



HILLINGDON
LONDON

A

VIRTUAL North Planning Committee

To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Henry Higgins (Vice-Chairman)
Councillor Jas Dhot
Councillor Becky Haggar
Councillor Allan Kauffman
Councillor Carol Melvin BSc (Hons)
Councillor John Morgan
Councillor John Oswell
Councillor Jagjit Singh

Date: TUESDAY, 26 MAY 2020

Time: 6.00 PM

Location: VIRTUAL MEETING

Watch Live Watch a live broadcast of this meeting on the Council's YouTube channel: [Hillingdon London](#)

Important Meeting Advice: Following UK Government advice to avoid all but essential travel and to practice social distancing, the usual physical public speaking rights at Planning Committee may be suspended temporarily during the coronavirus pandemic. Instead, written representations would be considered as part of Hillingdon's established Petitions Scheme.

Published: Friday 15 May 2020

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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 - 8
- 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
- 6 COVID-19: Temporary Planning Petition Scheme Changes – Written Representations in lieu of physical speaking rights 9 - 14
 - *Following UK advice to avoid all but essential travel and to practice social distancing, the Committee will consider suspending the usual physical public speaking rights at Planning Committee meetings during the coronavirus pandemic. The proposal is that written and / or visual representations will be invited and read out / presented in lieu. This will be a temporary change to Hillingdon's established petitions process whilst the Council holds virtual planning committee meetings.*

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 Petitions

	Address	Ward	Description & Recommendation	Page
7	16 Murray Road, Northwood 4626/APP/2019/629	Northwood	Two-storey, rear extension with habitable roofspace to allow for conversion of ground and first floor from part Use Class C3 (Dwellings) and part-Class D1 to Class D1 (Non-Residential Institutions – Nursery) and addition of rear dormer to allow for conversion of second floor into two one-bed, self-contained flats. Recommendation: Refusal	15 – 30 138 - 142

Applications without Petitions

	Address	Ward	Description & Recommendation	Page
8	178-180 Field End Road, Eastcote, Pinner 74599/APP/2020/619	Cavendish	Change of use of No. 178 from retail (Use Class A1) to restaurant (Use Class A3), single-storey infill extension, installation of rooflight and installation of new shop front to both units. Recommendation: Approval	31 – 44 143 - 158
9	Highway Farm, Harvil Road, Harefield 50235/APP/2019/3403	Harefield	Installation of wire frame sculpture of a dog. Recommendation: Approval	45 – 56 159 - 164
10	Copthall Farm, Breakspear Road South, Ickenham 9271/APP/2019/3381	Ickenham	Erection of agricultural building for hay and straw. Recommendation: Approval	57 – 76 165 – 169
11	86 Ducks Hill Road, Northwood 49961/APP/2020/204	Northwood	Addition of a first-floor and part two-storey, part single-storey front / side extension and a single-storey rear extension and raised rear decking area. Recommendation: Refusal	77 – 82 170 - 175
12	St John's School, Potter Street Hill, Northwood 10795/APP/2020/371	Northwood Hills	Erection of a tree house. Recommendation: Approval	83 – 92 176 - 180
13	Small Holding 1 opposite Northwood Hills United Reform Church, Joel Street, Northwood 75214/APP/2019/3611	Northwood Hills	Erection of four stables (retrospective). Recommendation: Approval	93 – 104 181 - 185

Other Reports

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.

15	ENFORCEMENT REPORT	119 - 126
16	ENFORCEMENT REPORT	127 - 136

PART I - Plans for North Planning Committee **137 - 185**

Agenda Item 3

Minutes



NORTH Planning Committee

18 March 2020

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Jas Dhot, Martin Goddard, Becky Haggard, John Oswell, Raju Sansarpuri and Steve Tuckwell</p> <p>LBH Officers Present: Matt Kolaszewski (Planning Team Manager), Kerrie Munro (Legal Advisor), Liz Penny (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration) and Alan Tilly (Transport, Planning and Development Manager)</p> <p>Ward Councillors Present: Councillor John Morgan (item 8)</p>
129.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Henry Higgins and from Councillor Carol Melvin with Councillor Steve Tuckwell substituting.</p>
130.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>In relation to item 6, it was noted that the Head of Planning and Enforcement would present the report since the planning officer Matt Kolaszewski lived in close proximity to the site in question. Mr Kolaszewski left the room during the deliberations of this item.</p>
131.	<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 19 February 2020 be approved as an accurate record.</p>
132.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
133.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that the items of business marked Part 1 (items 1 – 11) would be considered in public and the items marked Part II (item 12) would be considered in private.</p>

134. **JUNCTION OF SWAKELEYS DRIVE AND WARREN ROAD, ICKENHAM - 65862/APP/2020/410** (*Agenda Item 6*)

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.

Officers introduced the report. It was noted that the proposed monopole would not cause harm to pedestrian or highway safety. However, given the siting and character of the surrounding area, it was considered that the monopole 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. Members were advised that the proposed monopole was very tall and would be noticeably above the treeline.

A petitioner statement in objection to the application was read out by the Chairman. Key points included:-

- The siting of a mast on the corner of Swakeleys Drive and Warren Road would blight the street scene and there were more suitable places for this development;
- The Code of Best Practice on Mobile Network Development in England suggested 'Placing a mast within or adjacent to an existing group of trees' and advised that 'care should be taken to avoid the unnecessary loss of existing trees';
- It was considered that a site adjacent to the nearby existing cabinets and on the edge of the wooded area beside the River Pinn would more closely follow the Code's guidance.

Members agreed that the siting of the mast was inappropriate. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

135. **LAND BESIDE 2 & 6 WOODSIDE ROAD, NORTHWOOD - 70377/APP/2019/2476** (*Agenda Item 7*)

Variation of condition 2 (Approved Plans) and 5 (Side Windows) of Secretary of State's Appeal Decision. Two storey, 3-bed detached dwelling, use of habitable roof space, ancillary works and provision of new vehicle access from Woodside Road

Officers introduced the report and highlighted the addendum.

A petitioner's statement was read out by the Chairman. Key points highlighted included:

- Several of the 13 conditions set out by the Planning Inspector had been ignored. This application sought to address some of the breaches;
- The Enforcement Team was thanked for persuading the applicant to amend his plans to ensure that all side-facing windows were obscure glazed and non-opening below 1.8 metres;
- It was noted that, in the addendum, conditions 6,7,9 and 10 were to be carried forward to the approval notice for this application;

- In view of the actions taken by planning officers, no further objections were raised.

Members were happy with the proposal and raised no objections.

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

RESOLVED: That the application be approved.

136. **17 WOODGATE CRESCENT, NORTHWOOD - 42270/APP/2019/4154** (*Agenda Item 8*)

Single storey extension to storage shed (Retrospective)

Officers introduced the report and highlighted the addendum. Members were informed that, apart from the addition of some camouflage netting, the application was identical to that previously submitted which had been refused.

A petitioner spoke in objection to the application. Key points raised included:

- The application had previously been refused and the addition of camouflage netting changed nothing;
- The applicant had cut down numerous trees at the site;
- The new application had done nothing to address the issues raised previously relating to size, scale and siting.

The applicant addressed the Committee in support of the application. Key points raised included:

- A separate independent petition had been submitted in support of the application;
- The extension was to the rear of the shed;
- Its maximum depth was 2.75m which was below the 3m guidance;
- The extension met all but one of Hillingdon's Permitted Development Guidelines – the exception related to its 5m depth (Hillingdon Guideline is 4m max);
- The extension measured 5m x 2.5m x 2.75m;
- The extension was screened by a row of pine trees and fell well within the boundary;
- The extension was only visible from secondary windows at number 15 and passed the 45 degree test. It was screened by trees and shrubs and could not be seen from the public viewpoint;
- The extension was small and was not detrimental to the amenity of the neighbour. Refusal on the grounds of overdominance could not be justified.

Ward Councillor John Morgan spoke in objection to the application highlighting the fact that the addition of nylon netting was the only change to the previous application which had been refused. Councillor Morgan believed the extension to be unacceptable due to its size, bulk, height and overdominance of the neighbour's property.

Members noted that the changes in this application were minimal and suggested that the applicant should work with planning officers to come up with an acceptable proposal.

	<p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
137.	<p>HAREFIELD HOSPITAL, HILL END ROAD, HAREFIELD - 9011/APP/2019/4072 <i>(Agenda Item 9)</i></p> <p>Creation of 2 formal hospital gardens including planning, furniture and paths.</p> <p>Officers introduced the application. Members were advised that Harefield Hospital lay within the Green Belt and part of the application also lay within the Harefield Village Conservation Area. It was considered that the gardens and associated furniture would not compromise the open character of the Green Belt and and the proposal would not be detrimental to the amenities of surrounding residents.</p> <p>Members approved of the proposal and raised no objections.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
138.	<p>32 VICTORIA ROAD, RUISLIP - 15291/APP/2019/4144 <i>(Agenda Item 10)</i></p> <p>Change of use from A1 shop to Beauty Salon (Sui Generis)</p> <p>The officer's presentation was deemed unnecessary. Members approved of the change of use and raised no objections.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
139.	<p>4 CUNNINGHAM DRIVE, ICKENHAM - 74795/APP/2019/3536 <i>(Agenda Item 11)</i></p> <p>Retention of hard landscaping and provision of soft landscaping.</p> <p>Officers presented the report. It was noted that landscaping officers and flood water management had raised no objections.</p> <p>Members approved of the proposal and raised no concerns.</p> <p>The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
140.	<p>ENFORCEMENT REPORT <i>(Agenda Item 12)</i></p> <p>RESOLVED:</p> <p>1. That the enforcement action, as recommended in the officer's report, be agreed; and,</p>

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

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

The meeting, which commenced at 8.15 pm, closed at 8.51 pm.

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

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

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Minutes



NORTH Planning Committee

14 May 2020

Meeting held at VIRTUAL - Live on the Council's YouTube channel: Hillingdon London

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Jas Dhot, Becky Haggar, Henry Higgins (Vice-Chairman), Carol Melvin, John Oswell, Allan Kauffman, John Morgan and Jagjit Singh</p> <p>LBH Officers Present:</p>
1.	<p>ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>)</p> <p>RESOLVED: That Councillor Lavery be elected as Chairman of the North Planning Committee for the 2020/21 municipal year.</p>
2.	<p>ELECTION OF VICE CHAIRMAN (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That Councillor Higgins be elected as Vice-Chairman of the North Planning Committee for the 2020/21 municipal year.</p>
	<p>The meeting, which commenced at 7.53 pm, closed at 8.03 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on Telephone 01895 250636 or email (recommended): democratic@hillington.gov.uk. 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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COVID-19: TEMPORARY PLANNING PETITION SCHEME CHANGES - WRITTEN REPRESENTATIONS IN LIEU OF PHYSICAL SPEAKING RIGHTS

Committee name	North Planning Committee
Officer reporting	Mark Braddock, Senior Democratic Services Manager
Papers with report	Appendix A - Constitutional references Appendix B - Protocol on written representations
Ward	All wards

SUMMARY

To recommend to the Committee a suspension of Committee Standing Orders in light of the Coronavirus Pandemic and UK national emergency. This relates to temporary changes to the Council's Petition Scheme on speaking rights (for planning committees) and provides for the replication of physical speaking rights with written and visual representations. For the avoidance of doubt, this is a temporary measure and will, upon both UK Government advice and if the Council determines, revert back to the normal speaking rights upon the resumption of traditional planning committee meetings.

RECOMMENDATION

That under the provision of Standing Order 16 (Committee Procedure rules), the temporary suspension of Standing Order 13 (Committee Procedure Rules) and the immediate application of written representations as set out in the Protocol in Appendix B, be approved.

SUPPORTING INFORMATION

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) (Regulations) 2020 were published on 2 April and came into force on 4 April. They remove the 'place' requirement so meetings can be held virtually. These are temporary national regulations and, unless the Council determines otherwise, will only last until May 2021.

Many councils have adapted their speaking rights for virtual meetings. This is purely a practical matter for each council to decide, in terms of the most effective operation of the virtual meeting based on local circumstances, but critically to ensure, in whatever way, the views of all relevant parties are taken into account before a decision is made during current circumstances.

In Hillingdon, residents and others traditionally enjoy well established public speaking rights on planning applications. It is important to note that this is a right granted locally (not legally) as part of the Council's own Petition Scheme since 2002.

After due consideration of the vital practicalities of chairing and conducting effective meetings virtually, e.g. the practical implications for chairing and co-ordinating the meeting with multiple

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people joining at different times and the potential problems with disenfranchising those who are not technologically savvy or who have not used related video-conferencing applications before, it is proposed that written representations be instigated in lieu of the usual 'physical' speaking rights.

In an effort not to restrict those who are traditionally permitted to speak in person through the Council's Petition Scheme and provide for a robust and equitable temporary process, it is proposed to enable full written representations to be read out during the virtual meeting (inclusive of any visual presentations) replicated through a maximum word count based on the approximate usual speaking times. A similar word count limit would apply to Ward Councillors and Conservation Area Panel representatives for their respective approximate speaking times. The Chairman would retain discretion with multiple petitions.

Importantly for anyone submitting written and/or visual representations to a virtual planning committee meeting, the intention is that the meeting and any representations will be broadcast simultaneously, live on the Council's YouTube channel: [Hillingdon London](#). This is the world's most accessible video platform to view proceedings at any time, on any device and anywhere.

The proposal set out to the Committee would not require a constitutional change to the formal Petition Scheme by full Council. The Committee itself is permitted, under Committee Procedure Rules Standing Order 16, to suspend elements of its procedures, and in this case, public speaking rights as per Standing Order 13. A copy of Standing Orders 16 and 13 are shown in **Appendix A** for reference.

Therefore, to ensure upcoming virtual planning committee meetings can continue to hear the views of residents and others participating in the most universally accessible and suitable way during this national emergency and pandemic, **Appendix B** sets out a proposed protocol for new temporary procedures for written representations for committee consideration.

Financial Implications

None.

