporate appropriate sustainable drainage systems (SuDS).

Policies 5.12 and 5.13 of the London Plan (March 2016) seek to ensure that developments address current and future flood issues, minimise flood risks through appropriate flood risk management measures, utilise sustainable drainage systems (SuDS) and manage surface water run-off as close to the source as possible in line with the drainage hierarchy.

The original development was considered to be acceptable in regards to drainage with the original landscaping at the front of the property helping to control surface water run-off. Whilst the proposal does not reduce the amount of hard standing to a level similar to the original front garden, the proposed scheme would provide planting beds along the front and side boundaries of the property. It is considered that the re-introduction of soft landscaping to the front of the property will allow for surface water run-off, thereby reducing flood risk, in accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHD 1, DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 5.12 and 5.13 of the London Plan (March 2016).

The application is therefore recommended for approval.

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 plan ref: 02.01 Rev D Location Plan, Existing & Proposed Plans.

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 HO10 Front Garden Landscaping

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

REASON

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 14 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policy 5.17 of the London Plan (2016).

INFORMATIVES

Standard Informatives

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

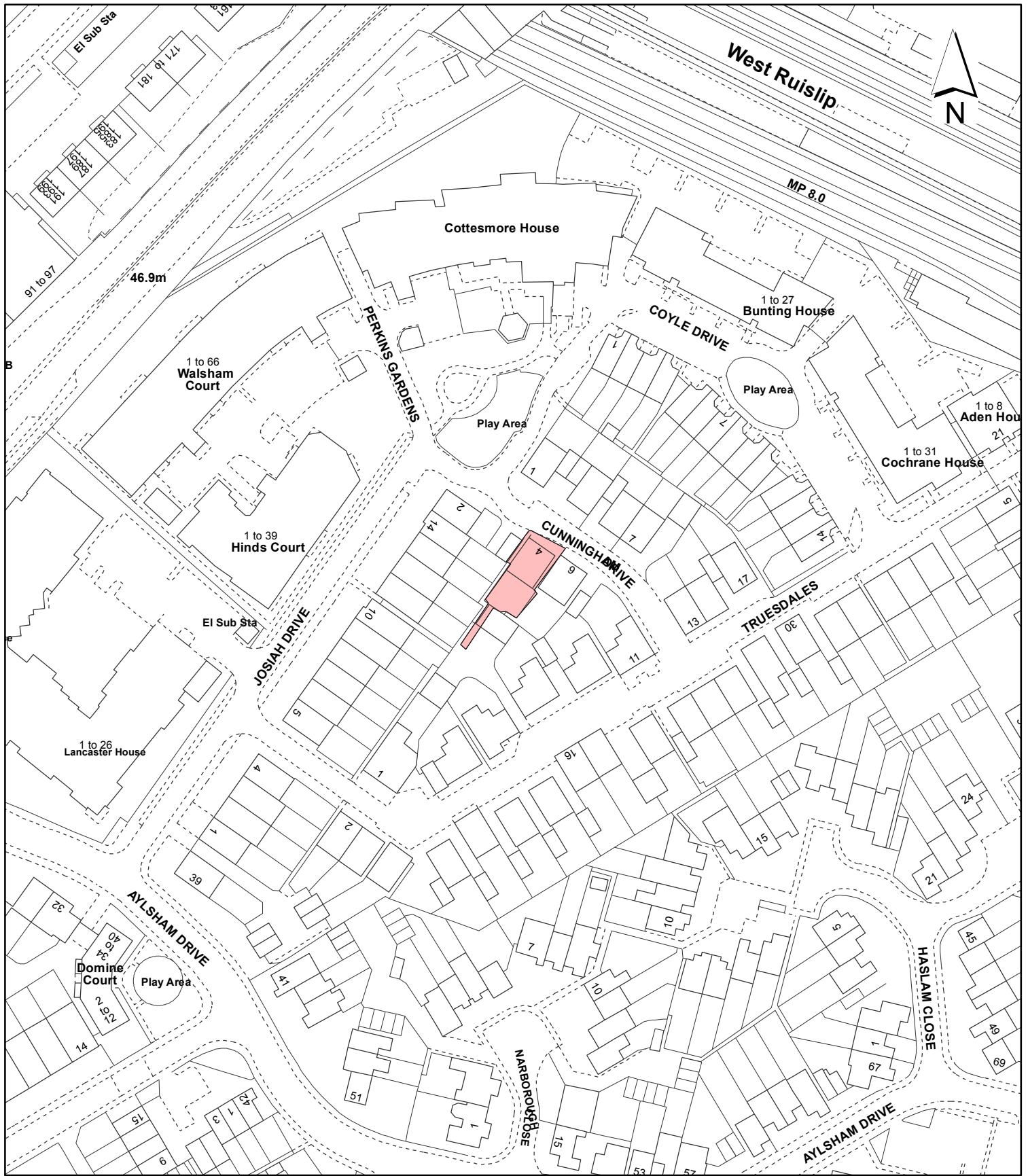
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHD 1	Alterations and Extensions to Residential Dwellings
DMEI 9	Management of Flood Risk
DMEI 10	Water Management, Efficiency and Quality
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage

- 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: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**4 Cunningham Drive
 Ickenham**

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

Planning Application Ref:
74795/APP/2019/3536

Scale:
1:1,250

Planning Committee:
North Page 79

Date:
March 2020



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Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

Agenda Item 12

Document is Restricted

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Plans for North Applications Planning Committee

Wednesday 18th March 2020



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address JUNCTION OF SWAKELEYS DRIVE AND WARREN ROAD ICKENHAM

Development: Installation of 1 x 20m monopole, 2 x cabinets, a meter cabinet and ancillary works thereto (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).

LBH Ref Nos: 65862/APP/2020/410

Date Plans Received: 07/02/2020
Date Application Valid: 07/02/2020

Date(s) of Amendment(s): 07/02/2020

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 506912 N: 185716

DIRECTIONS TO SITE:
 HEAD EAST ON THE M40 TOWARD EXIT 1
 AND THEN CONTINUE ON TO WESTERN
 AVENUE/A40. THEN TAKE THE B467 EXIT
 TOWARD
 UXBRIDGE/HAREFIELD/RUISLIP/ICKENHAM.
 AT THE ROUNDABOUT (SWAKELEYS
 ROUNDABOUT), TAKE THE 1ST EXIT ONTO
 SWAKELEYS ROAD/B467 AND THEN TURN
 RIGHT ONTO WARREN ROAD AND THE SITE
 WILL BE ON THE RIGHT HAND SIDE AS YOU
 APPROACH THE JUNCTION TO SWAKELEYS
 ROAD.

NOTES:

REV	Issued for Construction	DW	UP	BY	CH	DATE
A						06.11.19



O₂
 CORNERSTONE - LONDON

Cell Name	Opt.
SWAKELEYS DRIVE SF	-
Cell ID No	VF
TEF	VF
E332640	
150083	76295

Site Address / Contact Details
 SWAKELEYS DRIVE/
 WARREN ROAD JUNCTION
 ICKENHAM
 UXBRIDGE
 UB10 8SH

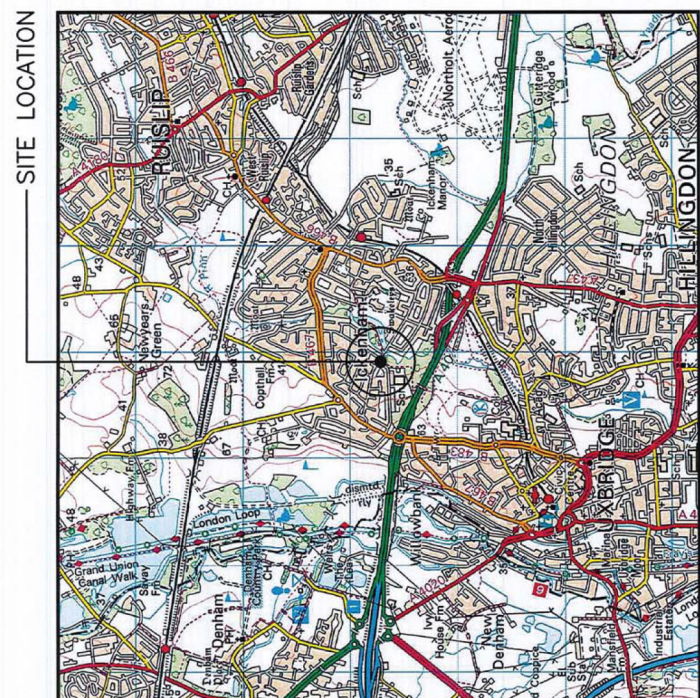
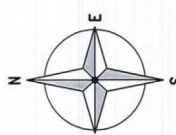
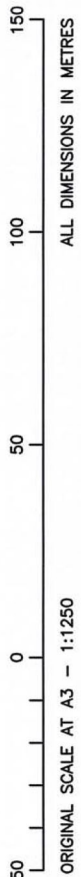
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Purpose of Issue:	CONSTRUCTION
Dwg Rev:	
Drawing Number:	100
Original Sheet Size:	A3
Surveyed By:	PL
Checked:	UP
Date:	06.11.19
Drawn:	DW
Drawn:	06.11.19
Original Sheet Size:	A3
Drawn:	DW
Drawn:	06.11.19



561000
 569000
 185700

DETAILED SITE LOCATION
 (Scale 1:1250)

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0 1km 2km
 Scale

SITE LOCATION
 (Scale 1:50000)

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SITE PHOTOGRAPH

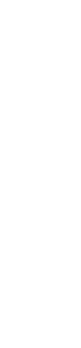
The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CORNERSTONE document: SDN0008

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 506912 N: 185716

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	TEF Unifederal site issued for construction	SH	UP	02.12.19
A		DW	UP	06.11.19



CORNERSTONE - LONDON

Cell Name	Opt.
SWAKELEYS DRIVE SF	-
Cell ID No	VF
CORNERSTONE E332640	
150083	044604
	76295

Site Address / Contact Details
 SWAKELEYS DRIVE /
 WARREN ROAD JUNCTION
 ICKENHAM
 UXBRIDGE
 UB10 8SH