Legal Implications

It is a well-established and important right that petitions can be presented to the Council's planning committees and that petitioners have the right to address Members of the committees for up to five minutes on the subject of the petition. This right is reinforced in the Council's Planning Code of Conduct for Members. It is a fundamental and long established principle of public law that Members should have all relevant information before them in order to make a 'Wednesbury reasonable' lawful decision. The hearing of petitions fully accords with this principle. The Borough Solicitor can confirm that the proposed temporary changes to the Council's planning petition procedures, as set out in the report, are both lawful and constitutional provided of course that the requirements of the relevant Standing Orders are strictly observed

BACKGROUND PAPERS

- [Council Constitution, Committee Procedure Rules & Petition Scheme](#)
- <https://wordcounter.net> (example website on word counts vs speaking times only - not definitive)
- [Hillingdon's YouTube Channel](#).

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Appendix A

Committee Standing Order 13 - Speaking Rights & Petitions

- (1) When a proposed development falling within a Conservation Area is considered by a Planning Committee, a representative of the relevant Area Panel will be entitled to attend and address the committee for a maximum of five minutes. Notification of the intention to speak and the name of the speaker must be supplied to the Head of Democratic Services in the usual manner.
- (2) The procedures for petitions and speaking rights at Committee meetings are set out in Schedule F – Hillingdon Council Petition Scheme.

Committee Standing Order 16 - Suspension of Standing Orders

A motion to suspend Standing Orders shall require the support of at least half of the members of the Committee present.

Appendix B - COVID-19 Temporary protocol for written representations for virtual planning committee meetings

A temporary suspension of the Council's Petition Scheme has been agreed in light of the Coronavirus pandemic and UK national emergency. In its place, it has been agreed that written and/or visual representations are received where there is a valid petition, in place of the usual physical speaking rights at the Civic Centre. Such representations will be presented instead during 'virtual' planning committee meetings, streamed live on the Council's YouTube channel.

This is a temporary measure and will, upon both UK Government advice and when the Council determines, revert back to the usual public speaking rights upon the resumption of traditional planning committee meetings. The temporary rules are set out below:

Petitions received

The presence of a valid petition on an application will enable written representations in place of direct speaking rights to the relevant planning committee.

Petitions on planning applications will be accepted in the usual way, as part of the Council's Petition Scheme and circulated to councillors on the relevant committee for their information.

Lead petitioners (and if applicable applicants and agents) will be notified when a petition item is to be considered by a planning committee, usually a week before the meeting. This will invite parties identified by the Council to submit written representations as set out below.

All representations will be included on the agenda, read out or shown visually during the virtual

meeting as set out below.

Lead petitioners/or their representative

Written representations will be permitted in place of public speaking if received no less than 24 hours before the virtual planning committee meeting to Democratic Services.

A strict maximum of **750 words** should be submitted, which equates approximately to 5 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Democratic Services reserves the right to edit or shorten any submission exceeding 750 words, in an independent way and in the best interest of conveying the views of the petitioners.

Applicant / agents

Only when a petition has been received in OBJECTION to an application, then to ensure a fair hearing, the applicant or agent will also be invited to submit a written representation. Similarly, a strict maximum of **750 words** should be submitted, which equates approximately to 5 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Democratic Services reserves the right to edit or shorten any submission exceeding 750 words, in an independent way and in the best interest of conveying the views of the applicant / agent.

Visual, audio or video presentations

Strictly inclusive of the above 750 word limit, petitioners, applicants/agents may submit photos or a digital presentation to Democratic Services. A maximum of:

- 5 photos or presentation slides
- 1 single video - up to 2 minutes approx. in length

may be received and this must strictly be linked to the maximum 750 written representation to be read out. This is to ensure that the Council can convey both your written and visual representation effectively.

No audio files are permitted.

Ward Councillors

Ward councillors are permitted to submit a written representation up to a strict maximum of **450 words** 24 hours before the meeting, which equates approximately to 3 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Conservation Area Panel representatives.

Area Panel representatives, as identified to Democratic Services, are permitted to submit a written representation up to a strict maximum of **750 words** no less than 24 hours before the meeting,

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which equates approximately to 5 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Chairman's Discretion

There are no other general public written representations permitted by public parties not mentioned above, unless in exceptional circumstances, as agreed by the Chairman of the Committee for the effective conduct of the meeting. The Chairman also is able to vary the times permitted for written representations where multiple petitions are received on an application.

Checking and submitting your written representation:

Written representations, presentations and video files will be permitted at the virtual meeting only if received no less than 24 hours before start time. Please email these to Democratic Services at the email account petitions@hillington.gov.uk.

There are various word count checking tools available online to assist.

Watching your petition / representation being considered

The Council intends to live broadcast virtual planning committee meetings on its YouTube channel: [Hillingdon London](#). This is the world's most accessible video platform to view proceedings at any time, on any device and anywhere. A link to the virtual meeting will also be available on the Council's website and in communications with petitioners and other parties so they can see their representations being considered live or after the meeting.

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Report of the Head of Planning, Transportation and Regeneration

Address 16 MURRAY ROAD NORTHWOOD

Development: Two storey rear extension with habitable roofspace to allow for conversion of ground and first floor from part Use Class C3 (Dwellings) and part Class D1 to Class D1 (Non-Residential Institutions - Nursery) and addition of rear dormer to allow for conversion of second floor into 2 x 1-bed self-contained flats.

LBH Ref Nos: 4626/APP/2019/629

Drawing Nos: Heritage Report
5618 - PL101
Tree survey
Tree Schedule
Arboricultural Impact Assessment
5618-PL100
5618 - PL102 D
Heritage Statement

Date Plans Received: 22/02/2019 **Date(s) of Amendment(s):** 12/09/2019

Date Application Valid: 28/02/2019 22/02/2019
13/08/2019

1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal is for the erection of two storey rear extension with habitable roof space, including a rear dormer window and the change of use from part class C3 (dwelling) and D1 (non residential) to D1 use for the ground and first floor and the creation of 2 x 1 bed flats at second floor.

The proposal would result in the net loss of residential floorspace and has failed demonstrate that the proposed community facility is required to serve the local demand. The proposed extension would be an overly large and incongruous addition to the original property, which would fail to respect the architectural character of the original dwelling, the group of three of which it forms a part and the wider Conservation Area. The proposed flats would afford an unsatisfactory living accommodation for future occupiers and would be detrimental to the amenity of the neighbouring occupiers at no. 18. As such the proposal is considered not to comply with the relevant policies contained in the Local Plan: Part Two - Development Management Policies (2020) and therefore the proposal is recommended for refusal.

A petition against the proposal has been received.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would result in the net loss of residential floorspace contrary to the requirements of policy DMH 1 of the Local Plan: Part Two - Development Management Policies (2020).

2 NON2 Non Standard reason for refusal

The proposed rear extension and raising of the roof height, by reason of its size, scale, bulk and design would be an intrusive addition to the property which would fail to harmonise with the existing character of the original dwelling, the group of three properties of which it forms a part and the wider street scene. The proposal therefore fails to either preserve or enhance the Northwood Town Conservation Area and would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of Local Plan: Part Two - Development Management Policies (2020).

3 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory quality for the future occupiers of the proposed dwellings and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy DMHB 16 of the Local Plan: Part Two - Development Management Policies (2020) and Policy 3.5 of the London Plan (2016).

4 NON2 Non Standard reason for refusal

The proposed two storey rear extension by virtue of its height and proximity, would be detrimental to the amenities of the adjoining occupiers at no. 18 by reason of overdominance, loss of outlook and loss of light. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 Local Plan: Part Two - Development Management Policies (2020).

5 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide usable quality amenity space would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policy DMHB 18 of the Local Plan: Part Two - Development Management Policies (2020).

6 NON2 Non Standard reason for refusal

The proposed development has failed to demonstrate that unacceptable levels of noise and disturbance to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigations measures, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7 NON2 Non Standard reason for refusal

The proposed use of the premise as a day-nursery does not provide adequate onsite car parking, on-site pickup and drop off facilities to the detriment of child safety and fails to have regard to existing highway and pedestrian safety concerns. The proposed use would result in an increase in parking stress on the local highway network and surrounding area which is already subject to considerable pressure and would create an environment that would present considerable hazard to pedestrians and will be disruptive to residents of neighbouring dwellings. The proposed use is therefore in conflict with Policies DMT 1, DMT 2 and DMT 6 of the of the Local Plan: Part Two - Development Management Policies (2020) and Policies 6.10, 6.13, 7.4 and 7.5 of the London Plan (2016).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant policies in the Local Plan: Part Two - Development Management Policies (2020), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 171 LBH worked applicant in a positive & proactive (Refusing)

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is occupied by a detached two and a half storey building which is currently in residential use, with planning history showing that part of the ground floor had been used as a veterinary clinic in the past and, more recently, as a space for providing catering tutorials.

The building is L-shaped with a hipped end lateral roof and a gable ended roof running perpendicular to this. The elevation walls are predominantly finished in red brick. There are prominent ground and first floor level bay windows on the building frontage, which is set well back from the street with a hard surfaced parking area provided to the front. A sizeable two-storey flat roof extension, which includes bay windows, has been added to the rear as well as a modestly sized single-storey lean-to style extension. It appears that these extensions were made prior to 1948, when the Town & Country Planning Act first came into effect. The rear amenity space includes a hard surfaced terrace area adjacent to the building, with the majority of the space being a lawn. Site boundaries are marked by mature landscaping.

The site is located on a residential road that is characterised by large, detached two and three - storey buildings that are set well back from the road, on deep plots. The level of set back is uniform and creates a strong building line. The presence of mature landscaping both within plots and in the form of street trees softens the visual impact of built forms and generates a verdant character and appearance to the street. Gaps to the side of buildings are minimal and as a result, views to the rear of buildings are limited. Extensions to the rear of buildings, both single and two-storey, are a relatively common feature whilst side and front elevations are largely unmodified.

The majority of buildings on the road are single dwellings or contain flats although there is a Doctor's Surgery and a Synagogue nearby. At the end of the road, to the north of the site, is Northwood Town Centre and Primary Shopping Area. Northwood Underground Station is sited within the Town Centre, approximately 200 metres walking distance from the site.

The application site lies within the Northwood Town Centre Conservation Area and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site is also covered by TPO483.

3.2 Proposed Scheme

This application seeks permission for the erection of a two storey rear extension, the extension of the roofspace including a rear dormer and the conversion of the lost space to provide 2 x 1 bed flats. The proposal also includes the change of use of the ground and first floor from C3 residential with a small element of D1 (non residential use) to form a D1 Nursery.

3.3 Relevant Planning History

4626/APP/2018/1772 16 Murray Road Northwood

Part two storey, part single storey rear extension, extension to roofspace and change of use from Use Class C3 (Dwellings) to Use Class D1 (Non Residential Institutions - Nursery)

Decision: 26-10-2018 Withdrawn

4626/B/83/0811 16 Murray Road Northwood

Change of use from res. to veterinary surgeon on part of ground floor.

Decision: 06-09-1983 Approved

4626/C/98/0027 16 Murray Road Northwood

Change of use from veterinary surgery to tuition room for catering purposes, languages, terminology etc.

Decision: 15-09-1998 NFA

4626/PRC/2018/51 16 Murray Road Northwood

Part single, part two-storey rear extension and Change of Use from part use class C3, part D1 to a nursery (Use Class D1)

Decision: 13-06-2018 OBJ

Comment on Relevant Planning History

A 1983 approval was granted for the change of use of part of the ground floor from residential to a Veterinary surgery.

Pre-application advice was also sought in regard to the current proposal. This advised that overall, there are concerns with regards to the loss of the residential unit on this site which is contrary to the councils position which is to retain residential units. There are a number of policies which confirm the council's position to refuse applications to convert residential units into non-residential institutions of this kind. If an application is submitted, careful consideration needs to be given to support the proposed loss of the residential unit and the design of any development to ensure that it does not have a detrimental impact on the character of the area, streetscene, residential amenity, the local highway network or pedestrian safety.

A subsequent application failed to address this and was withdrawn before a decision was issued.

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:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMH 1 Safeguarding Existing Housing

DMH 2 Housing Mix

DMH 4 Residential Conversions and Redevelopment

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHB 4 Conservation Areas

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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 6.13 (2016) Parking

LPP 6.10 (2016) Walking

LPP 7.4 (2016) Local character

LPP 7.5 (2016) Public realm

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd April 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbours and the Northwood Residents Association were consulted for a period of 21 days

expiring on the 26 March 2019. A site notice was also erected to the parking sign at the front of the building. 14 responses were received raising the following issues:

- Increased traffic problems on the road
- Increased noise pollution
- Loss of light
- Loss of sunlight
- Loss of views
- No details of no. of children or provision for set-down/pick up areas
- Out of keeping with the character of the conservation area
- Scale and design of the proposal detrimental to the character and appearance of the building
- Loss of a large residential dwelling
- Nursery not necessary
- The previous non residential use was very minor in scale compared to the house as a whole, this should continue to the case
- Overshadowing
- Loss of privacy
- Over development of the original property
- Loss of front landscaping to accommodate parking detrimental to the historic look of the road
- Inappropriate location for a nursery
- Visual intrusion and loss of outlook
- The applicant states that the hours of opening are relevant but has not provided opening hours
- Loss of hedges to the front to provide cycle shed and parking
- Entry and exit from the site hazardous due to limited sight lines
- Application would create similar issues to the previously refused scheme at no. 11
- Discrepancy on vehicle parking. They state 5 existing spaces and 5 proposed but the plans show 4 spaces
- Does not advise equivalent full time staff
- Contrary to national and local policy
- No number of children
- Deeds have a restrictive covenant which would prevent me operating such a business
- Further to the applicant's ttp consulting Parking Review, I have carried out my own brief survey. Ttp should have uses the section of Murray Road between it junction with Maxwell Road and Elgin Close. There are 28 allocated parking spaces, one of which is for disabled use. Over 2 weeks there are never more than 3 vacant spaces except during the prohibited time period. More important is the rate of traffic flow along the single lane between parked vehicles. Random spot checks over a 2 week period show that on average a vehicle passes 16 Murray Road every 22.78 seconds a obviously a considerable hazard

A petition against the proposal has also been received.