Drawing Title: PROPOSED SITE PLAN

Purpose of Issue: CONSTRUCTION

Drawing Number: 201

Divg Ref: B

Surveyed By: PL

Original Sheet Size: A3

Drawn: DW

Date: 06.11.19

Checked: UP

Date: 06.11.19

Drawn: DW

Date: 06.11.19

Checked: UP

Date: 06.11.19

Drawn: DW

Date: 06.11.19

Checked: UP

Date: 06.11.19

Drawn: DW

Date: 06.11.19

Checked: UP

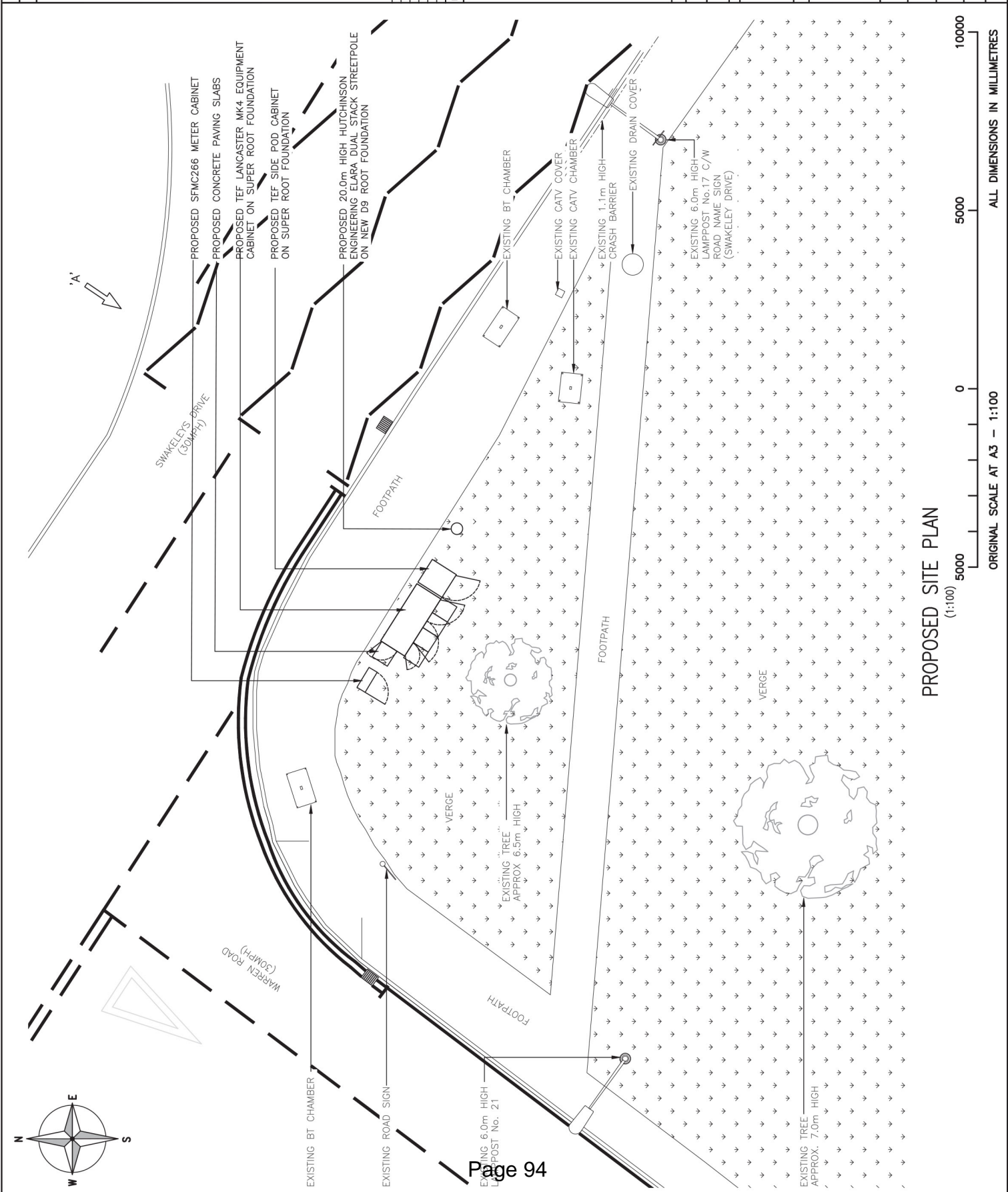
Date: 06.11.19

Drawn: DW

Date: 06.11.19

Checked: UP

Date: 06.11.19



PROPOSED SITE PLAN

(1:100)

10000

5000

0

5000

10000

ORIGINAL SCALE AT A3 - 1:100
 ALL DIMENSIONS IN MILLIMETRES

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 506912 N: 185716

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	TEF Unilateral site	SH	UP	02.12.19
A	Issued for Construction	DW	UP	06.11.19

CLARKE
telecom
 Unit E, Madison Place, Northampton Road,
 Manchester, M10 5AG
 Tel: 0161 785 4500
 Fax: 0161 785 4501
 Web: www.clarke-telecom.com

O2
 CORNERSTONE - LONDON

Cell Name	Opt
SWAKELEYS DRIVE SF	-
Cell ID No	VF

CORNERSTONE	TEF	VF
E332640	044604	76295
150083		

Site Address / Contact Details
 SWAKELEYS DRIVE /
 WARREN ROAD JUNCTION
 ICKENHAM
 UXBRIDGE
 UB10 8SH

Dwg Title: PROPOSED SITE ELEVATION

Purpose of Issue: CONSTRUCTION

Dwg Ref: B

Drawing Number: 301

Surveyed By: PL

Original Sheet Size: A3

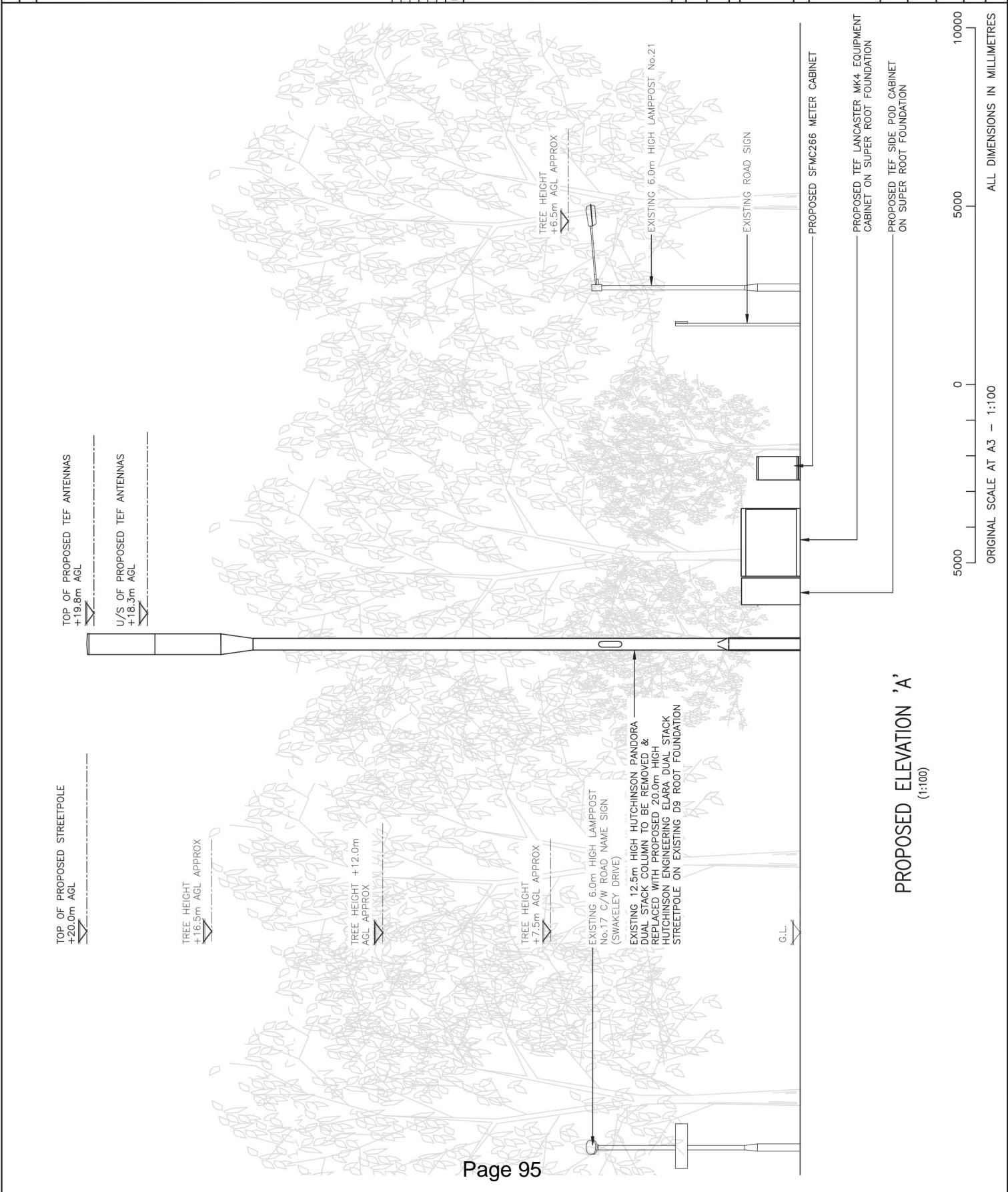
Drawn: DW

Date: 06.11.19

Checked: UP

Date: 06.11.19

Issue: B



PROPOSED ELEVATION 'A'
 (1:100)

ORIGINAL SCALE AT A3 - 1:100
 ALL DIMENSIONS IN MILLIMETRES



Notes:

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Site Address:

Junction of Swakeleys Drive & Warren Road Ickenham

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

65862/APP/2020/410

Scale:

1:1,250

Planning Committee:

North Page 96

Date:

March 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address LAND BETWEEN 2 & 6 WOODSIDE ROAD NORTHWOOD

Development: Variation of condition 2 (Approved Plans) and 5(Side Windows) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3171932 dated 28/07/2017 (LBH ref: 70377/APP/2016/4221 dated 22/07/2017) Two storey, 3-bed detached dwelling , use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road.

LBH Ref Nos: 70377/APP/2019/2476

Date Plans Received: 24/07/2019

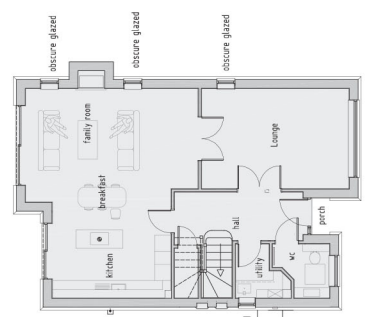
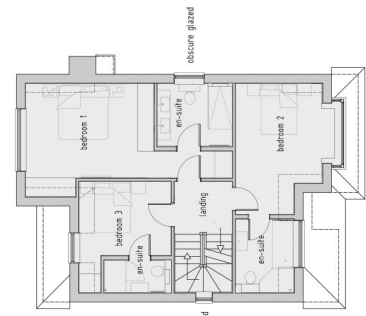
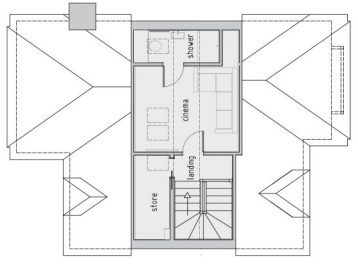
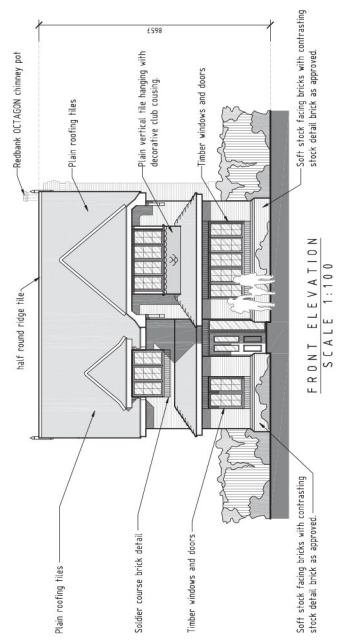
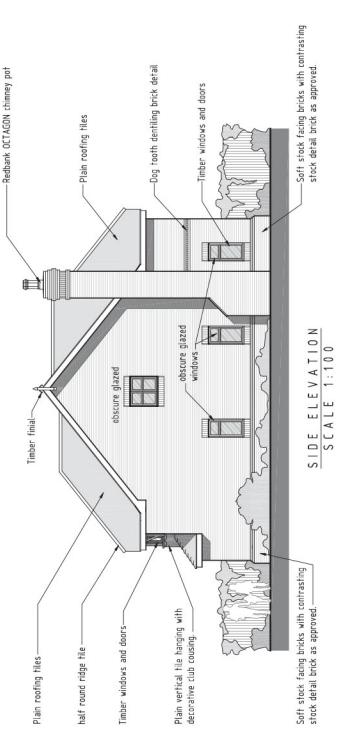
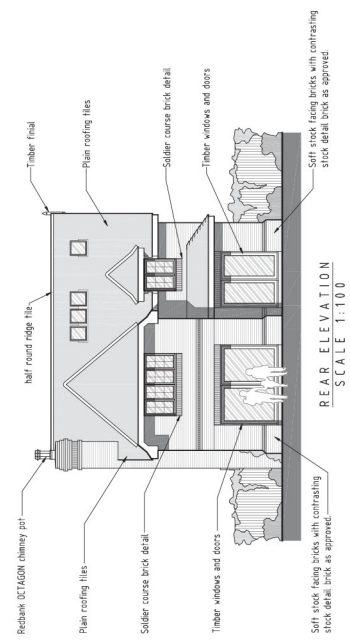
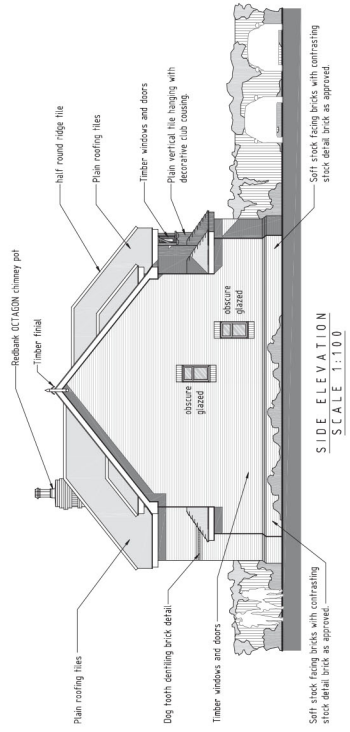
Date(s) of Amendment(s):

Date Application Valid: 01/08/2019



NOTES

1. All dimensions are to be checked on site.
2. All dimensions are to be checked on site.
3. All dimensions are to be checked on site.
4. All dimensions are to be checked on site.
5. All dimensions are to be checked on site.
6. All dimensions are to be checked on site.
7. All dimensions are to be checked on site.
8. All dimensions are to be checked on site.
9. All dimensions are to be checked on site.
10. All dimensions are to be checked on site.