Internal Consultees

Conservation Officer -

Despite attempts by the MOLA Heritage Statement to argue that the impact of the proposal is neutral, their argument is found to be unconvincing and it is felt that the amended plans will still have a negative impact on the conservation area. This is due to the disproportionately out of scale design, alterations to the front elevation that impact on the relationship with number 18 and 20 and the visibility of the proposal in the gap between numbers 16 and 18 and the impact that the change of use would have on this historically residential road. Refusal is recommended.

Officer response: MOLA produced additional comments following on from their Heritage Statement. The Conservation Officer responded as follows:

The proposal remains too large. This has consistently been pointed out both with this application and the previous application. Any successful proposal from a conservation perspective needs to

genuinely preserve the front elevation, preserve the gap between numbers 16 and 18 by reducing the length of the extensions to the rear and ensure that the rear extensions themselves are clearly subordinate to the original building. If it is considered appropriate to produce further amended plans, the applicants should amend the plan in line with these three key points. However, as the plans stand they should be refused.

Tree/Landscaping -

No objection subject to pre-commencement conditions for tree protections measures and landscaping.

Highways -

There are highway objections to this planning application as it is contrary to the Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 2: Highway Impacts and Policy DMT6: Vehicle Parking. The development does not have adequate parking or drop off and pick up facilities to cater for demand nor a robust way of managing patrons arriving or departing in lieu of these facilities. This will result in the built up of vehicles parked on-street. People will be walking around these vehicles opening and closing car doors as they lift children in and out of child seats. The sheer volume of activity taking place will obscure sight lines and serve as a distraction to passing drivers. This presents a risk to road safety and would impede the free flow of traffic.

Environmental Protection Unit -

There is no objective information regarding the noise impact that the proposed use (capacity levels is cited as 60)will have on the surrounding neighbors. 60 pupils is a considerable number of children for this type of location(residential area, as opposed to mixed light business)

The Planning statement mentions parking spaces for only 4 vehicles and these are intended for Staff members and resident parking, there is no mention of space being made available for for customers/ parents when dropping off the children, there is likely to be a substantial increase in noise levels at drop off/collection times in the nearby roads to the nursery. Background noise levels may be lower in this location, at present there is no information to draw any type of conclusion other than an increase is likely to occur..

There is also no assessment of the impact of noise from the regular use of the garden area and the number of children anticipated at each occasion. It is reasonable to assume that noise levels will vary to some extent and will depend on how many children are playing in the outdoor space, even if children are supervised the noise levels can increase considerable. Ofsted have outdoor play requirements and the applicant has not stated how this be managed and the noise control. No reliable mechanism has been put forward to mitigate any harmful noise impacts.

Although the dwelling is detached the classrooms will be used for learning and development within a converted residential dwelling, again the capacity for each room has not been stated and its suitability to manage noise break out.

Access Officer -

I have considered the detail of this planning application and have no accessibility comments to make at this planning stage. 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. Particular attention should be made to the entrance lobby arrangement and the corridor width leading to the accessible toilet facility. Conclusion: Acceptable

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

The existing property comprises a substantial 5 bed dwelling (use class C3) with a floor area of approximately 240.15sqm set over 3 floors, with an additional area of 48sqm on the ground floor with a commercial use for the tuition for catering purposes (use class D1). The proposal would include the erection of a large two storey rear extension with habitable roofspace and the change of use of the ground floor and first floor to Class D1 to provide a children's nursery facility and the provision of 2 x 1 bed flats within the loft space. The proposed residential floor area as scaled from the plans would be a total of 84.65sqm, significantly less than the existing. The proposal would result in the net loss of 155.5sqm of residential floorspace contrary to the requirements of policy DMH 1.

Policy DMCI 2 considers the provision of new community infrastructure. It advises that the provision of new facilities will be supported where they are located within the community or catchment that they are intended to serve and they provide buildings that are inclusive, accessible, flexible and which provide design and space standards that meet the needs of the intended occupants.

The Council is committed to supporting the provision of facilities to meet the needs of the residents and recognises the value and importance of suitable day care provision. However no details have been provided within the application to demonstrate that there is a requirement for this type of facility within the community or catchment area for Northwood, in compliance with the requirements of Policy DMCI 2.

As such the proposal would fail to comply with the requirements of policies DMH 1 and DMCI 2. Therefore the proposal is considered unacceptable in principle.

7.02 Density of the proposed development

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

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

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

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

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

Policy DMHB 4 Local Plan: Part Two - Development Management Policies (2020) of the advises that within Conservation Areas new development will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significant and make a positive contribution to local character and distinctiveness.

Furthermore Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

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

The site lies within the Northwood Town Centre Conservation Area and comprises a large detached property, which is one of a set of 3 double fronted late Victorian houses designed and built at the same time. The 3 houses are amongst the earliest houses built on Murray Road. The existing property has previously been extended to the rear with the inclusion of a small single extension and a larger flat roofed two storey extension.

This proposal includes the erection of a substantial two storey rear extension, replacing the existing additions, which would measure between 7.25m and 10.25m in depth from the original rear wall of the property. This would be set beneath a double pitched roof with an extended valley gutter between projecting from a raised crown roof detail to accommodate the flats within the loft space. The Conservation Officer has raised strong concerns over the scale and form of the extensions. They have advised that contrary to the submitted Heritage Statements assertion that the proposal would have a neutral impact on the Conservation Area; the proposals would have a negative impact. To the rear the overly large extension would be set beneath a gabled roof form but with the gables ends set back behind uncharacteristic crown roofs with skirts. Whilst this is an attempt to reduce the bulk of the extension, this is not a traditional form and is of an unsatisfactory design which is clearly not subordinate to the existing building. Although located to the rear of the property the excessive depth of the rear extension would impact on the gap views between nos. 16 and 18 and will impact negatively on the conservation area.

When viewed from the front the existing roof sits below the left hand gable, the proposal would increase the height to meet a crown roof and the prominence of the left hand gable would be diluted. Although it is noted that all 3 of the matching properties have been widely extended to the rear, the front elevations remain unaltered. The raising of the roof will impact negatively on the group of three houses that currently make a positive impact on the conservation area. Murray Road has a residential character which is part of its interest within the conservation area and its change of use to a large nursery would further erode the residential character of the street.

It is therefore considered that the proposals fail to appear as subordinate additions to the existing property and fail to respect the architectural character and appearance of the original dwelling or the wider street scene and would fail to either preserve or enhance the character of the area contrary to Policies DMHB 4, DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

Not relevant to this proposal.

7.07 Impact on the character & appearance of the area

As detailed under the impact on the Conservation Area.

7.08 Impact on neighbours

Policy DMHB 11 advises that proposals should not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space. Policy DMHD also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

To the north Copperbeach Court is a large flatted development, which would be set back approximately 2.15m from the proposed rear extension, which would project 3.5m beyond their rear elevation. This would comply with the parameters defined within Policy DMHD 1 and it is not considered would significantly impact on the amenity of those occupiers. To the other side no. 18 would be set back approximately 2.6m from the proposed two storey extension, which would project beyond the rear of the ground floor of that property by 2.3m. However what is not shown on the submitted plans is that this property has not been extended at first floor level and the two storey extension would project approximately 10.55m beyond the first floor window and would appear to contravene a 45 degree line of sight from this habitable window.

The principle windows of the development would face the rear of the property with the addition of one north side facing window at first floor level. However as this would serve a staircase this could be conditioned to be obscure glazed and non opening below 1.8m if all other aspects of the proposal were acceptable.

It is therefore considered that the proposed development would have a detrimental impact on the residential amenity of the occupiers of the neighbouring dwelling, no.18 Murray Road, in terms of overdominance, loss of light and loss of outlook. Therefore the proposal fails to comply with the requirements of Policies DMHB 11 and DMHD 1 Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

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

Policy DMHB 16 advises all housing developments should have an adequate provision of internal space in order to provide an appropriate living environment. For a 1 bed, 1 person flat a minimum floor area of 39sqm should be provided. The submitted floor plans annotate a floor area of 45sqm and 52sqm for units 1 and 2 respectively. However when scaled the floor plans show a floor area of approximately 44.4sqm and 36.1sqm respectively. Therefore the floor area for unit 2 would fail to achieve the minimum standards. It is also noted that no sections have been submitted for the proposed residential units and there are concerns over the level of usable floor space with regard to head height. The standards advise that at least 75% of the gross internal area of the dwelling should exceed 2.3m. The rear elevation appears to show a full height window in the gable end of the rear roof projections. This appears to indicate a floor level, which

would give a maximum height at the top of the apex of 2.4m. Both habitable rooms for this unit would be set within these roof slopes and barely any of the floor area would have a roof height in excess of 2.3m. The proposal would therefore fail to comply with policy DMHB 16.

The property benefits from a good sized rear garden, which would appear to be utilised by the nursery, with no private amenity space for the residents of the flats. Policy DMHB 18 advises that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space and for a 1 bed property 20sqm per unit should be provided. As no private amenity space is provided the proposal fails to comply with policy DMHB 18.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Highways Officer has advised that a Parking Management Scheme (PMS) operates along Murray Road, this restricts parking Monday to Friday 1pm to 2pm to local residents with a parking permit only. This one hour restriction prevents people from parking on-street all day. The developer highlights that the nearest on-street unrestricted parking is 450m away. The developer also mentions that a supermarket is located to the northeast of the application site which provides free parking for customers for a maximum stay of 2 hours, Monday to Friday between 7:30 and 9.30pm. The car park provides 180 spaces in total. Additional car parks are located on Oaklands Gate and Green Lane providing access to circa 162 additional spaces.

Transport for London use as system called PTAL (Public Transport Accessibility Level) to measure access the public transport network. PTAL assesses walk times to the nearest public transport location taking into account service frequency. The location is then scored between 0 and 6b where 0 is the worst and 6b the best. According to the Transport for London WebCAT service the application site has a PTAL ranking of 2 to 3 indicating access to public transport is limited compared to London as a whole suggesting that there will be some reliance on the private car for trip making.

The proposals seek to provide a nursery that can accommodate 74 children and 21 members of staff at full occupancy. There will also be 2 x 1-bedroom flats provided. The site will retain the existing vehicle crossover in order to provide 4 parking spaces, 2 of these spaces would be for staff, 2 for residents. Parking for 14 bicycles would be provided. Pick-up and drop-off activity would be undertaken on-street in line with existing parking restrictions. Any servicing requirements associated with the site will also be undertaken on-street, again conformity with existing parking restrictions.

The Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6: Vehicle Parking requires that development proposals must comply with the relevant parking standards. For a development of this type the maximum number of parking spaces permitted is up to 1.5 spaces per flat adding up to 3 in total. Taking into all land use/transportation considerations into account, the Highway Authority has determined that one space per unit or 2 in total is appropriate. For the nursery part of the development, the Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 6: Vehicle Parking requires that the quantum of car parking required is determined on an individual basis using 'a transport assessment and travel plan and in addition to car parking requirements, provision for pick up and drop off facility to be provided'.

The Hillingdon Local Plan: Part 2 Development Management Policies (2020) Policy DMT 2: Highway Impacts requires that development proposals must ensure that they do not contribute to the deterioration of air quality, noise, local amenity or safety of all road users

and residents. Should a development of this type not provide car parking and/or pick up and drop off facilities able to cater for demand then this activity would take place on-street presenting a risk to road safety whilst impeding the free flow of traffic.

The developer advises that the nursery is proposed to be open Monday to Friday from 7:30am until 6.00pm with arrivals and departures staggered during peak periods. There would also be half day/shorter care periods available. Only 20% of pupils are expected to attend school from start to finish. Capacity during the morning is expected to be 75% whilst during the afternoon capacity would be at 50%.

To determine number of trip rates associated with the development, the applicant has carried out an interrogation of the TRICS (Trip Rate Information Computer System) database. This forecast that there will be 20 vehicle arrivals during the morning peak 8am to 9am and 11 arrivals during the evening peak period 5pm to 6pm. On the basis that it would take between 5 to 15 minutes to drop off or pick up a child and that arrivals and departures will be staggered, the developer asserts that this amounts to a maximum 5 cars dropping off or picking up on-street at any time. The developer also reports that parking surveys have been undertaken which show that there is sufficient on-street parking available to cater for this demand. Furthermore, it is highlighted that the nursery would implement a Travel Plan containing a series of measures to reduce the number of private car trips that the development generates.

The Highway Authority notes that the staggered arrival and departure times is key to the development being able to operate without being contrary to DMT2: Highway Impacts. This is considered undeliverable in practice for many reasons. People driving to the nursery to drop off/pick up children will sometimes inevitably arrive late due to traffic congestion, road works or road traffic accidents, and/or they may simply leave the house later than planned due to everyday domestic issues. Furthermore, it needs to be taken into account that organising this staggered arrival and departure regime will be an onerous commitment and therefore unlikely to be implemented continuously and diligently for the lifetime of the development. The Travel Plan is also unlikely to achieve a significant mode shift away from the private car; people dropping off children are likely to be doing this as part of a multipurpose trip - typically on their way to work.

It is therefore considered that the proposal would fail to comply with the requirements of Policies DMT 2 and DMT 6 of Local Plan: Part Two - Development Management Policies (2020).

7.11 Urban design, access and security

Secured by Design is now covered by Part Q of the Building Regulations.

7.12 Disabled access

The Access Officer has not raised any concerns.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

The Landscape Officer has not raised any concerns subject to pre-commencement conditions for tree protection measures and landscaping.

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

The Environmental Protection Officer has raised any concerns that no objective information regarding the noise impact that the proposed use (capacity levels is cited as 60 children) will have on the surrounding neighbours. There is also no assessment of the impact of noise from the regular use of the garden area and the number of children anticipated at each occasion. It is reasonable to assume that noise levels will vary to some extent and will depend on how many children are playing in the outdoor space, even if children are supervised the noise levels can increase considerable. Ofsted have outdoor play requirements and the applicant has not stated how this be managed and the noise control. No reliable mechanism has been put forward to mitigate any harmful noise impacts.

It is therefore considered that the proposal would have a detrimental impact on the occupiers of the neighbouring properties contrary to Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7.19 Comments on Public Consultations

Covenants are civil matter between interested parties and are not material planning considerations. Any grant of planning approval does not override the requirement to comply with other legislation or legal requirement. All other issues have been addressed within the report.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

7.21 Expediency of enforcement action

Not relevant to this proposal.

7.22 Other Issues

Cycle and Waste Storage

No details have been provided to identify that the proposal can satisfactorily provide suitable cycle or waste storage facilities, particularly with regard to medical waste. However these details could be conditioned for provision if all other aspects of the proposal were acceptable.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

The proposal would be unacceptable in principle as it would result in the net loss of residential floorspace and has failed to identify a need for the community facility. The proposed overly large extension would be out of keeping with the character of the original property and neither preserves or enhances the character of the Conservation Area.

Furthermore the proposal fails to provide a satisfactory living accommodation for future occupiers and would be detrimental to the amenity of neighbouring occupiers.

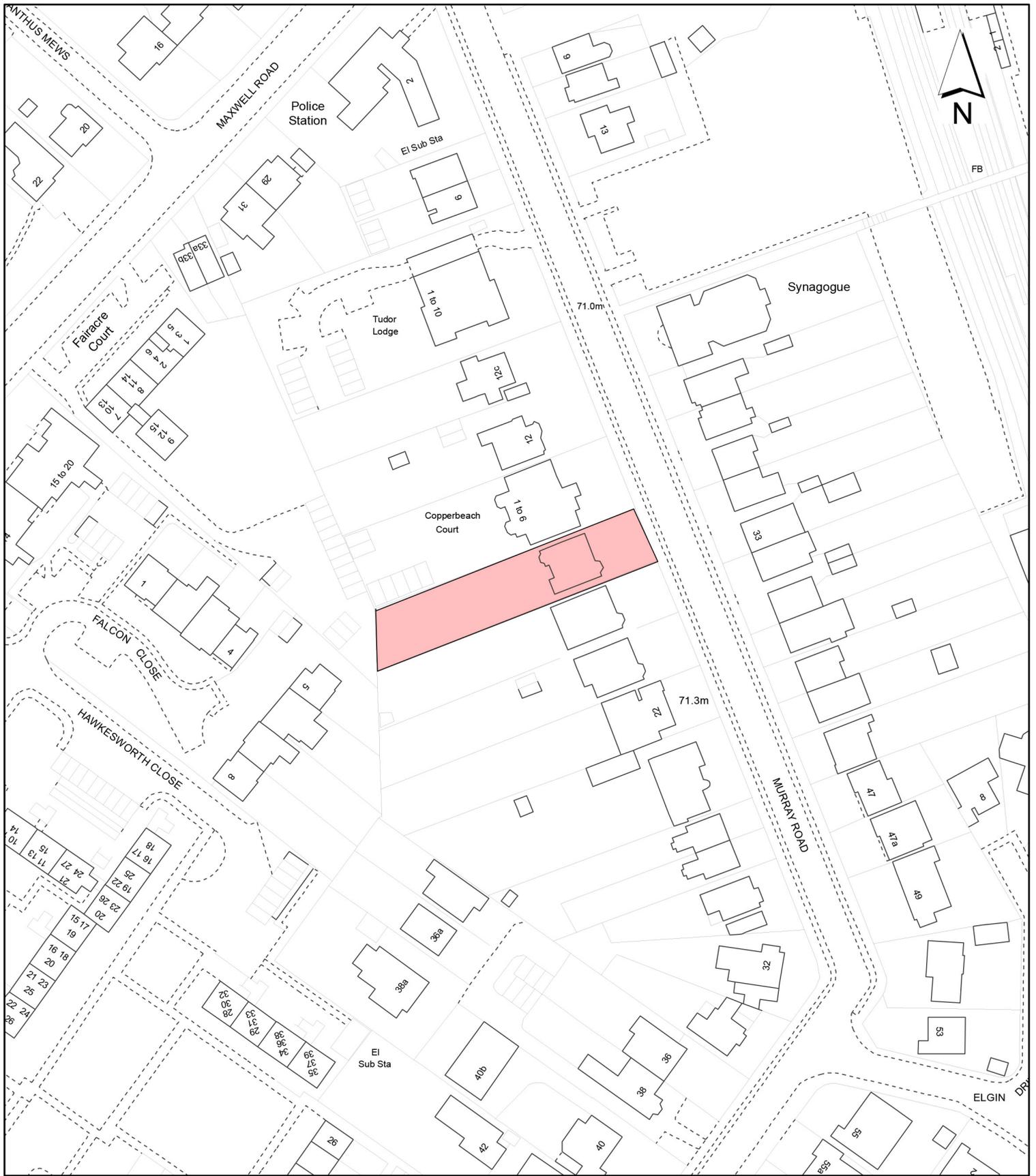
11. Reference Documents

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

Hillingdon Local Plan Part 2.
The London Plan (2016).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**16 Murray Road
 Northwood**

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

Planning Application Ref:
4626/APP/2019/629

Scale:
1:1,250

Planning Committee:
North Page 30

Date:
May 2020



Report of the Head of Planning, Transportation and Regeneration

Address 178-180 FIELD END ROAD EASTCOTE PINNER

Development: Change of use of No.178 from retail (Use Class A1) to restaurant (Use Class A3), single storey infill extension, installation of rooflight and installation of new shop front to both units

LBH Ref Nos: 74599/APP/2020/619

Drawing Nos: FER-1802-PGF
FER-0810-ER
FER-0810-ERE
FER-0810-ESE
FER-0810-EFE
FER-0810-EGF
FER-0810-EFF
Location Plan
Design & access statement
FER-1802-PR
FER-1802-PRE
FER-1802-PFF
FER-1802-PFEPSS V2
FER-1802-PFE V2
FER-1820-PSE

Date Plans Received: 22/02/2020 **Date(s) of Amendment(s):** 22/02/2020

Date Application Valid: 22/02/2020

1. SUMMARY

The application is seeking planning permission for the change of use of No.178 from retail (Use Class A1) to restaurant (Use Class A3), single storey infill extension, installation of rooflight and installation of new shop front to both units.

It is considered that the proposed change of use would not harm the vitality and attractiveness of Eastcote Town Centre and that the proposed external alterations would not be detrimental to the existing property and Eastcote (Morford Way) Conservation Area.

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 plan number FER-1820-PSE ; FER-

1802-PFE V2; FER-1802-PFEPSS V2; FER-1802-PFF; FER-1802-PR; FER-1802-PRE [All Submitted 16/04/2020] and FER-1802-PGF 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 COM23 Hours of Use (Restaurant etc.)

The premises shall not be open for customers outside the following hours: -
1130 to 2330, Mondays - Fridays
1130 to 0000, Saturdays
1130 to 2200 Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 NONSC Non Standard Condition

All new brickwork shall match that of the existing building in terms of material, size, colour and texture.

REASON

To safeguard the character and appearance of the conservation area in accordance to Local Plan policies HE1 (Part 1) and DMHB 1 and 4 (Part 2) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 NONSC Non Standard Condition

Prior to installation, details of the wall lights to illuminate the fascia sign shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the manufacturer information, product type/code, colour and finish. Thereafter works shall be carried out in accordance to approved details.

REASON:

To safeguard the character and appearance of the conservation area in accordance to Local Plan policies HE1 (Part 1) and DMHB 1 and 4 (Part 2) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

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.

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMTC 2	Primary and Secondary Shopping Areas
DMTC 4	Amenity and Town Centre Uses
LPP 2.15	(2016) Town Centres
LPP 4.9	(2016) Small Shops
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

4

The accessible toilet should be designed in accordance with the guidance given in Approved Document M to the Building Regulations 2010 (2015 edition). It's internal dimensions should be no less than 1500 mm x 2200 mm, with the toilet pan position to one side along the short wall.

5

The accessible toilet should be signed either "Accessible WC" or "Unisex". Alternatively, the use of the "wheelchair" symbol and the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable

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 relates to two ground floor commercial units located to the West of Field End Road. The properties are attached to Nos.176 and 182 Field End Road to the North and South respectively. Residential flats are located on the first floor.

The application site is located within the Secondary Shopping Area of Eastcote Town Centre, Eastcote (Morford Way) Conservation Area and the Developed Area as identified within the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

3.2 Proposed Scheme

The application is seeking planning permission for the change of use of No.178 from retail (Use Class A1) to restaurant (Use Class A3), single storey infill extension, installation of rooflight and installation of new shop front to both units.

No.178 would change to a Use Class A3 to be used as a restaurant and the interior wall would be removed to create one large restaurant. A new shop front would be installed to both units. The infill extension would be built between the existing rear extensions of both units. The height of the existing extension at No.178 would be reduced in height from 3.6 metres to 3 metres with a parapet and a large roof lantern would be installed. A new access route to the residential unit above No.178 would be created.

During the determination process, a parapet has been added to the existing rear extension at No.178 and the design of the shop front has been altered.

3.3 Relevant Planning History

74599/ADV/2019/66 178-180 Field End Road Eastcote Pinner

Installation of 2 internally illuminated fascia signs

Decision: 20-01-2020 Refused

74599/ADV/2020/22 178-180 Field End Road Eastcote Pinner

Installation of 2 externally illuminated fascia signs

Decision: 23-04-2020 Approved

74599/APP/2019/3587 178-180 Field End Road Eastcote Pinner

Change of use of No.178 from retail (Use Class A1) to restaurant (Use Class A3), single storey infill extension, installation of rooflight and installation of new shop front to both units

Decision: 20-01-2020 Refused

74599/PRC/2019/28 178-180 Field End Road Eastcote Pinner

Change of use of ground floor of 178 Field End Road from retail to restaurant in connection with the existing restaurant at no 180 Field End Road and upgrading of the existing extraction flue to the rear

Decision: 24-06-2019 OBJ

Comment on Relevant Planning History

The alteration to the shop front involves the installation of advertisements which is being determined under application 74599/ADV/2020/22.

Previous applications for this proposal including the adverts were recently refused (Refs: 74599/ADV/2019/66 and 74599/APP/2019/3587 dated 20/01/2020). It was considered that the loss of a retail unit would erode the retail function of the area, that by reason of the roof lantern, new shop front and fascia signs, the proposal would be detrimental to the original property, street scene and the character of the conservation area.

This application is a resubmission of the refused full planning application. There are some minor alterations to the proposed shop front and rear roof lantern. It has also been noted that following the original refusal further survey work has enabled a more positive view to be taken on the proportion of non A1 uses.

4. Planning Policies and Standards

London Borough of Hillingdon Development Plan

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 2019.

The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

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.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 13 Shopfronts

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

DMTC 2 Primary and Secondary Shopping Areas

DMTC 4 Amenity and Town Centre Uses

LPP 2.15 (2016) Town Centres

LPP 4.9 (2016) Small Shops

LPP 7.8 (2016) Heritage assets and archaeology

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st April 2020**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Eighteen neighbouring properties, the Resident's Association and Eastcote Conservation Panel were notified of the proposal on 26/02/2020. A site notice was displayed and a press notice issued both of which expired on 01/04/2020.

One neighbour responses were received:

- Gardens at Nos.1 and 2 Morford Way flood as well as No.184 Field End Road;
- Major Drainage works were carried out 20 months ago;
- Shops from 184 Field End Road to Morford Way were flooded out recently and it happens yearly;
- I would suggest a soak away would not be suitable as it is clay soil.

Officer Comments: The site does not lie within a Flood Zone or a Surface Water Flooding area.

Other Comments received:

- The proposed use of a modern interpretation of shopfront pillars is inappropriate;
- Eastcote has a rich of shopfront and main parade pillars and decorated pillars in historical architectural contexts however, this part of the parade is not significant for this asset other than separation;
- Proposed pillars and an incongruent mix of pillar and brickwork which could set an precedent creating more clutter;
- Shop parade pillars should only be preserved;
- The proposed middle pillar conjoins the two shop fronts and is contrary to the historic shopfront disposition;
- The proposed piers should be removed from the proposal and the original facade brickwork restored;
- The proposal is vague about the mouldings at stallriser level which is unsatisfactory;
- The fascia sign detail is insufficient to comment.

Eastcote Conservation Area Advisory Panel:

This is the second application for these proposed changes to the shop fronts. These applications are contradictory and sparse on detail. The submitted Design and Access Statement shows a drawing of the shop front with a brick pillar between shop 178 and the doorway to the flats above but this is not shown on the submitted drawing for the front elevations. A retractable fabric canopy is shown but dimensions are not given, nor colour or exact fabric type. This information should be submitted so the suitability of the canopy can be assessed. Illuminated fascia panels are not allowed in a Conservation Area as well as showing the illuminated fascia panel there are 10 wall lights across the top of the fascia. There is no description given of these lights. Information regarding the height of the letters and the maximum height of the fascia panel from the ground are not given. These must be checked to ensure they follow guidelines. The application does not mention the possibility of a roller shutter being installed. A roller shutter needs planning permission and that it must be installed on the inside of the building. The panel considers that this application in its current form should be refused, unless it can be shown that the shop fronts are within guidelines. Also, the illuminated sign should be removed.

Ruislip, Northwood and Eastcote Local History Society:

The red brick pillars should be reinstated. There needs to be more information on the height of the lettering on the fascia panels. The proposal to have ten lights above the fascia panel will be too bright bearing in mind that illuminated signs are not permitted in a conservation area. There needs to be more information on the canopy. If these concerns are not address we request that this application be refused as it would be detrimental to the appearance and street scene of the Morford Way Conservation Area.

Internal Consultees

Conservation Officer (Updated):

The existing building forms part of a parade of shops along Field End Road most likely dating from the inter-war period with shop units at ground floor and accommodation above. The extent of the building as a whole comprises of Nos.174-182. It is characterised by red brick external finish and a steeply pitched roof with diapering brick detail. The building also features project gables at first floor and roof level which creates an interesting principal elevation.

The existing signage and shop front alterations to No.180 has not benefitted from permission or concerns and so would be considered an appropriate precedent to follow or make reference to.

Change of Use:

No objections.

Shop Front:

The amended proposal has omitted the previous detracting pilasters and proposes to reinstate the

exposed brick work finish. This would be considered an enhancement to the overall appearance of the building and shop front having a positive impact on the Conservation Area. Whilst the detailing to the shop front, particularly in terms of a panelled stall riser, would not entirely relate to the age of the parade a compromise could be made in this regard

Single storey infill extension:

The amended plans include a parapet detail to the rear extension which would to some degree obscure potential views of the proposed flat roof skylight. In this instance it would address previous concerns.