PLANNING SUBMISSION

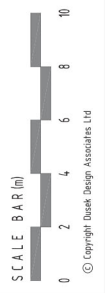
ref	date	description	2008 sq ft
C	08-10-2019	Obscure glazing added to all flank windows.	
B	25-09-2019	Obscure glazing added to internal layout and flank windows.	
A	24-07-2019	Internal layout and flank windows amended under V16 application.	

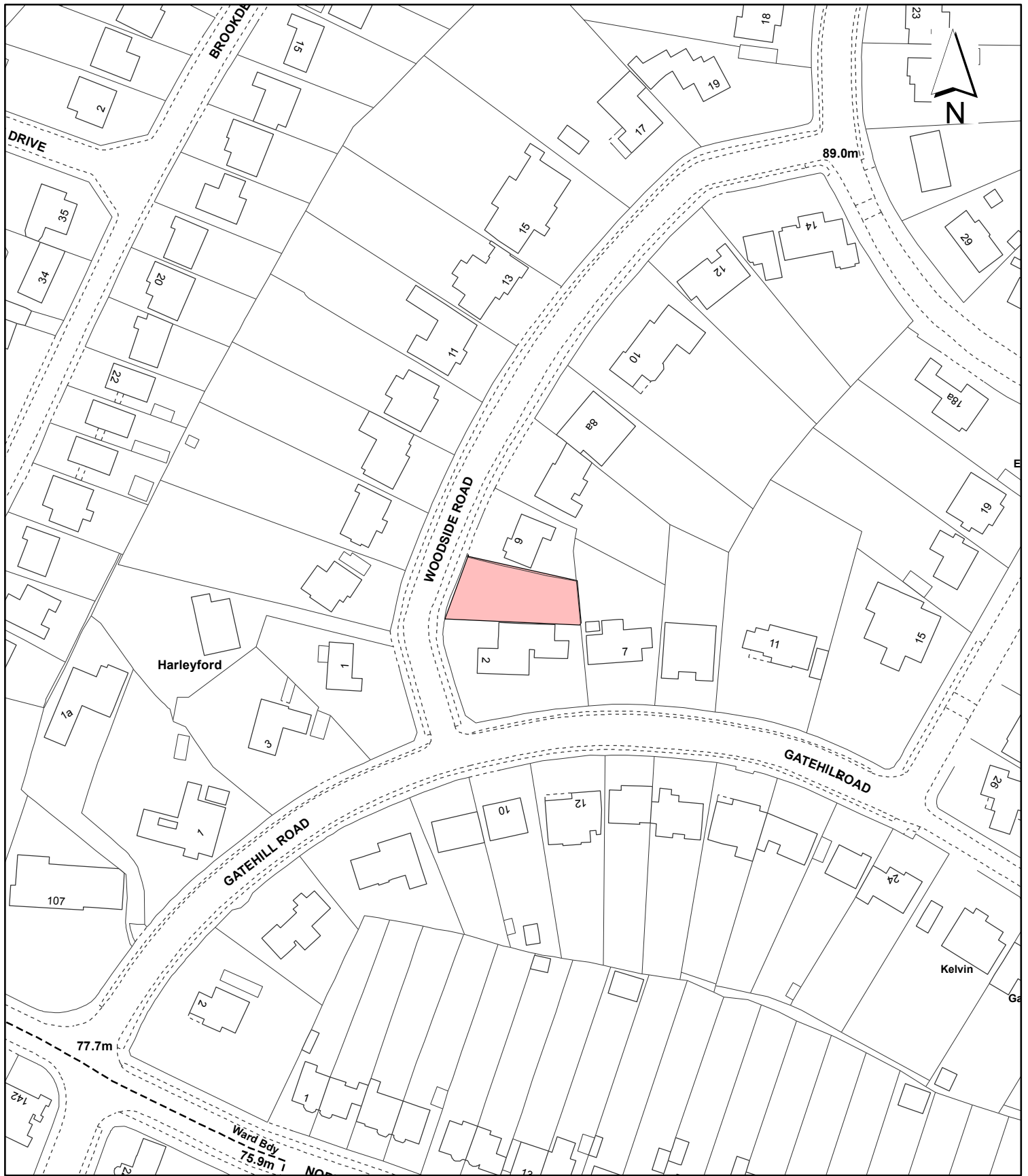
scale	1:100	A1	date	05 / 08 / 2016
drawing no.	1651 / P / 2 C			
drawn	AT			

PLANNING PROPOSALS
FLOOR PLANS & ELEVATIONS
project: LAND BETWEEN 2 & 6 WOODSIDE ROAD, NORTHWOOD, MIDDLESEX, HA6 3QE
client: MR VIEN SHAH

DDA
DUSK DESIGN ASSOCIATES
MODOR HOUSE FARM ESTATE
LOWER ROAD
WINDSOR, MIDDLESEX
HP18 5SN
T: 01895 831103
E: info@dda.co.uk
www.dda.co.uk

print history: Tuesday, 8 October, 2019 13:55:56
\\S:\DUSK\DESIGN\1651\1651_P\2_C\1651_P_2_C.dwg





Notes:

 Site boundary

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Site Address:

**Land between 2 & 6 Woodside Road
 Northwood**

Planning Application Ref:

70377/APP/2019/2476

Planning Committee:

North Page 99

Scale:

1:1,250

Date:

March 2020

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

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



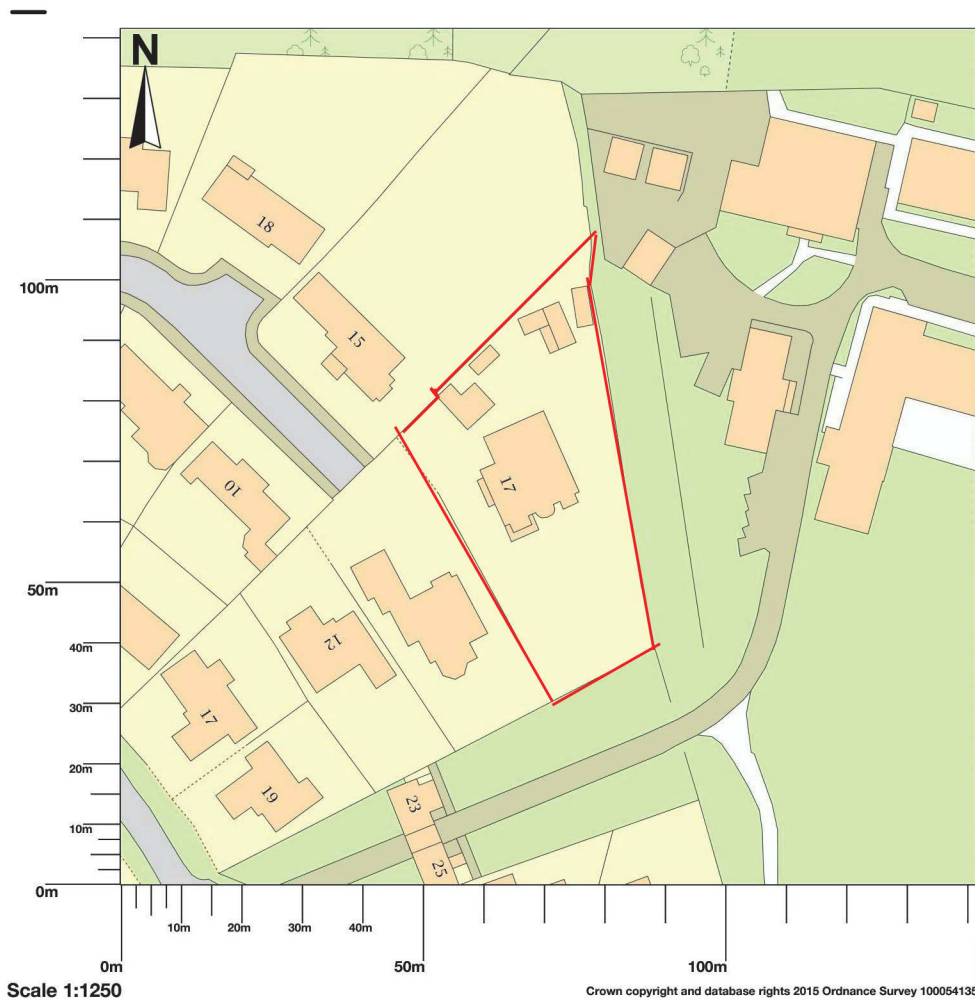
HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