Signage:

The proposal to externally illuminate the flat panel aluminium fascia would be deemed admissible in this instance. There would be no objections to the proposed RAL7016 colour in a matt finish. However, details of the proposal external wall lights would be required prior to installation. This shall be covered by way of a condition unless provided prior to determination of this application.

Whilst the proposal would result in some harm to the character and appearance of the Conservation Area there is an element of enhancement in this instance which would benefit the character and appearance of the Conservation Area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places statutory duty upon the decision maker to have special regards towards the preservation or enhancement of the Conservation Area. In this instance such harm is likely to be negligible.

Conclusion: negligible harm - conditions required.

Highways Officer:

The highways officer was not consulted on this application, however, these are the comments made on the previous application:

The site fronts Field End Road which is designated as Classified in the borough's road hierarchy. It is in proximity to Eastcote Station and a number of bus routes and exhibits a PTAL of 2 which is considered as moderate.

Parking and Vehicular Trip Generation

It is stated that there are no on-plot parking provisions for the existing A1 (hairdressing salon) use. It is therefore likely that A1 users of the address utilise public transport or the generous public on and off-street parking facilities such as 'pay & display' facilities which include provisions within the local public car parks which are charged for until 6.30pm on-street and 6pm within the off-street car parks and are 'free of charge' (FOC) thereafter. 'Linked trips' to other town centre destinations are also likely which lessen 'single destination' journeys.

In terms of the proposal, such attendance on a 'linked'-trip' principle (due to other existing A3 restaurant attractions of the town centre such as neighbouring No.180) is also considered highly likely to contribute to lessening potential new 'single destination' vehicular trips thereby potentially reducing the resultant impacts generated by the proposal.

It is therefore considered reasonable to assume that a significant proportion of A3 restaurant patrons would adopt comparable patterns of attendance as for the existing use particularly during the suggested busiest periods of 12 noon to 2pm & 7 to 9pm.

On the above premise there are no measurable concerns regarding parking demand and traffic generation produced by the proposal.

Detail has been submitted with regard to this aspect which indicates that existing arrangements

would broadly continue as normal with 3 'small van' deliveries per week between the hours of 10am and 3pm. Existing loading facilities located adjacent to the address on Field End Road would be utilised for this purpose. This arrangement is considered acceptable.

The application has been reviewed by the Highway Authority who are satisfied that the proposal (subject to the recommended servicing and cycle parking condition) would not measurably exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with the 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).

Access Officer:

The access officer was not consulted on this application, however, these are the comments made on the previous application:

The following informatives should be attached to any grant of planning permission: 1. The proposed plan does not include a WC of the correct size for use by wheelchair users. The WC door should also open outwards. As building works to construct new and revised toilet facilities are planned, the opportunity to incorporate accessible toilet provision is advised. It would be more appropriate from an accessibility standpoint to provide one large cubicle that would be accessible to everybody, as opposed to smaller toilet compartments, which would exclude wheelchair users. 2. The accessible toilet should be designed in accordance with the guidance given in Approved Document M to the Building Regulations 2010 (2015 edition). It's internal dimensions should be no less than 1500 mm x 2200 mm, with the toilet pan position to one side along the short wall. 3. The accessible toilet should be signed either "Accessible WC" or "Unisex". Alternatively, the use of the "wheelchair" symbol and the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable. 4. 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. Conclusion: no accessibility objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account the recently adopted planning policy.

Policy DMTC 2B of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that in secondary shopping areas, the Council will support the ground floor use of premises for a restaurant provided that a minimum of 50% of the frontage is retained in retail use, that restaurants are limited to a maximum of 15% of the frontage and that the proposed use does not result in a concentration of non-retail uses. Policy DMTC 4 states that proposals for restaurants should not result in adverse cumulative impacts, would not result in unacceptable disturbance or loss of amenity to nearby properties and would not detrimentally affect the character of the area.

The Eastcote Shopping Survey (October 2019) shows that the share of A1 uses within the secondary shopping area is 55.8% of frontages which is currently above the required 50% and it is considered that the loss of an A1 unit would not bring the share to below 50%. The share of A3 use is 10.8% and the additional unit would not bring this to over 15% of the frontage. Subsequently, it is considered that the proposal would allow the shopping area to remain as a viable retail destination and that following development there would not be a concentration of the proposal used. Subsequently, the proposal would comply

with Policies DMTC 2B and DMTC 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.02 Density of the proposed development

Not relevant for this application.

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

The site is located within Eastcote, Morford Way Conservation Area. The impact of the proposal on the Conservation Area will be discussed in terms of the impact on the character and appearance of the area.

7.04 Airport safeguarding

Not relevant for this application.

7.05 Impact on the green belt

Not relevant for this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 13 relates to shop fronts and states shopfronts should complement the original design, proportions, materials and detailing of the existing property and street scene. Policy DMHB 4 states that new development, including alterations and extensions to existing buildings within a Conservation Area 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.

It is considered that the change of use and the creation of one unit would not have an impact on the street scene, Conservation Area and surrounding area.

The rear infill extension would infill the area between the two separate single storey rear projecting elements and as such it is considered that it would create a more integrated element and the alteration to the roof of No.178 would increase this integration. The proposed roof lantern is large and would fill the majority of the roof of No.178. However, the proposed parapet roof would obscure potential views of the large rooflight reducing the visual impact.

The proposal comprises of the combination of two units into one large unit. The principle of combining the unit would be deemed admissible. To ensure it would not result in a large expanse of glazing a panelled stall riser and pilasters would be used to keep the visual separation of the two units. The proposed pilasters would reinstate the exposed brick work finish which is considered an enhancement to the overall appearance of the building resulting in a positive impact on the Conservation Area. Whilst the panelled stall riser would not relate to the age of the parade a compromise could be made in this regard.

Subsequently, on balance it is considered that whilst the proposal would result in some harm, the proposal would also enhance some elements and as such the harm would be considered negligible. Therefore, the proposal would have an acceptable impact on the street scene, surrounding area and Morford Way Conservation Area in compliance with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4 and DMHB 13A of the Hillingdon Local Plan Part Two - Development Management Policies (March 2019) Policy 7.8 of the London

Plan (2016) and the NPPF.

7.08 Impact on neighbours

Policy DMHB 11 B of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to safeguard the amenities of neighbouring residents in terms of loss of light, loss of outlook, sense of dominance and loss of privacy. Policy DMTC 4 ii states that proposals for restaurants should not caused unacceptable disturbance or loss of amenity to nearby properties by reason of noise, odour, emissions, safety and security, refuse, parking or traffic congestion.

The proposed extension would infill an area in between the existing rear extensions of the two units and so it would not be visible. The reduced height of the extension at No.178 Field End Road would not result in any additional impact on neighbouring properties. The existing flue would be used and no additional extraction systems would be installed. The noise created by a restaurant would be different and at different times to a retail shop, however, this issue can be dealt with by way of a condition. Subsequently it is considered that the proposal would not result in a detrimental impact on any neighbouring properties and therefore would be compliant with Policy DMHB 1 (B) and DMTC 4 (ii) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

Not relevant for this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) state that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand. Policy DMT 6 seeks to ensure developments comply with the Council's Parking Standards.

No parking spaces would be provided for the proposal, however, this is the same as the existing situation. There are moderate public transportation links in the area and there are generous on and off-street parking facilities. Linked trips to other town centre destinations are also likely which lessen single destination journeys. It is considered that the proposed A3 use would adopt comparable patterns of attendance as for the existing use particularly during the peak usage times of 12 noon til 2pm and 7pm to 9pm. As such, there are no concerns regarding parking demands and traffic generation.

In regards to deliveries, details have been submitted to indicate that the existing arrangements would continue as normal with three small van deliveries per week between 10am and 3pm. The existing loading facilities would be utilised for this purpose. This arrangement is considered acceptable.

Following details of servicing and cycle store details which can be secured by way of a condition it is considered that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns. As such, the proposal would comply with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (March 2019).

7.11 Urban design, access and security

Not relevant for this application.

7.12 Disabled access

A WC accessible to wheelchair users has been demonstrated and the plans and informatives can be added to ensure that this is of a suitable size and to advise the

applicant regarding the Equality Act 2010.

7.13 Provision of affordable & special needs housing

Not relevant for this application.

7.14 Trees, Landscaping and Ecology

Not relevant for this application.

7.15 Sustainable waste management

Not relevant for this application.

7.16 Renewable energy / Sustainability

Not relevant for this application.

7.17 Flooding or Drainage Issues

Not relevant for this application.

7.18 Noise or Air Quality Issues

Not relevant for this application.

7.19 Comments on Public Consultations

Discussed above.

7.20 Planning Obligations

7.21 Expediency of enforcement action

7.22 Other Issues

No further issues.

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 is seeking planning permission for the change of use of No.178 from retail (Use Class A1) to restaurant (Use Class A3), single storey infill extension, installation of rooflight and installation of new shop front to both units.

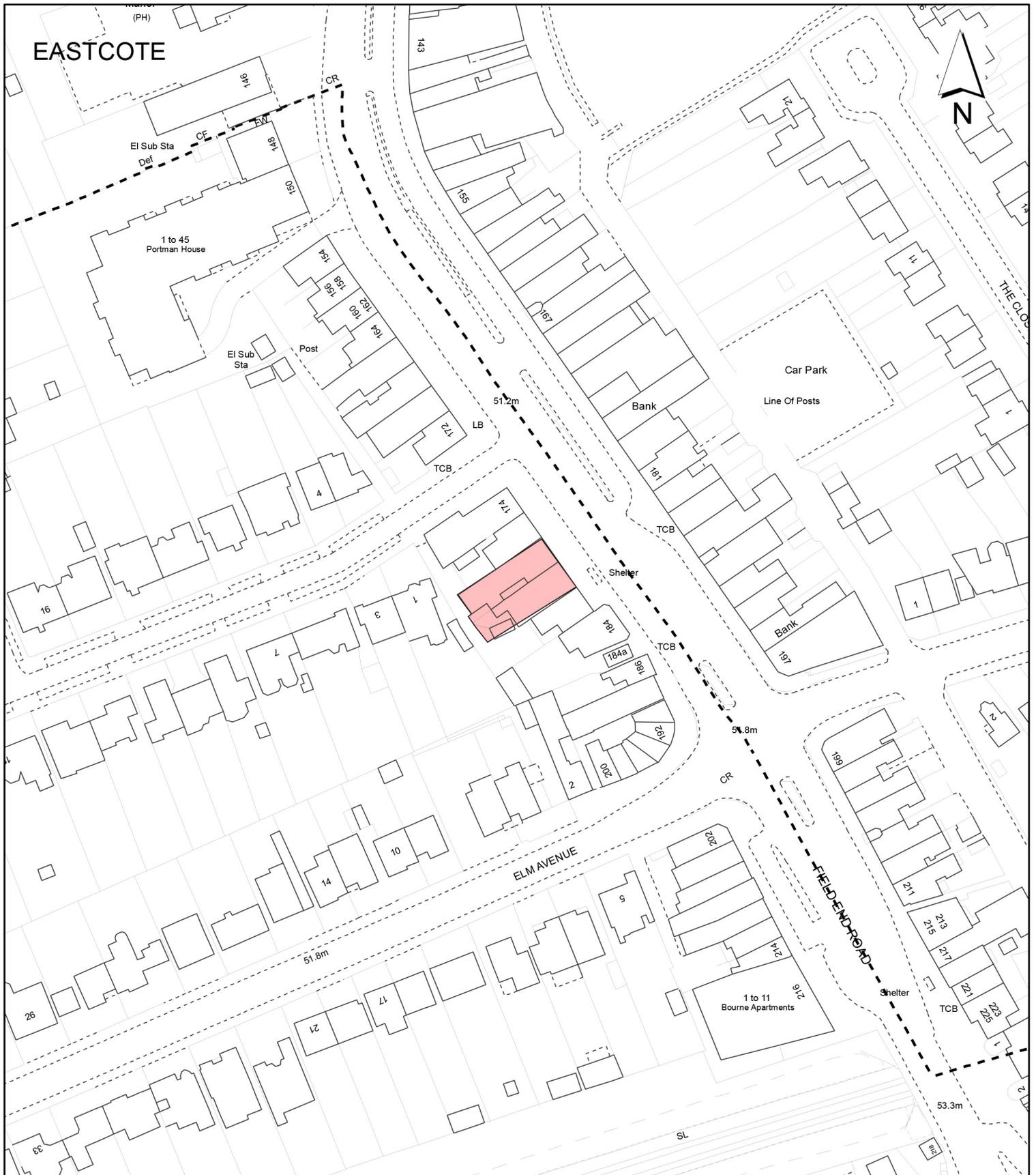
It is considered that the proposed change of use would not harm the vitality and attractiveness of Eastcote Town Centre and that the proposed external alterations would not be detrimental to the existing property and Eastcote (Morford Way) Conservation Area.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:
178-180 Field End Road
Eastcote
Pinner

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

Planning Application Ref:
74599/APP/2020/619

Scale:
1:1,250

Planning Committee:
North Page 44

Date:
May 2020



Report of the Head of Planning, Transportation and Regeneration

Address HIGHWAY FARM HARVIL ROAD HAREFIELD MIDDLESEX

Development: Installation of wire frame sculpture of a dog

LBH Ref Nos: 50235/APP/2019/3403

Drawing Nos: Revised Location Plan
Revised Block Plan
19-159-2/001
19-159-2/002

Date Plans Received: 16/10/2019 **Date(s) of Amendment(s):** 31/12/2019

Date Application Valid: 31/12/2019

1. **SUMMARY**

The current application seeks planning permission for the erection of a open wire metal sculpture of a dog within the grounds of the subject site.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 **Time Limit**

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

REASON

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

2 RES4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, revised site location plan, revised block 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 of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

INFORMATIVES

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2 I47 **Damage to Verge - For Council Roads:**

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

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

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

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

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the east side of Harvil Road and comprises a number of buildings on a site with an area of approximately 83.536m². The site is run by the Dogs Trust and the site includes a Grade II listed building known as the 'Barn and shelter shed to south-east of Highway Farmhouse, Harvil Road, Harefield.

The current use of the Listed Building is as a cafe to serve the visitors to the dog kennels. It is proposed to site the sculpture away from these listed buildings within the vicinity of the buildings housing the dog kennels near to the public car park.

The site is located within the 'developed area' as identified within the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and also lies within the Green Belt.

3.2 Proposed Scheme

The current application seeks planning permission for the erection of a open wire metal sculpture of a dog within the grounds of the subject site.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are numerous applications that relate to this site however they have no relevance to the current proposal.

4. Planning Policies and Standards

London Borough of Hillingdon Development Plan

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 2019.

The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

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.HE1 (2012) Heritage

Part 2 Policies:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 7.4 (2016) Local character

LPP 7.5 (2016) Public realm

LPP 7.6 (2016) Architecture

LPP 7.8 (2016) Heritage assets and archaeology

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 statutory bodies were consulted and a site notice displayed which expired on 4/2/2020

The following comments have been received.

The Contaminated Land Specialists raised no objections

Harefield Tenants and residents association commented as follows: -

Highway Farm, Harvil Road - The Dogs Trust is set within the Green Belt and has a listed Barn in the grounds near to the proposed siting of the dog memorial sculpture. The proposed sculpture is very large and the open mesh wire framed dog is due to be set within the grounds adjacent to the other buildings which would have little impact on the Green Belt. However our members have concerns that once covered with memorial plaques it would change the whole situation and be very visual and have more of an impact on the Listed Barn and the area as a whole.

Officer Comment: The plans were revised to re-sit the sculpture to a less harmful location, as explained in more detail under the Conservation Officer comments.

Internal Consultees

There are no aspects of access & security that will be affected by the proposal.

The Conservation & Urban Design officer commented as follows: -

Summary of comments: Amendments required

Historic Environment Designation (s) - Within curtilage and setting of Grade II Listed Building - Barn and shelter shed to SE of Highway Farmhouse

Assessment - background/significance

Highway Farm is an early historic farmstead dating from the 16th century however it may have earlier origins.

The barn is a 5 and 2 bay timber framed structure with a Queen post roof trusses including purlins with wind braces. The northern elevation includes 2 porches and it is externally characterised by dark stain weatherboarding set of a red brick plinth. The roof is finished in a plain clay tile. There is a single storey shed at the western end of the barn extending to the north-west and is most likely a late 17th/ early 18th century in date and comprises of 4 bays. It too is weather boarded with a tiled roof. There is also a single storey brick built projection which appears to have originally been a cart shed-like structure finished with a pitch tiled roof.

The Grade II listed farmhouse is located within the north-western corner of the site and is thought to date from the 18th century. The original setting of the listed agricultural buildings and farmhouse were significantly open and rural in character. This has been maintained however the courtyard to the south has been formally landscaped and clutter of bollards and outdoor furniture which does detract from the agricultural character of the heritage assets.

Assessment - impact

The proposed location of the wire framed sculpture of a dog will be positioned within the small courtyard to the south of the Grade II listed barn. It would add to the existing clutter of outdoor furniture within the existing courtyard, exacerbating the harm caused to the setting of the listed building. Furthermore the additions of memory tags to the wire frame would overtime solidify its appearance resulting in further harm. The sculpture would become an over dominant feature within the southern courtyard. From a conservation perspective we would not be able to support the erection of the sculpture in the proposed location.

Whilst the principle of such sculpture could be deemed admissible it would need to be re-positioned away from the listed buildings to the south of the site. It is recommended it is positioned adjacent to the modern buildings to the south or within the car park area, allowing it to be fully appreciated in a less cluttered setting.

Conclusion: Amendments required

The proposed location for the sculpture would be considered harmful to the setting of the listed buildings. The sculpture would need to be re-positioned in a less sensitive location

Officer response - revised plans have been received on 27/3/2020 relocating the proposed sculpture to the east of the main access from Harvil Road and to the south of the main car park as recommended by the Conservation & Urban Design officer who commented as follows on 21/4/2020

Assessment - amended plans

The proposed location of the wire framed sculpture of a dog has been amended, with the sculpture being placed to the south of the designated heritage assets. Whilst the concept may result in the solidification to appearance of the wire frame sculpture, taking into account the relocation away from the listed building it is likely to result in limited harm to their setting. In this instance such harm can be defined as negligible. The revised location will allow the sculpture to be fully appreciated in a less cluttered setting and add interest across the site itself.

Conclusion: Negligible harm

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF (2018) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy DMEI 4: Development in the Green Belt or on Metropolitan Open Land A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances. B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high quality building materials and finishes; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

These policies considered the proposed open wire mesh sculpture would be of a scale and design that would be unobjectionable in principle

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

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original buildings and the impact on the visual amenities of the surrounding area and parking provision.

The NPPF (2018) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy DMEI 4: Development in the Green Belt or on Metropolitan Open Land A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances. B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

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The erection of the sculpture would not be visible in the street scene along Harvil Road but would be contained within the environs of the Dogs Trust site and only visible to staff and visitors to the site. It is considered in its revised proposed location to the south of the main car park the sculpture would have no detrimental affect on the openness, visual amenity and character of the Green Belt and would not affect the setting of the existing listed buildings on the site.

7.07 Impact on the character & appearance of the area

As discussed in the section 'Impact on green belt' above

7.08 Impact on neighbours

The main issues for consideration in determining this application relate to the impact on residential amenity of the neighbouring dwellings .

Policy DMHB 11 B) of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) states that development proposals should not adversely impact on the amenity of adjacent properties and open space.

No neighbouring properties will be affected by the proposal

7.09 Living conditions for future occupiers

Not relevant

7.10 Traffic impact, car/cycle parking, pedestrian safety

There will be no effect on either traffic or pedestrian safety within the site

7.11 Urban design, access and security

See section on Internal Consultees and comments from the Conservation & Urban Design officer

As stated Officer response - revised plans have been received on 27/3/2020 relocating the proposed sculpture to the east of the main access from Harvil Road and to the south of the main car park as recommended by the Conservation & Urban Design officer

7.12 Disabled access

Not relevant

7.13 Provision of affordable & special needs housing

Not relevant

7.14 Trees, Landscaping and Ecology

Not relevant

7.15 Sustainable waste management

Not relevant

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

As discussed above

7.20 Planning Obligations

Not relevant

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.

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

As the placement and location of the proposed sculpture would not be visible in the street scene along Harvil Road but contained within the environs of the Dogs Trust site and only visible to staff and visitors to the site.

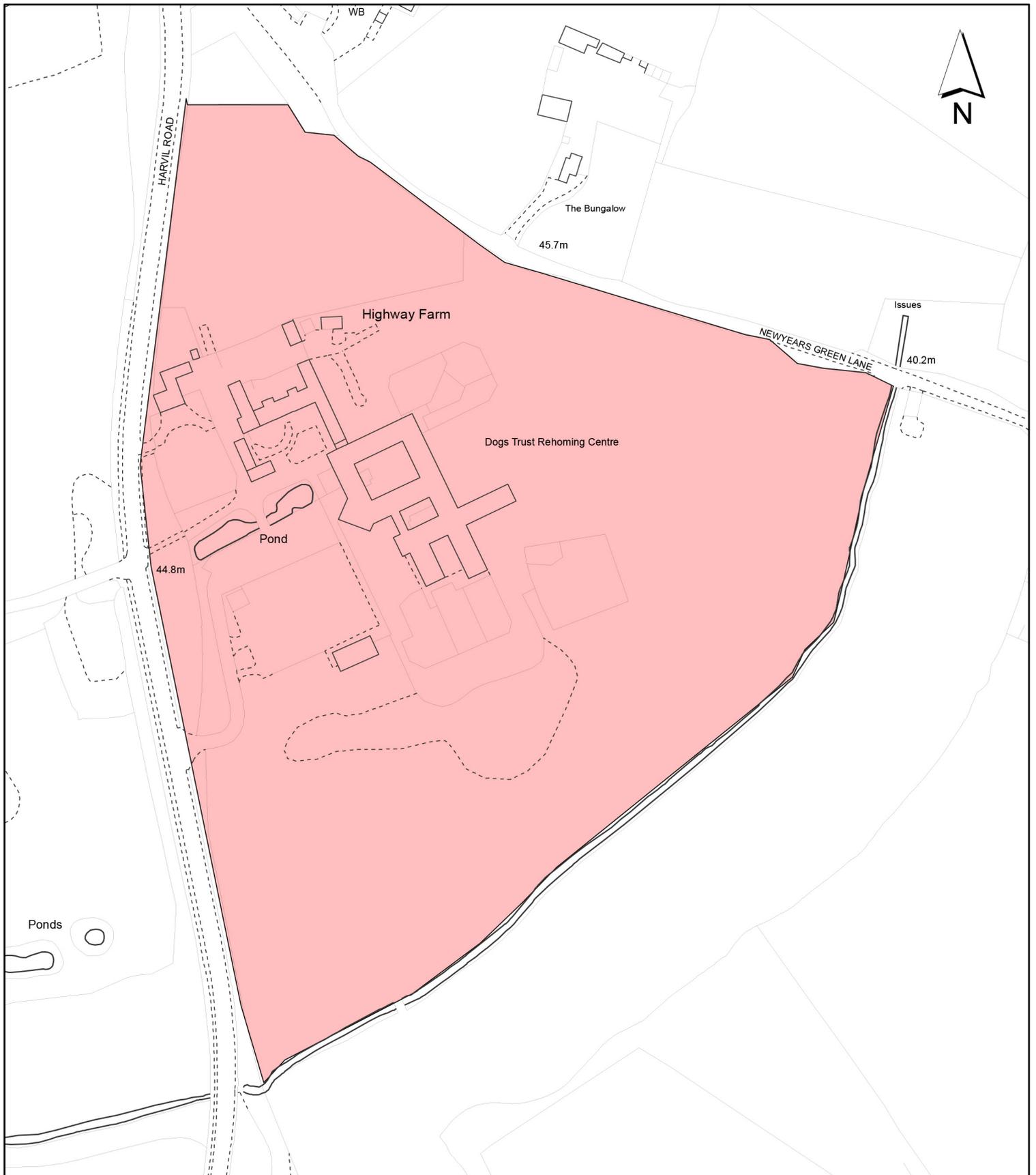
It is considered in its revised proposed location to the south of the main car park the sculpture would have no detrimental affect on the openness, visual amenity and character of the Green Belt and would not affect the setting of the existing listed buildings on the site.

11. Reference Documents

Hillingdon Local Plan Part 1: Strategic Policies (November 2012)
Hillingdon Local Plan Part 2: Development Management Policies (January 2020)
The London Plan (2016)
NPPF (2019)

Contact Officer: Diane Verona

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Highway Farm
Harvil Road
Harefield**

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

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

Planning Application Ref:

50235/APP/2019/3403

Scale:

1:2,250

Planning Committee:

North Page 55

Date:

May 2020



HILLINGDON
LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address COPTHALL FARM BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Erection of agricultural building for hay and straw

LBH Ref Nos: 9271/APP/2019/3381

Drawing Nos: 1729/10728/001 Planning Statement (11 October 2019)
1729/10728/005 Rev. 1
1729/10728/004 Rev. 1
1729/10728/003 Rev. 1

Date Plans Received: 14/10/2019 **Date(s) of Amendment(s):**

Date Application Valid: 16/01/2020

1. **SUMMARY**

The proposed agricultural building is supported in principle and is considered to be an appropriate use within the Green Belt. The proposal is also considered acceptable with regards to its impact on the character of the area, setting of the Listed Building, neighbour amenity, the local highway network, trees and landscaping, ecology, energy, flooding, noise and air quality. Subject to conditions, this 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 1729/10728/003 Rev. 1, 1729/10728/004 Rev. 1 and 1729/10728/005 Rev. 1 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 NONSC **Sustainable Water Management**

Prior to commencement (excluding demolition and site clearance), a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority.

The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change. This rate should be presented per hectare as well as the total for the whole site.
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

b) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and or grey water will be recycled and reused in the development.

c) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- lii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
- iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

- Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012),
- Policy 5.12 of the London Plan (March 2016)

To be handled as close to its source as possible in compliance with:

- Policy 5.13 of the London Plan (March 2016), and

Conserve water supplies in accordance with:

- Policy 5.15 of the London Plan (March 2016), and

To accord with:

- National Planning Policy Framework (February 2019), and the
- Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon 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.

DME 7	Farm Diversification
DMHB 1	Heritage Assets
DMHB 2	Listed Buildings
DMEI 2	Reducing Carbon Emissions
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMEI 14	Air Quality
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 7.14	(2016) Improving air quality
LPP 7.16	(2016) Green Belt
LPP 7.6	(2016) Architecture
LPP 7.22	(2016) Land for Food
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 15	NPPF-15 2018 - Conserving and enhancing the natural environment
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

3 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of Copthall Farm, located to the west of Breakspear Road

South, and comprises a farmstead with ancillary consented business use to supplement the core farming business income. Specifically, the farming enterprise comprises 50 head of cattle with hay and straw harvesting to support the herd.

Copthall Farm is a historic farmstead which contains the Grade II Listed Copthall Farm House. The application site is designated as part of Green Belt land and a Critical Drainage Area. Based on the Environment Agency's flooding maps, the northern part of the site is also subject to surface water flooding. TfL's WebCAT planning tool confirms that the site has a poor Public Transport Accessibility Level of 1a. Notably, compulsory purchase powers have been awarded to HS2 to take ownership of a large area of land to the west of the application site during the construction of HS2.

3.2 Proposed Scheme

This application seeks full planning permission for the erection of an agricultural building (sui generis use) for the purposes of storing hay and straw. The proposed pitched roof building would measure 30.48 metres in length, 15.24 metres in width, 6.1 metres in height at the eaves and 8.14 metres in height at its highest point. The structure would be open sided, with PVC clad gable ends down to the eaves, and would contain 5 no. 6.1 metre wide bays.