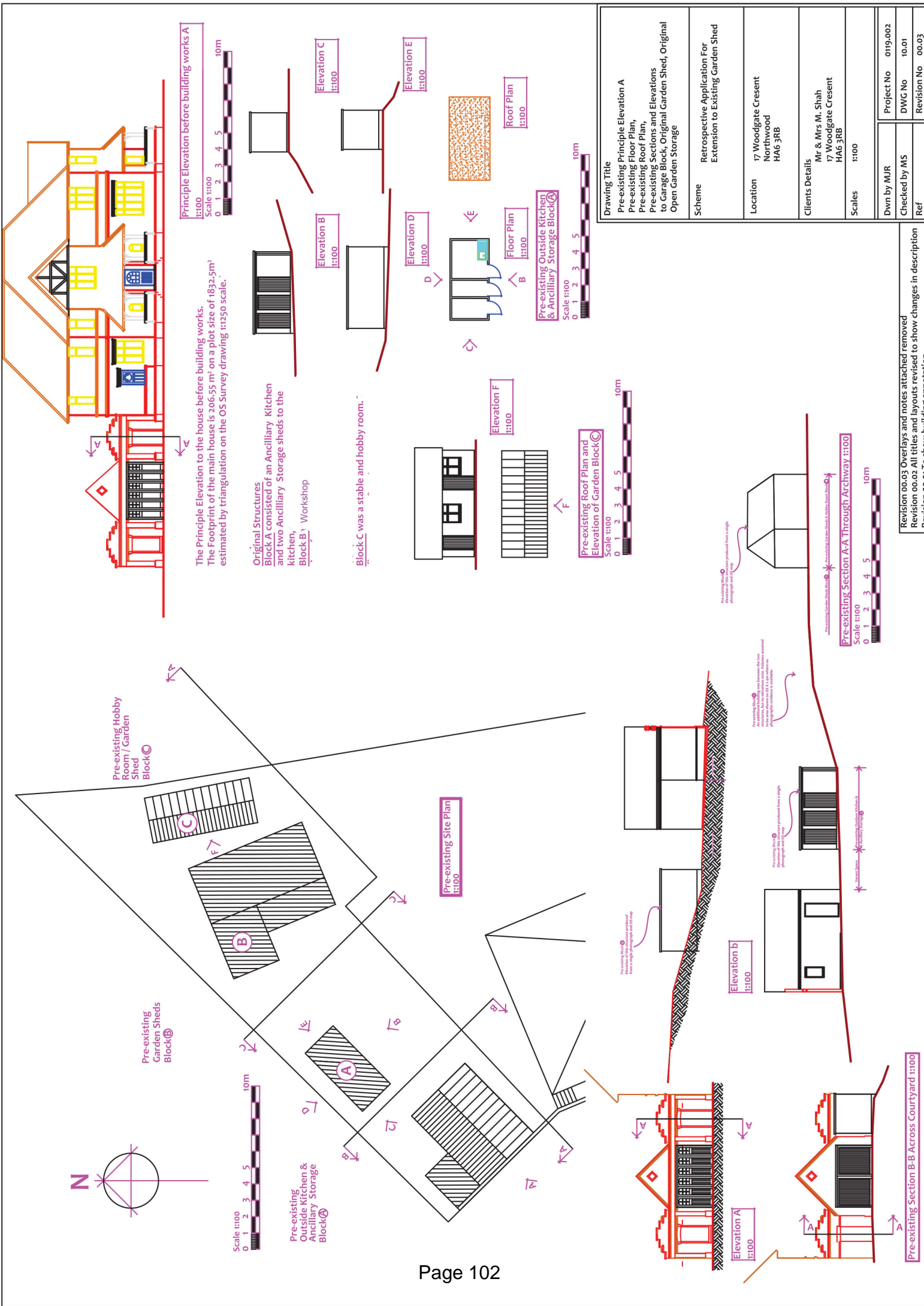
Address 17 WOODGATE CRESCENT NORTHWOOD
Development: Single storey extension to storage shed (Retrospective).
LBH Ref Nos: 42270/APP/2019/4154

Date Plans Received:	31/12/2019	Date(s) of Amendment(s):	08/01/2020
Date Application Valid:	08/01/2020		31/12/2019

17 Woodgate Crescent, Northwood, HA6 3RB

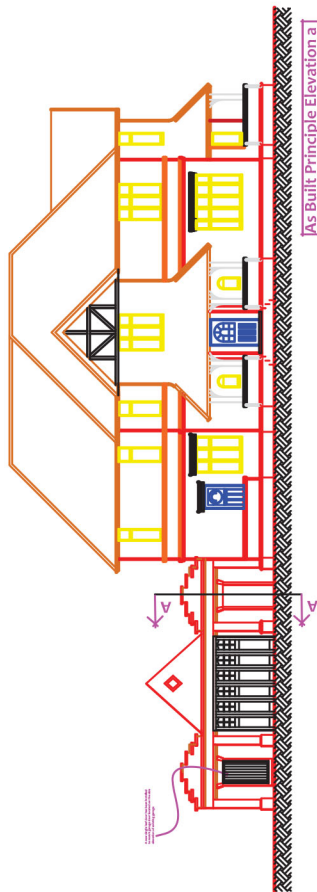


Map area bounded by: 510379,191477 510521,191619. Produced on 30 January 2019 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/314811/427950



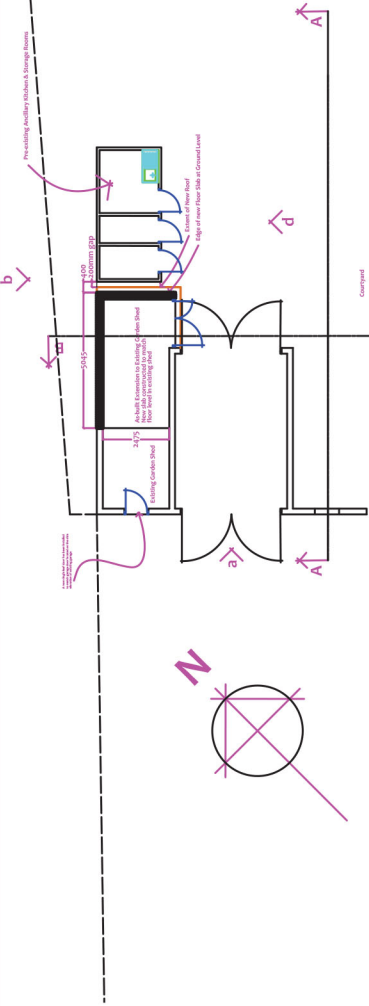
Drawing Title Pre-existing Principle Elevation A Pre-existing Floor Plan, Pre-existing Roof Plan, Pre-existing Sections and Elevations to Garage Block, Original Garden Shed, Original Open Garden Storage	
Scheme Retrospective Application For Extension to Existing Garden Shed	
Location 17 Woodgate Crescent Northwood HA6 3RB	
Clients Details Mr & Mrs M. Shah 17 Woodgate Crescent HA6 3RB	
Scales 1:100	
Dwn by MJR	Project No 019.002
Checked by MS	DWG No 10.01
Ref	Revision No 00.03

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

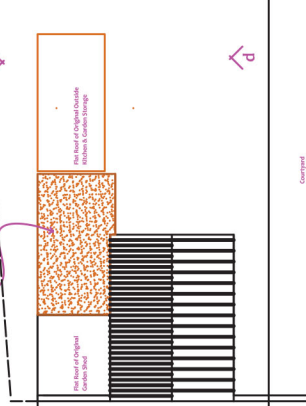
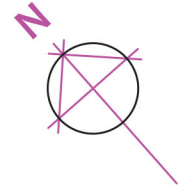


The Principle Elevation to the house after building works. The footprint of the main house is 206.55 square metres on a plot size of 1832.5 square metres estimated by triangulation on OS Survey Drawing Scale 1:1250.

As Built Principle Elevation a
Scale 1:100

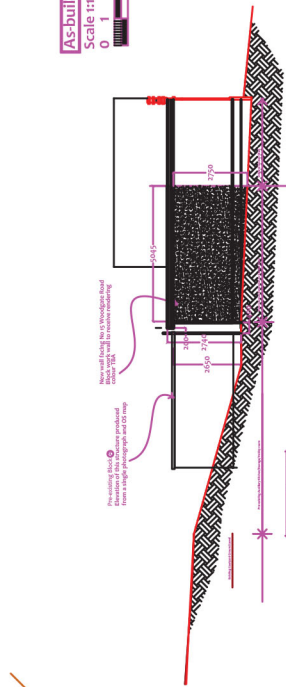


As-built Floor Plan to New Extension to Existing Garden Shed
Scale 1:100

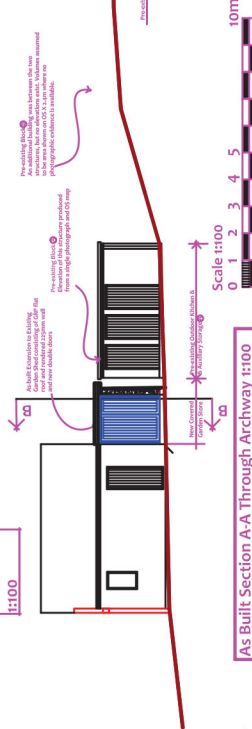


As-built Roof Plan to New Extension to Existing Garden Shed
Scale 1:100

Scale 1:100



Elevation a
1:100



Elevation b
1:100

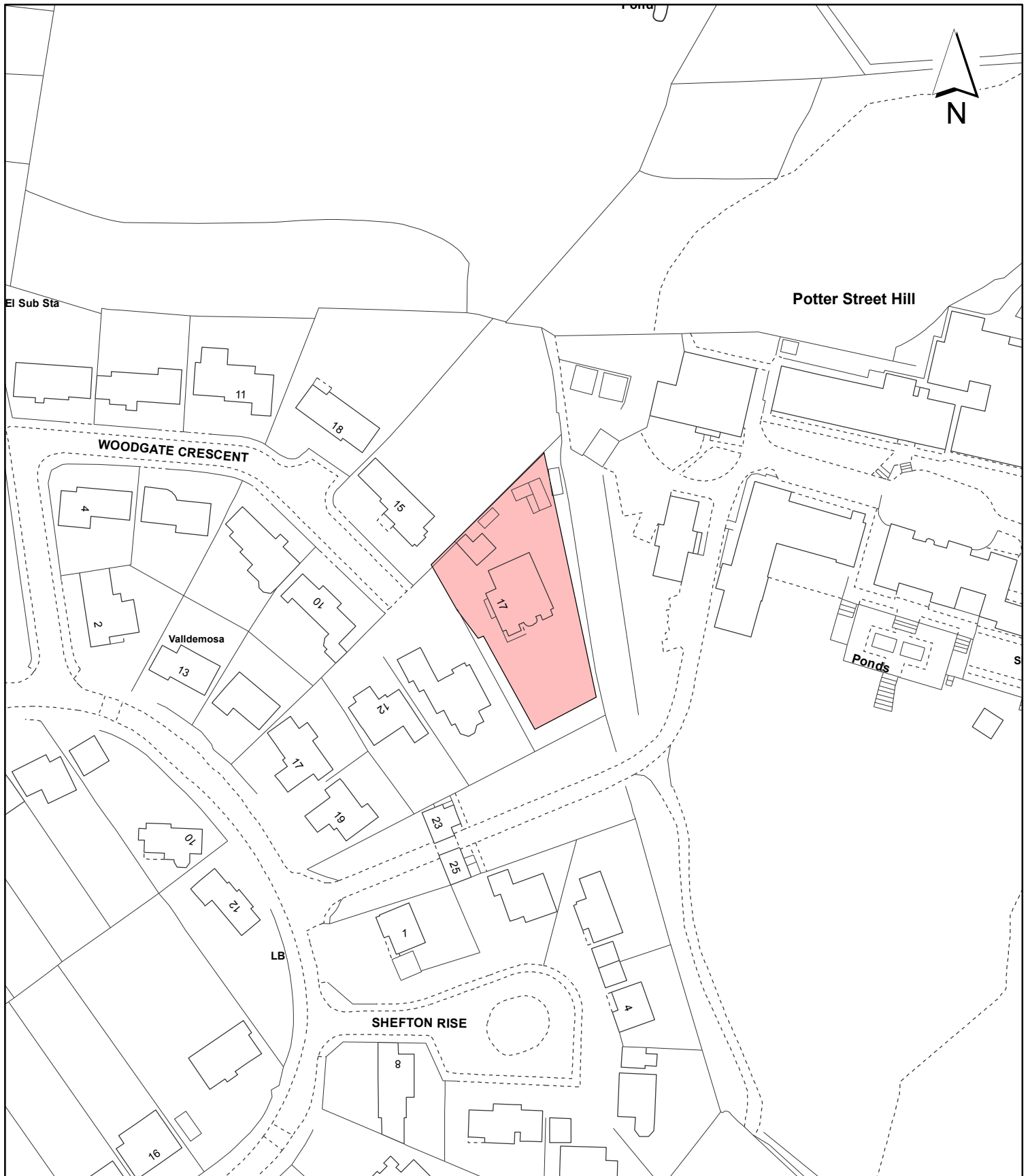
Scale 1:100

As Built Section A-A Through Archway 1:100

As Built Section B-B New Extension to Existing Garden Shed 1:100

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

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



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Site Address:

**17 Woodgate Crescent
 Northwood**

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

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

Planning Application Ref:

42270/APP/2019/4154

Scale:

1:1,250

Planning Committee:

North Page 104

Date:

March 2020

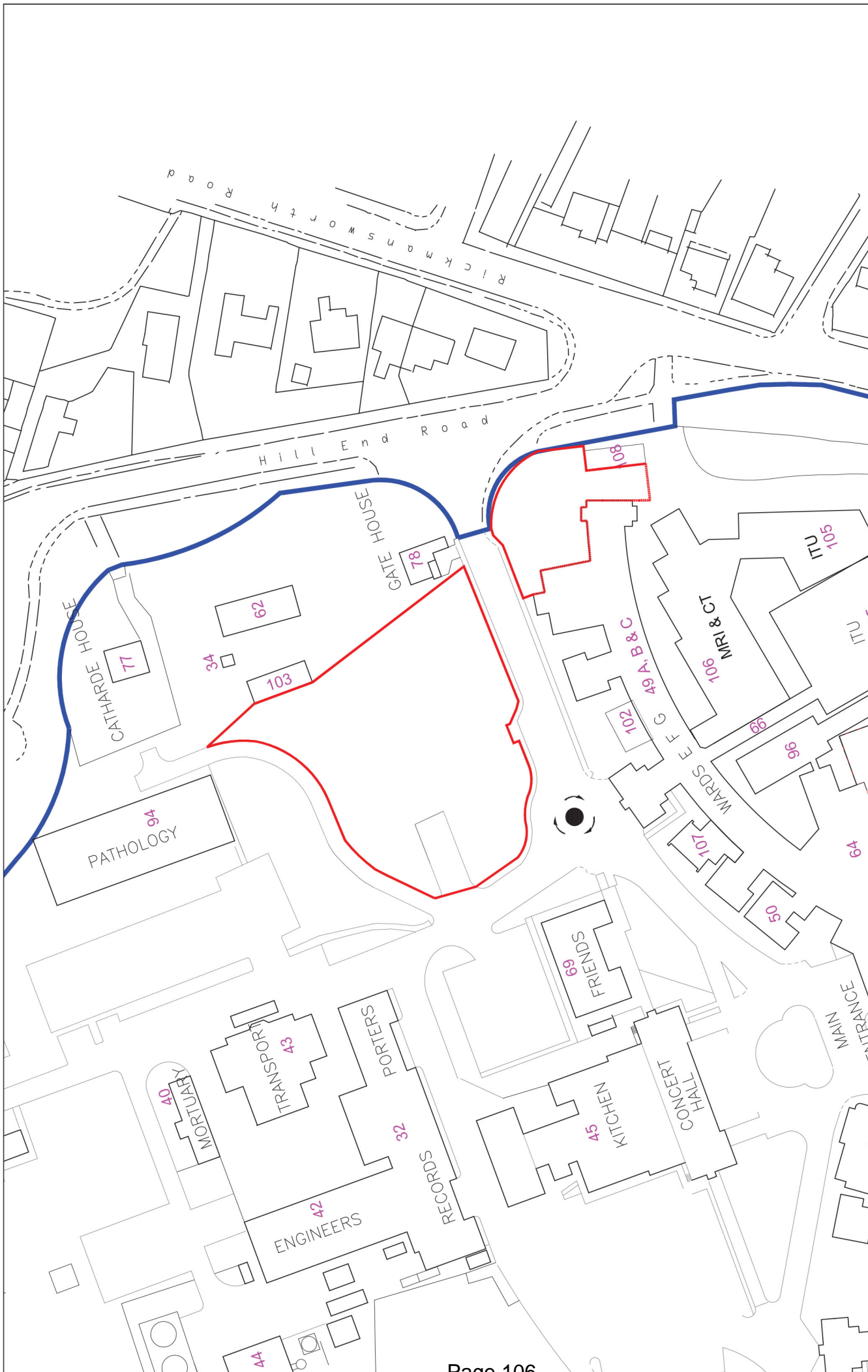


HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD MIDDLESEX
Development: Creation of 2 formal hospital gardens including planting, furniture and paths.
LBH Ref Nos: 9011/APP/2019/4072

Date Plans Received: 17/12/2019 **Date(s) of Amendment(s):** 17/12/2019
Date Application Valid: 07/01/2020



NOTES	
1.	Any trees shown in this plan are to be retained unless otherwise stated.
2.	Any trees shown in this plan are to be removed unless otherwise stated.
3.	Any trees shown in this plan are to be removed unless otherwise stated.
4.	Any trees shown in this plan are to be removed unless otherwise stated.
5.	Any trees shown in this plan are to be removed unless otherwise stated.
6.	Any trees shown in this plan are to be removed unless otherwise stated.
7.	Any trees shown in this plan are to be removed unless otherwise stated.
8.	Any trees shown in this plan are to be removed unless otherwise stated.
9.	Any trees shown in this plan are to be removed unless otherwise stated.
10.	Any trees shown in this plan are to be removed unless otherwise stated.
11.	Any trees shown in this plan are to be removed unless otherwise stated.
12.	Any trees shown in this plan are to be removed unless otherwise stated.

Existing Trees No retained where possible and any poor or diseased species to be removed	
New Trees 1. <i>Fagus sylvatica</i> 3.3m Fhd 2. <i>Comus kousa chinensis</i> ms 200/250 3. <i>Prunus serotina</i> ms 200/200 4. <i>Prunus serotina</i> ms 200/200 5. <i>Koeleria paniculata</i> 14/16cm 6. <i>Stachys recta</i> 14/16cm 7. <i>Sorbus aria</i> 20/25cm 8. <i>Crataegus punctata</i> 14/16cm 9. <i>Crataegus punctata</i> 14/16cm 10. <i>Crataegus punctata</i> 14/16cm 11. <i>Prunus serotina</i> 'Shiretup' 12. <i>Acer ginnale</i> ms 200/200	
New Hedging A series of hedging and deciduous hedging of varying heights to provide subtle screening and definition of planting and seating areas	
Planting Generous beds of mixed decorative planting including ornamental grasses for mass screening, perennials and shrub planting	
Unknown grass and bulbs Long areas of grass left to grow longer and to create a natural soft ground surface. Includes: Narcissus, Fritillaria, Galanthus, Comissa and Alliums	
Paving Smooth and level areas of brick paving and provide mixed use seating areas e.g. Vande Moortel	
Central Seating Area Seating with curved bench seating and large structural frame canopy for shelter and support or temporary covers	
Rain Bound Gravel Smooth rain bound gravel footpaths snaking their way towards the central seating areas. Edges with steel.	
Stepping pads For stepping pad units of differing heights to allow for a level surface for a wheelchair user for young children	

E	30.02.19	AP	JL	Layout updated to match survey
D	07.05.19	JS	JL	tree species added, centre changed
C	11.02.19	JS	JL	updated to client feedback & costs
B	14.02.19	JS	JL	updated to client feedback
A	04.01.18	JS	JL	seating areas adjusted
Orig	09.12.18	JS	JL	seating areas adjusted
Rev	07	JS	JL	by JS

BOWLES & WYER
 5 William Court, Turret Way, Phoenix, Nr. Leighton Buzzard, LU7 9CJ
 Tel: 01296 666339 Fax: 01296 663959 Email: admin@bowleswyer.co.uk

Harefield Hospital
 drawing: Landscape Masterplan - Main Garden
 job number: 2584-11-01
 date: 07/05/19

FOR INFORMATION
 scale: 1:100@A1



NOTES

1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions must be shown to the centre of the line unless stated otherwise.
3. All dimensions must be shown to the centre of the line unless stated otherwise.
4. All dimensions must be shown to the centre of the line unless stated otherwise.

KEY

New Large Tree & Seating
 A large tree and seating area to allow patients to sit underneath the canopy and enjoy the shade and seasonal change.

New Ornamental Trees
 New ornamental trees predominantly multi-stemmed species e.g. Prunus, Amelanchier, Malus, Cornus etc.

New Boundary Hedging
 New evergreen hedging e.g. Yew or Boxwood to provide privacy from road and adjacent buildings. Height of existing railing height.

New Decorative Planting
 New raised planting with arboreal sensory plants to be used to stimulate patients. Low maintenance required.

Bench seating
 Bench seating for fixed bench seating with backs and arm rests. Other space is left open to allow for wheelchair and ward beds.

Covered area
 A simple garden structure, ideally with glazed roof to allow patients to enjoy the garden in all weather conditions. Flexible space for beds to be pulled into and needle amongst the planting. External power points to be integrated into garden.

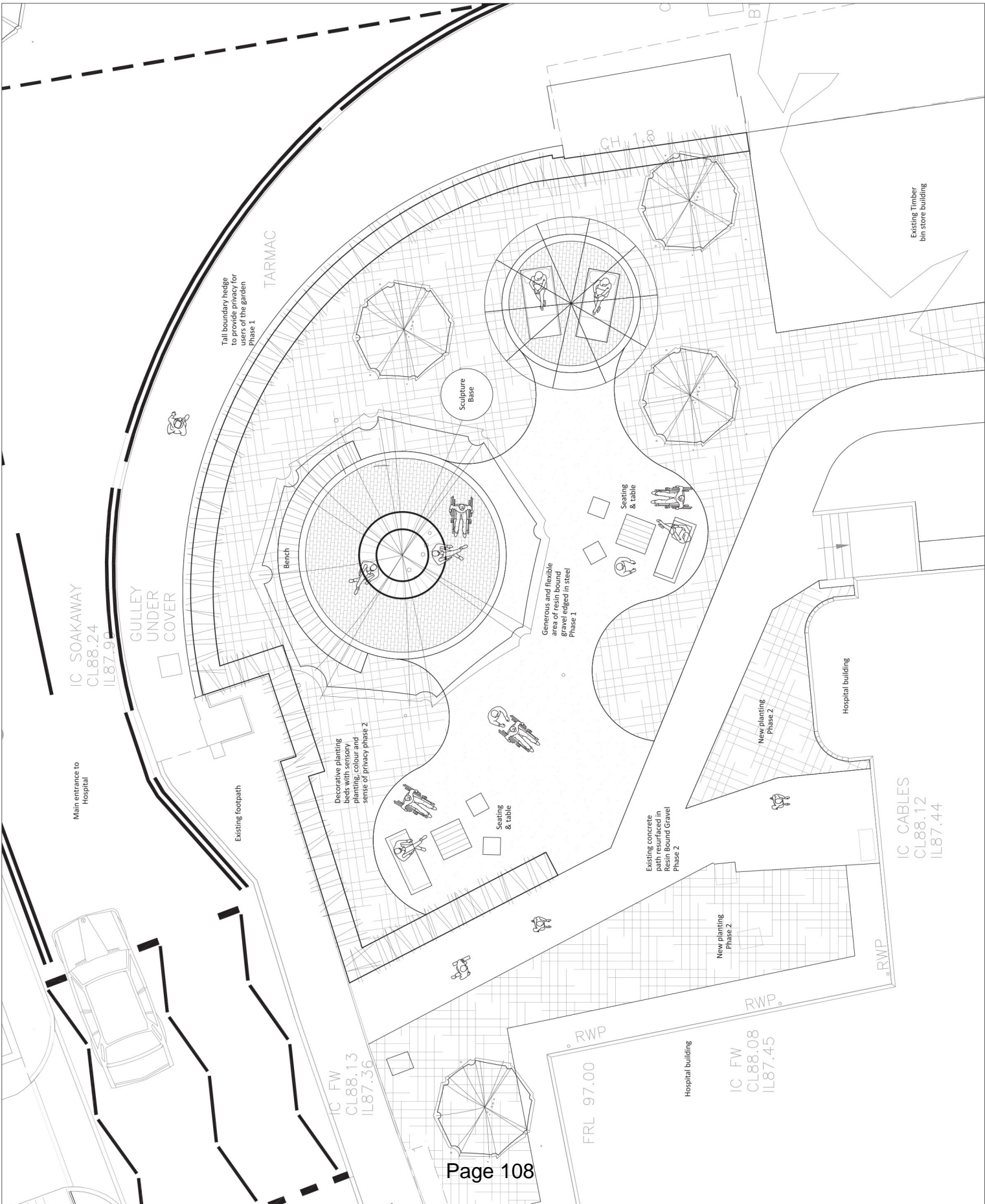
Resin Bound Gravel
 A smooth level and permeable surface made from resin and aggregate. It is a hard wearing surface that can be broken up in some areas with brick pavers as necessary.

Vanite Mount Pavers
 Clay tiles with a raised profile of 10mm to provide a raised seating area within the garden.

D 30.07.19 AP JS Layout updated to suit survey
 C 18.03.19 JS JL Geometry adjusted and seating
 B 12.03.19 JS JL updated following initial presentation
 A 18.12.18 JS JL updated following initial presentation
 Orig 09.12.18 JS JL r19
 rev - date - by - desc - notes

BOWLES & WYER
 5 William Court, 2 Janet Way, Phoenix, Nr. Loughborough, LE17 9GJ
 Tel: 01529 666339 Fax: 01529 667959 Email: admin@bowleswyer.co.uk

project title: **Harefield Hospital**
 drawing: **Transplant Garden**
 job number: **2584**
 drawing number: **2584-11-02**
 sheet: **FOR INFORMATION**
 scale: 1:500/A1



1. All plants are to be planted in the ground unless otherwise stated.
 2. Any dimensions noted are to be taken to the centre of the stem unless otherwise stated.
 3. All plants are to be planted in the ground unless otherwise stated.
 4. This drawing is for information only. It is not to be used for construction purposes.

key

NOTE:

- Planting maintenance strips to be allowed for in front of hedges to allow easy pruning and to avoid shading out base of hedges.
- Planting maintenance strips to be allowed for in front of existing trees and services as work progresses on site.
- Aftercare regime to be reviewed with Bowles & Wyer on completion to give volunteers clear direction.

Date: 06.08.19 JS SW n/a
 by: G.A. notes

BOWLES & WYER
 S. Williams, Court Road, Weymouth, Dorset, DT9 4JF
 Tel: 01202 668399 Fax: 01202 669999 Email: admin@bowleswyer.co.uk

project title: **Harefield Hospital**

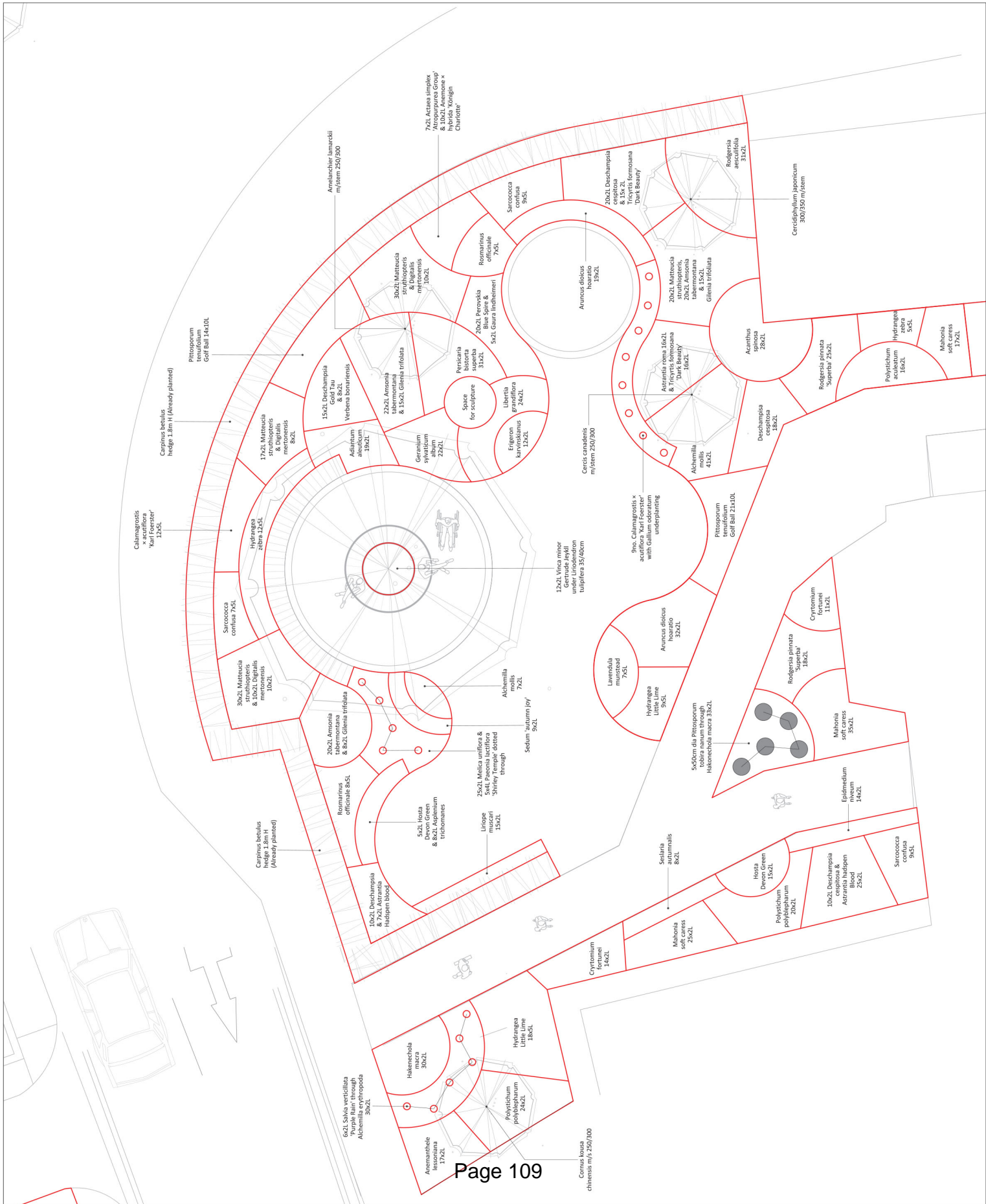
drawing: **Transplant Garden Planting Plan**

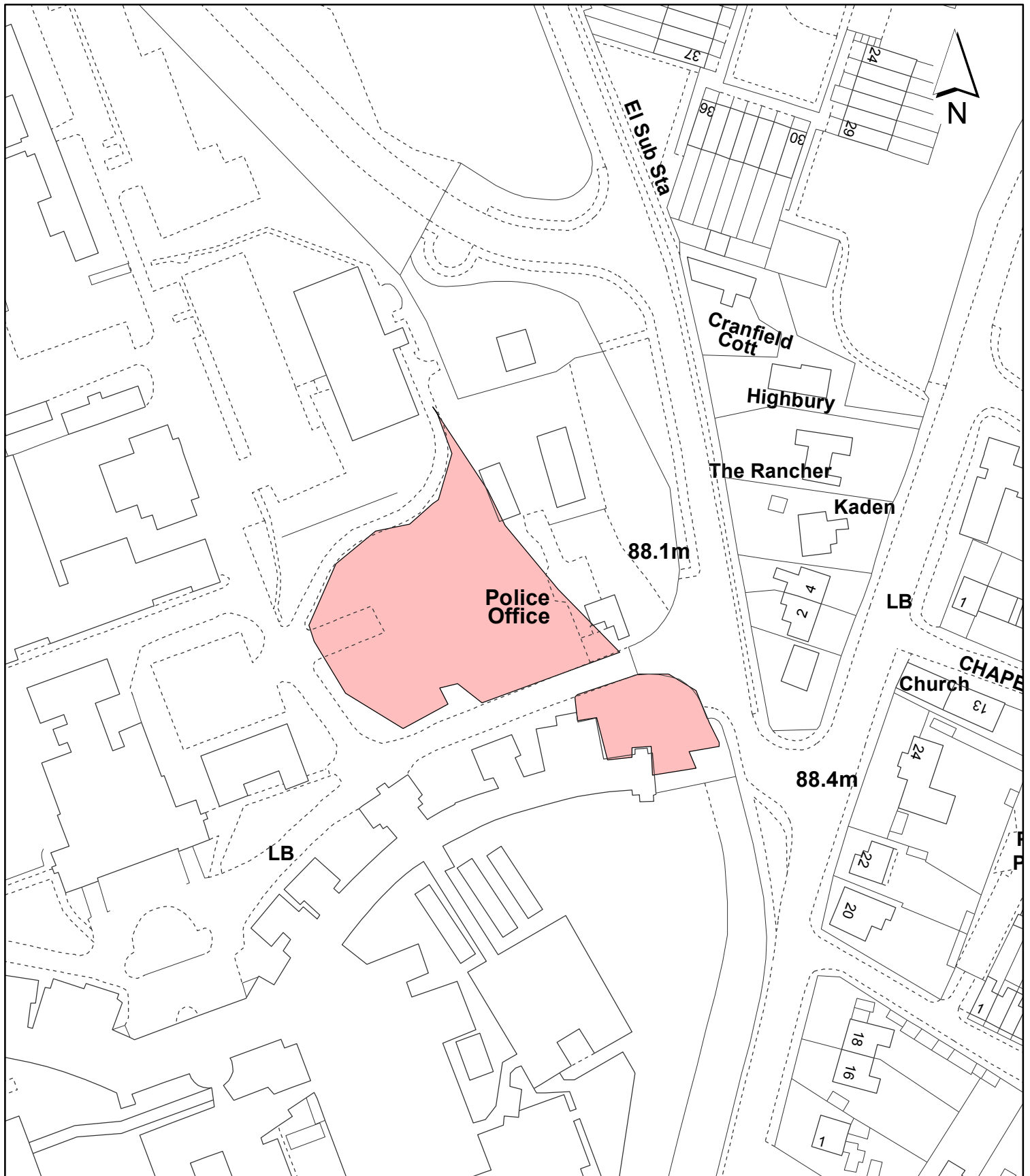
job number: **2584**

status: **2584-16-02**

FOR INFORMATION

scale: 1:50@A1





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Site Address: **Harefield Hospital
 Hill End Road
 Harefield
 Middlesex**