3.3 Relevant Planning History

9271/APP/2002/1021 Copthall Farm Breakspear Road South Ickenham
CHANGE OF USE OF FARM BUILDINGS TO CLASS B1(a)(OFFICE), CLASS B2 (CAR REPAIRS) AND CLASS B8 (STORAGE) (RETROSPECTIVE APPLICATION)

Decision: 06-11-2002 Refused

9271/APP/2003/1442 Copthall Farm Breakspear Road South Ickenham
CHANGE OF USE OF FARM BUILDINGS AND LAND TO LANDSCAPE CONTRACTING, OPEN STORAGE, CLASS B1, B8 AND A1 USES, CAR REPAIRS AND GARAGE RECEPTION PURPOSES WITH ACCESS ROAD, CAR AND LORRY PARKING AND TURNING AREAS, EXTERNAL ALTERATIONS TO BUILDINGS AND ERECTION OF A NEW FARM OFFICE BUILDING AND LANDSCAPING (PART RETROSPECTIVE APPLICATION)

Decision: 27-05-2004 Approved

9271/APP/2003/1446 The Old Courtyard, Copthall Farm Breakspear Road South Ickenham
ALTERATIONS AND CHANGE OF USE OF EXISTING BUILDING TO CLASS B1(a) OFFICES AND CAR PARKING (RETROSPECTIVE APPLICATION)

Decision: 26-11-2003 Approved

9271/APP/2003/1737 The Old Courtyard, Copthall Farm Breakspear Road South Ickenham
ALTERATIONS AND CHANGE OF USE OF EXISTING BUILDING TO CLASS B1(a) OFFICES AND CAR PARKING (RETROSPECTIVE APPLICATION FOR LISTED BUILDING CONSENT)

Decision: 26-11-2003 Approved

9271/APP/2005/2893 Copthall Farm Breakspear Road South Ickenham

CHANGE OF USE OF FORMER FARM BUILDINGS TO PROVIDE SEPARATE OFFICE, LIGHT INDUSTRIAL AND STORAGE USES AND A CYCLE STORE (USE CLASS B1 AND B8), CONTINUED USE OF A GARAGE WORKSHOP AND INCORPORATION OF FORMER FARM OFFICE AS AN OFFICE RECEPTION AREA (USE CLASS B1), CONTINUED USE OF FARM BUILDING FOR AGRICULTURE AND LANDSCAPE CONTRACTORS USE AND INCORPORATION OF A FARM SHOP (USE CLASS A1), CONTINUED USE OF OPEN STORAGE AREA FOR AGRICULTURE AND LANDSCAPE CONTRACTORS INCORPORATING CAR PARKING AND LANDSCAPING, ERECTION OF A SECURITY OFFICE, GENERAL LANDSCAPING WORKS

Decision: 20-01-2006 Approved

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

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

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

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

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

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

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

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

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

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

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

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

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

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- DME 7 Farm Diversification
- DMHB 1 Heritage Assets
- DMHB 2 Listed Buildings
- DMEI 2 Reducing Carbon Emissions
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMEI 7 Biodiversity Protection and Enhancement
- DMEI 9 Management of Flood Risk
- DMEI 14 Air Quality
- DMHB 11 Design of New Development
- DMHB 14 Trees and Landscaping
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 6 Vehicle Parking

- LPP 6.3 (2016) Assessing effects of development on transport capacity
- LPP 7.14 (2016) Improving air quality
- LPP 7.16 (2016) Green Belt
- LPP 7.6 (2016) Architecture
- LPP 7.22 (2016) Land for Food
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development
- NPPF- 9 NPPF-9 2018 - Promoting sustainable transport
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places
- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land
- NPPF- 15 NPPF-15 2018 - Conserving and enhancing the natural environment
- 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

Letters were sent to neighbouring properties, a site notice was erected and an advert was posted in the local paper. All consultations expired on the 11/03/2020. No comments have been received from residents.

Internal Consultees

Trees and Landscaping Officer:

This site is occupied by an area of concrete hard-standing, currently used for the storage of farm machinery, located to the north-west of Copthall Farmhouse. The yard sits within a slight depression in the land and is bounded by a low bund to the west. Further west, and along the south-east boundary with Breakspear Road South, there are lines of mature trees which mark boundaries and provide some degree of screening. The site lies within the Green Belt.

COMMENT: No trees or other vegetation will be affected by the proposal. While the dimensions of the barn appear to be large, with a footprint of 30.48 metres x 15.24 metres x 8.14 metres high (to the apex), the structure has open sides and a shallow pitched roof (eaves at 6.10 metres to apex 8.14 metres). When empty, the structure will appear relatively light-weight and visually permeable. The barn will only appear solid if / when filled with hay storage - the purpose of the barn. SUMMARY The proposed use appears to be compatible with the constraints imposed on development in the Green Belt. The siting of the building appears to be sensitive in terms of its visual impact, while meeting the operational requirements of the working farm. It is understood that the farmer has obtained a court order protecting the boundary trees from any HS2-related activity in this area.

RECOMMENDATION: No objection and no need for landscape conditions.

Planning Policy Officer:

Para 145 a) of the NPPF identifies that buildings for agriculture are not inappropriate development within the Green Belt. Local Plan policy DME1 4 part B sets out criteria for assessing the redevelopment of sites in the Green Belt (assuming this is previously developed land as per the planning statement).

Highways Officer:

Background/Appraisal

Copthall Farm is located in a relatively urban location to the north-west of Ickenham and north of the A40 Western Avenue. The area associated with Copthall (Daltons) farm extends to 87 acres of arable land.

In the past, due to economic viability optimisation, Copthall Farm had been subject to a 2006 planning permission for a change of use of agricultural buildings to small business lets. Since that time there has been a material change in circumstance following the compulsory purchase (CPO) of a substantive part of farmland by HS2 Ltd which has therefore prompted this application.

As a consequence, this CPO has forced the applicant to reevaluate their business model which includes reappraisal and consolidation of the continuing cattle farm use. This particular aspect is subject of this application which proposes a new building on existing 'hard-standing' designated as 'farmyard' agricultural land. The proposed building would have a footprint of 464.5 m² and would be used for the sole purpose of storing hay and straw harvested from the farmland for cattle use.

Synopsis

It is considered that this proposal is a realignment of the existing business model which consists of cattle farming (on arable land) and business lets. Due to HS2 Ltd acquiring a substantive part of the farm with the resultant loss of the applicant's land, the new building would essentially replace existing 'farm' provisions and enable the farm to continue its part function by supporting the cattle enterprise.

On the basis of business realignment (not expansion), there are no envisaged implications related to the aspect of highway consequences whether internal or external to the site envelope.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress both within or outside of the site, 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 6.3/6.13 of the London Plan (2016).

Conservation Officer:

1 Summary of comments: No objection

2 Historic Environment Designation (s)

- Setting of Grade II Listed Building - Copthall Farmhouse

3 Assessment - background/significance

Copthall Farm is a historic farmstead, dating back to the medieval period. The structures associated to the site have somewhat been altered, multiplied and expanded overtime however the historic farmstead core is still identifiable.

Copthall Farmhouse is a 16th century timber framed building, externally finished in a later brick exterior. Overtime the farmhouse has benefitted from alterations and additions including a 17th century lean-to, a 19th century addition comprising of the wing to the south-east and 19th century casement windows and porch highlighting the entrance. Whilst many original, historic agricultural buildings have been lost overtime a small number of 19th century buildings have been retained to the north of the farmhouse within its curtilage. However these have been subject to a number of poor modern alterations.

4 Assessment - impact

Ideally such a structure should aim to be constructed out of sustainable, even reclaimed materials. Whilst the modern agricultural structure would poorly relate to the historic, traditional appearance of the original farmhouse and farmyard in this instance it is likely to have a limited amount of harm to the setting of the listed building. Furthermore the use of the structure for agricultural purposes and open sides would respect and relate to the rural setting of the farmhouse.

5 Conclusion: No objection

Flood and Water Management Officer:

Objection - the proposed location of the agricultural barn is at risk of flooding from surface water overland flow in the event of extreme rainfall (as shown in <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>). If the location of the barn can be moved to the southwest within the same field, the barn is likely to no longer be at risk of flooding. All development should be placed in areas at lowest risk of flooding as a preference. Due to the risk on the site, a proportionate Flood Risk Assessment should be provided to accompany the application. This could be in the form of a map demonstrating that the proposed development is outside the area at risk of flooding.

Case Officer Comment:

The field to the south-west of the application site forms part of HS2 safeguarded land which is protected from development. The barn cannot, therefore, be located elsewhere. As stated in paragraph 155 of the National Planning Policy Framework (February 2019), where development is necessary in areas at risk of flooding, the development should be made safe for its lifetime without increasing flood risk elsewhere. The proposed development is necessary to safeguard the viability and vitality of the agricultural farm and as such, a scheme for sustainable water management can be secured by condition to allow development.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy 7.22 of the London Plan (March 2016) states that the Mayor will seek to encourage and support thriving farming and land-based sectors in London, particularly in the Green Belt.

Policy DME 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the Council will support farm diversification schemes including those related to the provision of renewable energy, provided that they minimise visual, traffic and environmental impacts and do not:

- i) have an adverse impact on the open character of the countryside and landscape quality;
- ii) contribute to visual "clutter";
- iii) significantly increase road traffic or congestion on rural roads and junctions;
- iv) erode environmental quality, nature conservation value or limit public access to the countryside; and

v) have an adverse environmental impact on nearby residential areas or other sensitive receptors by virtue of noise, vibration, smoke, odour or emissions.

Evidently, local and regional policy supports the principle of the proposed agricultural building, subject to the detail of the proposal being considered acceptable. Material planning considerations, including the visual impact, highway impact and environmental impact are considered further within the main body of the report.

Specifically, the principle of development within the Green Belt is covered in section 7.05 of the report.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape.

Policy DMHB 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

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

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

These policies are supported by Policy 7.8 of the London Plan (March 2016) and Chapter 6 of the National Planning Policy Framework (February 2019).

The application site does not form part of an Archaeological Priority Area, Conservation Area or Area of Special Local Character. Copthall Farm is, however, a historic farmstead, dating back to the medieval period, which has been altered and expanded. Specifically, Copthall Farm House is a Grade II Listed, 16th century, timber framed building which forms part of the frontage to the Copthall Farm estate fronting onto Breakspear Road South.

The proposed building is located approximately 150 metres to the south east of the application site and would be screened by a number of the existing buildings associated with the agricultural and business use of the site. As stated by the Council's Conservation Officer, the proposed building is likely to have a limited impact on the setting of the listed building. Further, the use of the proposed structure for agricultural purposes and open sides would respect and relate to the rural setting of the farmhouse.

As such, the proposed development would with the requirements of Policy HE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016) and the National Planning Policy Framework (NPPF) (February 2019).

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

The application site is located within Green Belt land and is subject to the following policy considerations:

Paragraph 143 of the NPPF (February 2019) sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 144 continues this, stating:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 145 of the NPPF (February 2019) states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt but that exceptions to this include:

a) buildings for agriculture and forestry;

Policy 7.16 of the London Plan (March 2016) supports this, stating:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance."

In terms of local policy, the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) gives strong protection to Green Belt land. Policy EM2 states that the Council will seek to maintain the current extent of the Green Belt and any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan (March 2016) policies, including the very special circumstances test.

Policy DMEI 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including

land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site; iv) the relationship of the proposal with any development on the site that is to be retained; and v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

The proposed building accord with the criteria stated under paragraph 145 part a) of the NPPF as a building for agriculture. The proposal is therefore appropriate development within the Green Belt and very special circumstances do not need to be demonstrated. The applicant notes that in the context of the HS2 Safeguarded Area removing agricultural land within the applicants ownership on which a hay and straw crop is currently grown, the proposed straw and hay store is considered to be essential for the future of the farming enterprise.

With regard to the impact of the proposed building on the openness of the Green Belt, it is noted that the structure would measure approximately 30.48 metres in length, 15.24 metres in width, 6.1 metres in height at the eaves and 8.14 metres in height at its highest point. The submission notes that the building has been designed to BS5502 standards which specifies the code of practice for design, construction and loading of agricultural buildings. When empty, the structure would appear relatively light-weight and visually permeable and would only appear more solid in appearance when filled with hay. The proposed scale of the building is required to accommodate straw, hay and agricultural equipment, which would in turn reduce the sprawl of such equipment across the site. The proposed aesthetic is considered to complement the character of the Green Belt.

The area proposed to be occupied by the agricultural building consists of concrete hard-standing, currently used for the storage of farm machinery, located to the north-west of Copthall Farmhouse. The yard sits within a slight depression in the land and is bounded by a low bund to the west. Further west, and along the south-east boundary with Breakspear Road South, there are lines of mature trees which mark boundaries and provide a degree of screening from public vantages.

Overall, the proposed development is considered to be appropriate development within the Green Belt and its siting is considered to be sensitive in terms of its visual impact. Very special circumstances do not need to be demonstrated and the proposal would accord with Policy DMEI 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.16 of the London Plan (March 2016) and the NPPF (February 2019).

7.07 Impact on the character & appearance of the area

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

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest 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.

The proposed structure would measure approximately 30.48 metres in length, 15.24 metres in width, 6.1 metres in height at the eaves and 8.14 metres in height at its highest point. The submission notes that the building has been designed to BS5502 standards which specifies the code of practice for design, construction and loading of agricultural buildings. When empty, the structure would appear relatively light-weight and visually permeable and would only appear more solid in appearance when filled with hay. The proposed scale of the building is required to accommodate straw, hay and agricultural equipment, which would in turn reduce the sprawl of such equipment across the site. The general aesthetic of the proposed building is considered to complement the character of the farm.

The area proposed to be occupied by the agricultural building is located to the north-west of Copthall Farmhouse, approximately 170 metres from the nearest point on Breakspear Road South. The yard sits within a slight depression in the land and is bounded by a low bund to the west. Further west, and along the south-east boundary with Breakspear Road South, there are lines of mature trees which mark boundaries and provide a degree of screening from public vantages.