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

Planning Application Ref:
9011/APP/2019/4072

Scale:
1:1,250

Planning Committee:
North Page 110

Date:
March 2020

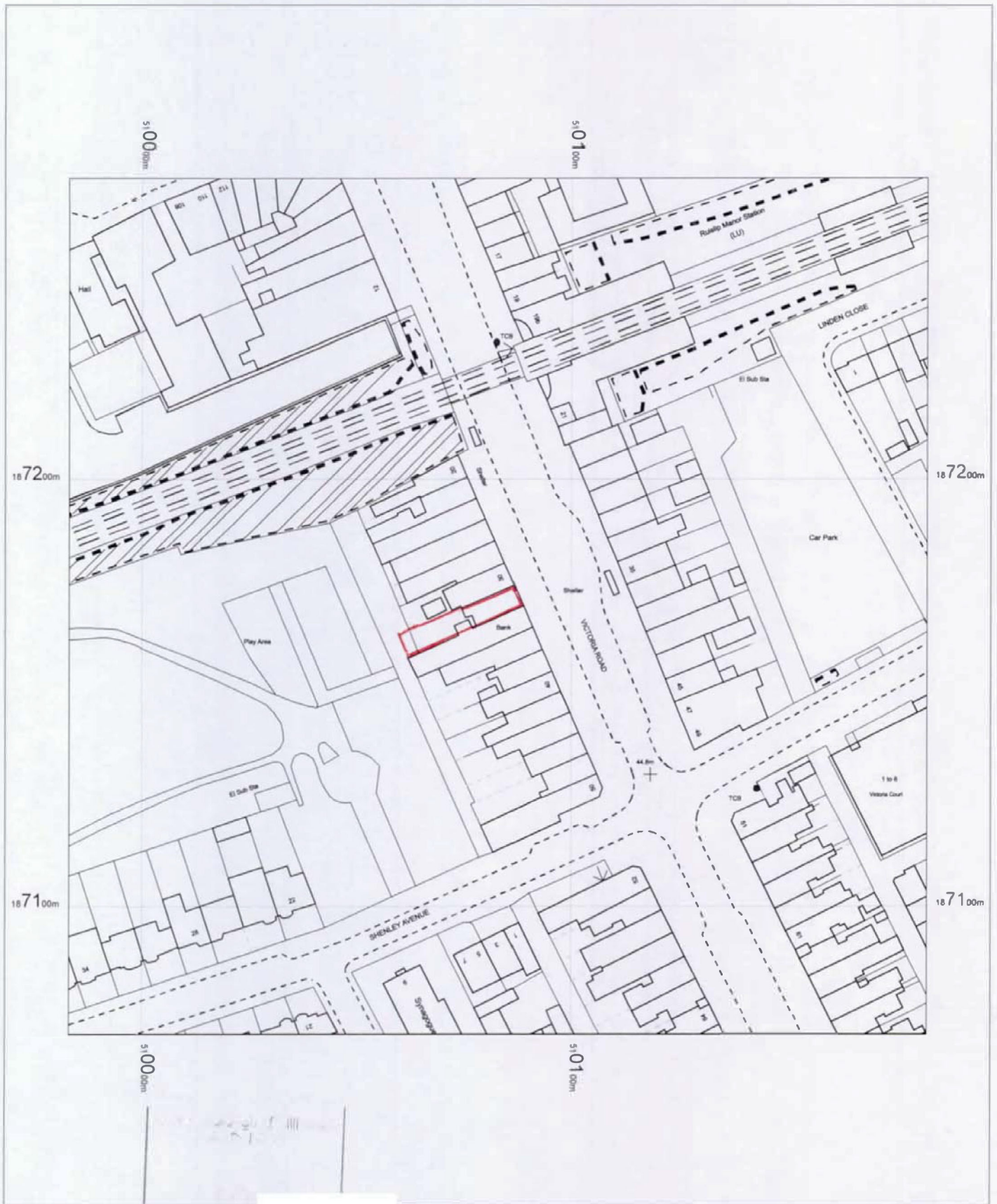


Report of the Head of Planning, Transportation and Regeneration

Address 32 VICTORIA ROAD RUISLIP
Development: Change of use from A1 shop to Beauty Salon (Sui Generis)
LBH Ref Nos: 15291/APP/2019/4144

Date Plans Received: 27/12/2019 **Date(s) of Amendment(s):**
Date Application Valid: 20/01/2020

Location Plan



32 Victoria Road,
Ruislip,
Hillingdon,
HA4 0AB

OS MasterMap 1250/2500/10000 scale
20 June 2016, ID: JEW-00538345
maps.johnwright.com

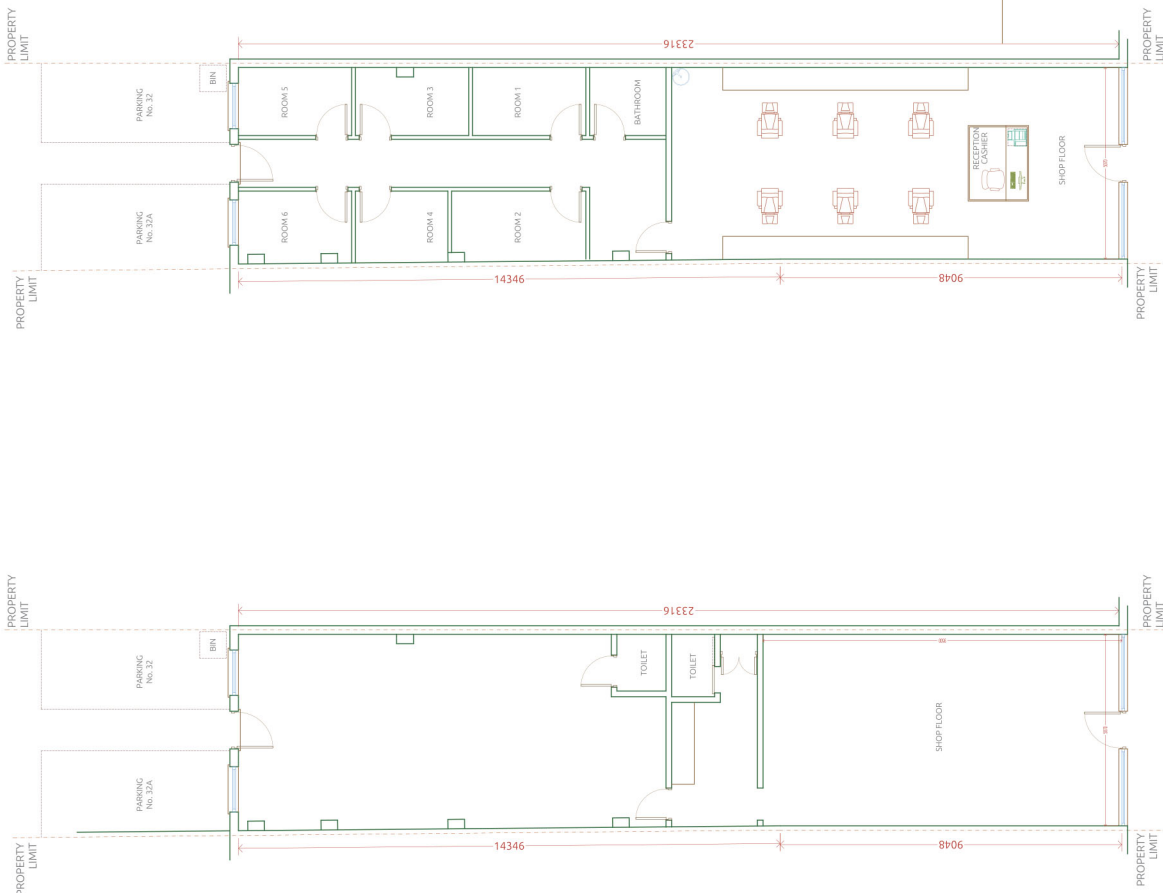
1:1250 scale print at A4, Centre: 510083 E, 187170 N

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100019980

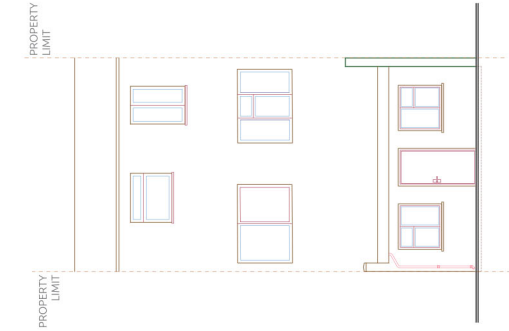


bovilles
COPY SHOP

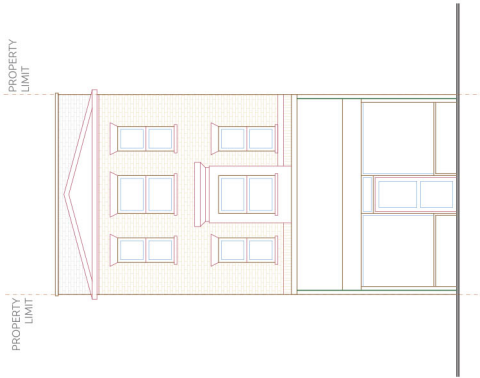
copyshop@bovilles.co.uk
tel: 01895 450321



EXISTING Ground Floor Plan
Scale: 1:100



EXISTING Back Elevation
Scale: 1:100
It is not going to be changed for Proposed

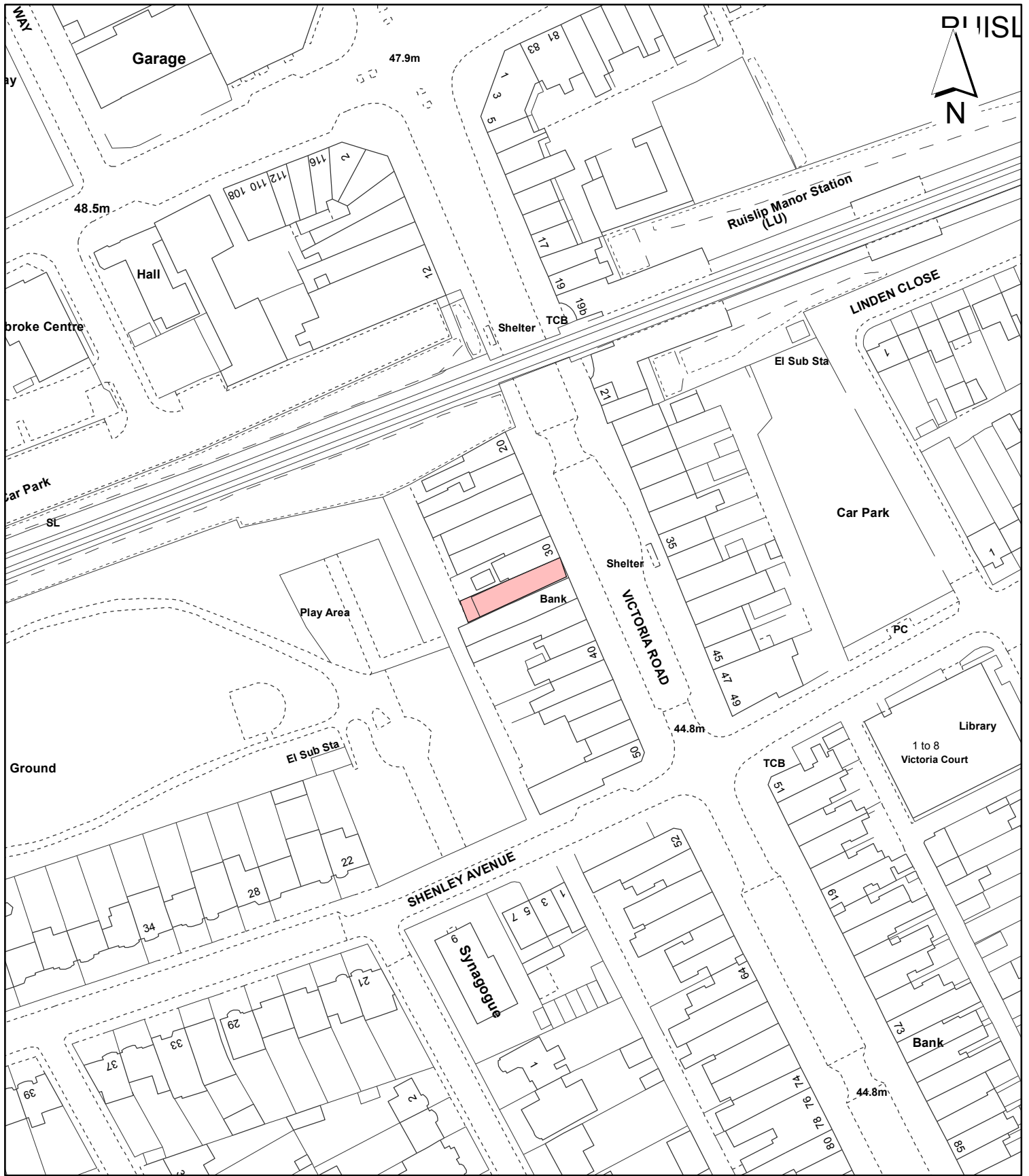


EXISTING Front Elevation
Scale: 1:100
It is not going to be changed for Proposed

- External Wall Construction**
 12.5 mm Plasterboard
 10 mm DAB
 100 mm Blockwork
 100 mm Cavity Fully fill insulated cavity
 100 mm Blockwork
 100 mm Blackwork
 Render to match existing
- External Wall Construction**
 12.5 mm Plasterboard
 10 mm DAB
 100 mm Blockwork
 100 mm Cavity Fully fill insulated cavity
 102.5 mm Facing brick outer leaf to match existing
- Interior Wall Construction**
 12.5 mm Plasterboard
 10 mm DAB
 100 mm Blockwork
 100 mm Cavity Fully fill insulated cavity
 102.5 mm Facing brick outer leaf to match existing
- Interior Wall Construction**
 12.5 mm Plasterboard
 7.5 mm Timber stud Fully fill insulated cavity
 12.5 mm Plasterboard
 NOTE: Moisture resistant plasterboard in wet areas
- Interior Wall Construction**
 12.5 mm Plasterboard
 7.5 mm Timber stud Fully fill insulated cavity
 12.5 mm Plasterboard
 NOTE: Moisture resistant plasterboard in wet areas

PROPOSED Ground Floor Plan
Scale: 1:100

 www.aceengs.co.uk Copyright © 2019 Ace engineering solutions, All rights reserved.	Project: 32 VICTORIA ROAD Location: 32 Victoria Road RUISLIP, HA4 0AB	Date: 24 - DEC - 2019 Revision Number: 04 Drawing Title: Existing Drawings DWG No.: AR - 011
	Designed By: Aa. H. Drawn By: Co. A.	Checked By: Ab. H. Approved By: An. H.
	Issued By: C. GODINHO Field: 1, 9, 1, 2, 3, 1 Scale: 1 50 @ A0	Project Number: 1 50 @ A0
	Notes:	
1 Do not scale from this drawing. Use figured dimensions only. The contractor is requested to check all dimensions before the work is put in hand.		
2 Read in conjunction with all other Architect's and structural engineer's drawings.		
3 Report any discrepancies to the contract administrator before undertaking the work described in the drawings.		
4 Dimensions marked with * are approximate site dimensions and are to be verified by the contractor on site before any fabrication / site works occur.		
5 Contractor is responsible for all temporary propping to existing structure.		



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Site Address:

**32 Victoria Road
 Ruislip**

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 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

15291/APP/2019/4144

Scale:

1:1,250

Planning Committee:

North Page 114

Date:

March 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 4 CUNNINGHAM DRIVE ICKENHAM

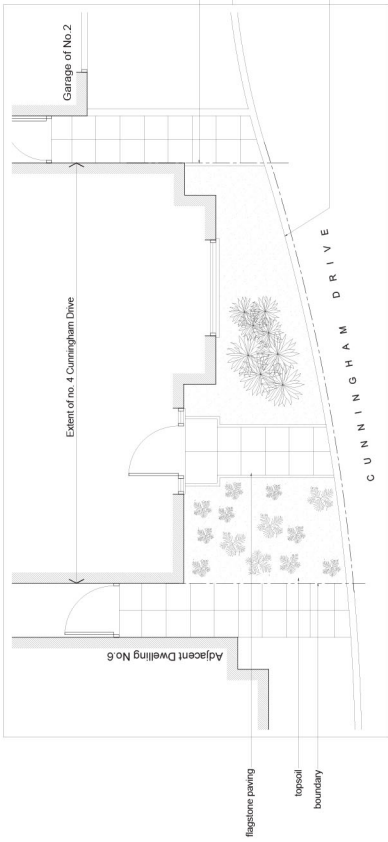
Development: Retention of hard landscaping and provision of soft landscaping

LBH Ref Nos: 74795/APP/2019/3536

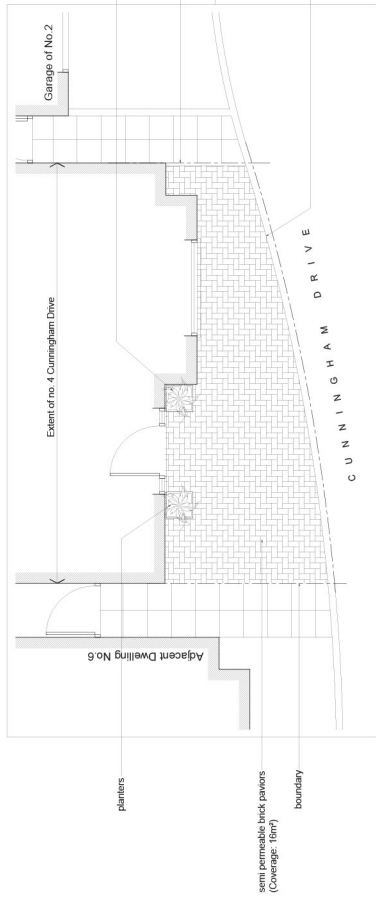
Date Plans Received: 26/10/2019

Date(s) of Amendment(s): 20/11/2019

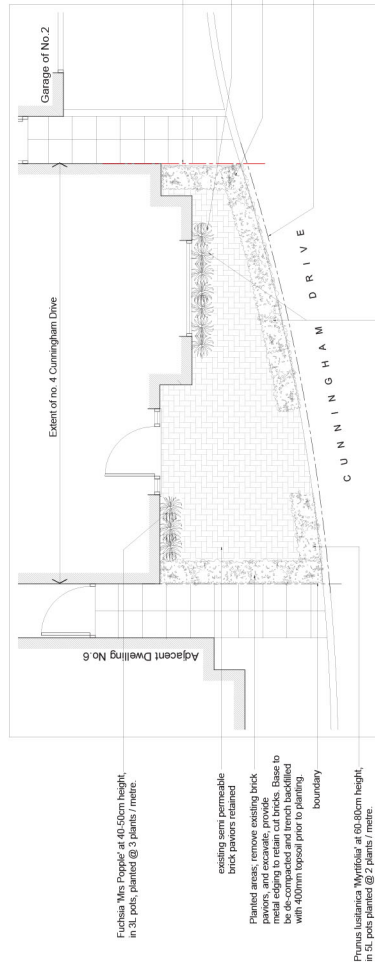
Date Application Valid: 20/11/2019



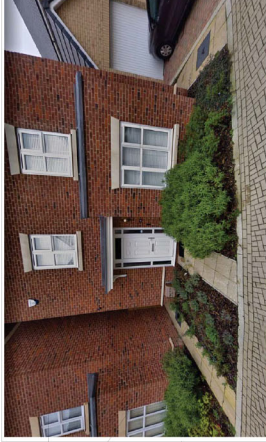
PLANNING APPROVED SCHEME: 38402/APP/2007/1072



UNLAWFUL ALTERATIONS TO APPROVED SCHEME (AS BUILT)



PROPOSED ALTERATIONS TO RECTIFY BREACH



PLANNING APPROVED SCHEME: 38402/APP/2007/1072



UNLAWFUL ALTERATIONS TO APPROVED SCHEME (AS BUILT)



SITE LOCATION PLAN 1:1250



PLANNING

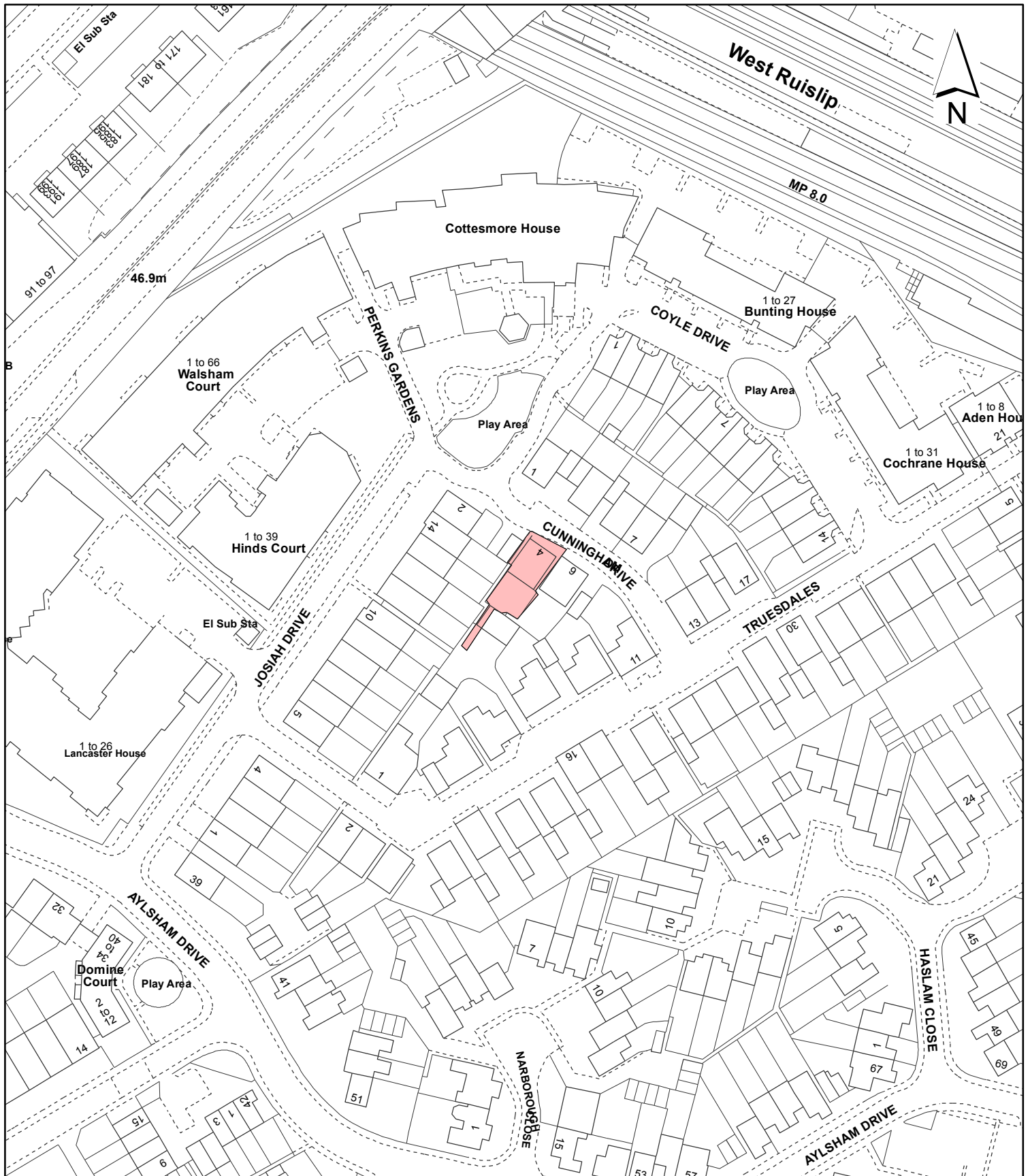
Revision	
D	20.11.19 KSP Site location plan added
C	25.10.19 KSP Revisions as per Ft. Reviews comments 25.10.19
B	04.10.19 KSP Revisions as per Ft. Reviews comments 04.10.19
A	04.10.19 KSP Revisions as per Ft. Reviews comments 04.10.19

Akaal Architecture Ltd
t 07984 590178 w akaalassociates.co.uk

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Client:	M.H. Singh
Project:	4 Cunningham Drive, Ickenham UB10
Drawing title:	EXISTING AND PROPOSED PLANS
Date:	June 2019
Scale:	1:50 @A1 1:100 @A3
Project no.:	2019.011
Drawing no.:	02.01
D	





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

Planning Application Ref:
74795/APP/2019/3536

Scale:
1:1,250

Planning Committee:
North Page 117

Date:
March 2020



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