As such, the proposed building would not be seen from the street scene and is not considered contrary DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.08 Impact on neighbours

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

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

The nearest neighbouring properties to the application site, other than the buildings located on Copthall Farm, are located to the east and include Copthall Cottage, Brackenbury Cottage and The Bungalow. All of these properties are located at least 140 metres away from the application site and are not considered to be adversely impacted by the proposed agricultural building. As such, the proposal accords with part B) of Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states:

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and

facilities necessary to support the development; ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users; iii) provide equal access for all people, including inclusive access for disabled people; iv) adequately address delivery, servicing and drop-off requirements; and v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states: A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

These policies are supported by Policy 6.3 of the London Plan (March 2016) and Chapter 9 of the NPPF (February 2019).

Based on TfL's WebCAT planning tool, the site has a poor Public Transport Accessibility Level of 1a. As stated by the Council's Highways Officer, HS2 Ltd's acquisition of a substantive part of the farm is taken into consideration. As such, the new building would essentially replace existing 'farm' provisions. On the basis of business realignment, as opposed to expansion, it is not considered that the proposal would discernibly exacerbate congestion or parking stress both within or outside of the site, and would not raise any highway safety concerns. The proposal thereby accords with the provisions of Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 6.3 of the London Plan (March 2016) and the NPPF (February 2019).

7.11 Urban design, access and security

Please see sections 7.05 and 7.07 of the report for the consideration of the design and

visual impact of the proposed development.

7.12 Disabled access

Not relevant to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

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

Policy DMHB 14 of the 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 is occupied by an area of concrete hard-standing, currently used for the storage of farm machinery, located to the north-west of Cophthall Farmhouse. The yard sits within a slight depression in the land and is bounded by a low bund to the west. Further west, and along the south-east boundary with Breakspear Road South, there are lines of mature trees which provide an element of screening to the public realm.

The proposal would not impact on any existing trees or vegetation. As confirmed by the Council's Trees and Landscaping Officer, there are no objections to the proposal and no need to attach landscaping conditions. As such, the proposal is considered to accord with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

ECOLOGY

Paragraph 170 of the NPPF (February 2019) states that planning decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Policy 7.19 of the London Plan (March 2016) states that development proposals should wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that the design and layout of new development should retain and enhance any existing features of biodiversity within the site.

The application site is not designated as a Site of Importance for Nature Conservation and the proposed building would occupy an area of site currently occupied by hardstanding. Given the nature and purpose of the proposed agricultural building, it is not considered that the proposal would be contrary to the requirements of the NPPF (February 2019), Policy 7.19 of the London Plan (March 2016) and Policy DMEI 7 of the Hillingdon Local

Plan: Part 2 - Development Management Policies (January 2020).

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (March 2016) requires that development proposals make the fullest contribution to minimising carbon dioxide emissions in accordance with the energy hierarchy: Be lean: use less energy; Be clean: supply energy efficiently; and Be green: use renewable energy.

Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will ensure that climate change mitigation is addressed at every stage of the development process. This includes the reduction of carbon emissions through low carbon strategies and encouraging the installation of renewable energy to meet the targets set by the London Plan (March 2016).

Policy DME1 2 the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) requires that:

A) All developments make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets;

B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved;

C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, if the Council is minded to approve the application despite not meeting the carbon reduction targets, then it will seek an off-site contribution to make up for the shortfall. The contribution will be sought at a flat rate at of £/tonne over the lifetime of the development, in accordance with the current 'allowable solutions cost'.

The proposed development relates to the proposed erection of an agricultural building for the purposes of storing hay and straw. This is a minor scale form of development which does not meet the threshold stated within Policy 5.2 of the London Plan (March 2016) which requires that major development proposals include a detailed energy assessment to demonstrate how targets for carbon dioxide emissions reduction are to be met within the framework of the energy hierarchy. As such, the proposed development is not considered contrary to Policy 5.2 of the London Plan (March 2016), Policy EM1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DME1 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.17 Flooding or Drainage Issues

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.

Policy DME1 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 entirety of the application site is located within a Critical Drainage Area and specifically the northern part of the site is designated as an area susceptible to surface water flooding. It is acknowledged that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. However, the application site is notably constrained by HS2 safeguarded land, covering the land immediately adjoining the site to the west. This land is protected from development and cannot be utilised by the applicant to locate the barn elsewhere.

As stated in paragraph 155 of the National Planning Policy Framework (February 2019), where development is necessary in areas at risk of flooding, the development should be made safe for its lifetime without increasing flood risk elsewhere. The proposed development is necessary to safeguard the viability and vitality of the agricultural farm and as such, a scheme for sustainable water management can be secured by condition to allow development. Subject to this condition, the proposal would accord with Policies 5.12 and 5.13 of the London Plan (March 2016), Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.18 Noise or Air Quality Issues

NOISE

Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.

The agricultural building itself would not have an adverse environmental impact on nearby residential areas or other sensitive receptors by virtue of noise, vibration, smoke, odour or emissions. The equipment which is use in association with the development may generate certain environmental impacts but these are generally expected and accepted as part of an agricultural site.

AIR QUALITY

Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will seek to safeguard and improve all land, water, air and noise quality. All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors. Policy 7.14 of the London Plan (March 2016) further supports this.

Policy DMEI 14 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states:

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

i) be at least "air quality neutral";

ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and

iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

The site forms part of an Air Quality Management Area and the proposed building would be set 170 metres away from the nearest point on Breakspear Road South. The building would have open sides and does not require any form of mechanical ventilation which would increase emissions. In conjunction with HS2 Ltd's acquisition of the applicants farmland, the proposed building would replace existing farm provisions. As confirmed by the Council's Highways Officer, the proposal would not not discernibly exacerbate congestion or parking stress both within or outside of the site.

As such, the proposal is generally not considered to have a significant air quality impact and is not considered contrary to Policy 7.14 of the London Plan (March 2016), Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

7.19 Comments on Public Consultations

No comments have been received from residents.

7.20 Planning Obligations

Not applicable.

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.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

In conclusion, the proposed agricultural building is supported in principle and is considered to be an appropriate use within the Green Belt. The proposal is also considered acceptable with regards to its impact on the character of the area, setting of the Listed Building, neighbour amenity, the local highway network, trees and landscaping, ecology, energy, flooding, noise and air quality. Subject to conditions, this application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (February 2019)
The London Plan (March 2016)
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020)
Hillingdon Local Plan: Part 2 - Site Allocations and Designations (January 2020)
Accessible Hillingdon Supplementary Planning Document (September 2017)
Planning Obligations Supplementary Planning Document (July 2014)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Copthall Farm
 Breakspear Road South**

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

Planning Application Ref:
9271/APP/2019/3381

Scale:
1:1,250

Planning Committee:
North Page 76

Date:
May 2020



A

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 86 DUCKS HILL ROAD NORTHWOOD

Development: Addition of a first floor and part two storey, part single storey front/side extension and single storey rear extension and raised rear decking area

LBH Ref Nos: 49961/APP/2020/204

Drawing Nos: 1929-os-01
1929-ex-01
1929-ex-02
Design & access statement
1929-pl-01 B
Arboricultural Impact Assessment

Date Plans Recieved: 21/01/2020 **Date(s) of Amendment(s):**

Date Application Valid: 31/01/2020

1. SUMMARY

The application seeks planning consent for the erection of a first floor and part two, part single storey front/side extension and single storey rear extension and raised rear decking area.

It is considered that the proposed extensions by reason of its size, scale, bulk and siting, would be detrimental to the amenities of the adjoining occupiers at 84 and 88 Ducks Hill Road by reason of overdominance, overshadowing, visual intrusion and loss of light, Therefore the proposal would be contrary to policies Policies DMHB 11 and DMHD 1 of the of the Local Plan: Part Two - Development Management Policies (2020).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side extension, by reason of its size, scale, bulk and siting, would be detrimental to the amenities of the adjoining occupier at 84 Ducks Hill Road by reason of overdominance, overshadowing, visual intrusion and loss of light, Therefore the proposal would be contrary to policies Policies DMHB 11 and DMHD 1 of the of the Local Plan: Part Two - Development Management Policies (2020).

2 NON2 Non Standard reason for refusal

The proposed first floor extension and raising of the roof height, by reason of its size, scale, bulk and siting, would be detrimental to the amenities of the adjoining occupier at 88 Ducks Hill Road by reason of visual intrusion and loss of outlook, Therefore the proposal would be contrary to policies Policies DMHB 11 and DMHD 1 of the of the Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on

8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2 171 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a detached bungalow situated on the north western side of Ducks Hill Road which steeply slopes from the south west down to the north east. The property is finished in render painted white and has a pitched roof of clay tiles with gables to the front and rear and a dormer window to either side. There are single storey front and rear projections set beneath hipped roofs and there is a canopy over the remainder of the front elevation. The property also benefits from a conservatory to the rear and an attached garage to the side, set approximately 1.4m lower than the adjoining house. The front garden is laid to hardstanding, providing parking for at least 2 cars. There is an enclosed rear garden sloping away from the house with a large mature protected oak tree close to the rear elevation of the property.

The street scene is residential in character and appearance and Manor House Drive runs along the rear boundary. The site lies within the 'developed area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by Tree Preservation Order (TPO) 517.

3.2 Proposed Scheme

The application seeks planning consent for the erection of a first floor and part two, part single storey front/side extension and single storey rear extension and raised rear decking area.

3.3 Relevant Planning History

49961/APP/2005/1610 86 Ducks Hill Road Northwood

ERECTION OF A PART SINGLE STOREY, PART TWO STOREY SIDE AND REAR EXTENSION WITH INTEGRAL GARAGE AND RAISING AND ENLARGEMENT OF ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION WITH FIRST FLOOR FRONT AND REAR DORMER WINDOWS AND SIDE WINDOWS AND THE INSTALLATION OF A REAR TERRACE, 2.7M HIGH BOUNDARY FENCING (INVOLVING DEMOLITION OF PART OF REAR GROUND FLOOR AREA AND EXTERNAL STAIRCASE)

Decision: 07-10-2005 Approved

49961/APP/2005/2922 86 Ducks Hill Road Northwood

ERECTION OF SINGLE STOREY REAR CONSERVATORY AND RAISED REAR TERRACED AREA, CONVERSION OF ROOFSPACE TO HABITABLE USE INVOLVING GABLE AND FRONT ROOF EXTENSION AND INCORPORATING TWO SIDE DORMER WINDOWS, AND NEW FRONT BOUNDARY WALL WITH PIERS, RAILINGS AND ELECTRONIC GATES

Decision: 14-12-2005 Refused

49961/APP/2005/3465 86 Ducks Hill Road Northwood
 ERECTION OF SINGLE STOREY REAR CONSERVATORY, CONVERSION OF ROOFSPACE TO HABITABLE USE INVOLVING GABLE & FRONT ROOF EXTENSION, & INCORPORATING TWO SIDE DORMER WINDOWS, NEW FRONT BOUNDARY WALL WITH PIERS, RAILINGS & ELECTRONIC GATES
Decision: 08-02-2006 Approved

49961/APP/2005/365 86 Ducks Hill Road Northwood
 ERECTION OF PART SINGLE, PART TWO STOREY SIDE EXTENSION, FIRST FLOOR SIDE EXTENSION, PART SINGLE, PART TWO STOREY REAR EXTENSION AND CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING RAISED AND ENLARGED ROOF WITH FRONT AND REAR DORMER WINDOWS (INVOLVING DEMOLITION OF GARAGE AND REAR EXTENSION)
Decision: 28-03-2005 Refused

49961/APP/2006/3174 86 Ducks Hill Road Northwood
 RETENTION OF RAISED TIMBER DECKING TO REAR OF HOUSE (RETROSPECTIVE APPLICATION)
Decision: 03-01-2007 Refused **Appeal:** 23-10-2007 Dismissed

49961/APP/2008/1804 86 Ducks Hill Road Northwood
 Installation of a raised timber decking area in rear garden with a 1.8m high side screen fence.
Decision: 06-08-2008 Approved

49961/APP/2008/853 86 Ducks Hill Road Northwood
 INSTALLATION OF A RAISED TIMBER DECK TO THE REAR OF HOUSE (INVOLVING REMOVAL OF EXISTING DECKING).
Decision: 06-05-2008 Refused

49961/APP/2017/4444 86 Ducks Hill Road Northwood
 Part two storey, part single storey side, front and rear extension, roof enlargement and alteration incorporating increase in ridge height to include 2 x front and 2 x rear dormers and installation of raised rear deck.
Decision: 26-03-2018 Refused

49961/APP/2018/2525 86 Ducks Hill Road Northwood
 Part two storey, part single storey side, front and rear extension, roof enlargement and alteration incorporating increase in ridge height to include 2 front and 2 rear dormers
Decision: 17-09-2018 Refused

49961/APP/2019/1558 86 Ducks Hill Road Northwood
 Side/rear extension and raising and enlargement of roof to create additional habitable roof space
Decision: 08-07-2019 Refused

49961/B/97/1325 86 Ducks Hill Road Northwood
 Tree surgery (pollarding/unspecified pruning) to one Oak (T1) on TPO 517
Decision: 20-11-1998 Refused

49961/PRC/2018/286 86 Ducks Hill Road Northwood
Erection of side and rear extension and conversion of loft space.

Decision: 27-03-2019 OBJ

49961/PRC/2019/212 86 Ducks Hill Road Northwood
Conversion of bungalow to a house, with construction of additional storey above the existing bungalow and part two, part single storey front, side and rear extension and raised rear decking area.

Decision: 29-11-2019 OBJ

49961/TRE/2007/8 86 Ducks Hill Road Northwood
TO CARRY OUT TREE SURGERY (CROWN REDUCTION BY 10% AND CROWN LIFT TO 5M TO ONE OAK TREE (T1) ON TPO NO. 517

Decision: 16-03-2007 Approved

49961/TRE/2017/132 86 Ducks Hill Road Northwood
To carry out tree surgery, including a tip reduction by 3-4m on the south-eastern side (only) of crown, to one Oak (T1) on TPO 517

Decision: 21-08-2017 Approved

Comment on Relevant Planning History

There have been a number of previous applications and pre applications for extensions to the existing property raising issues on the overall size and design, which failed to appear as a subordinate addition or to harmonise with the architectural composition of the original dwelling and would be detrimental to the visual amenities of the street scene and the character and appearance of the wider area. It was also considered that the proposals would be detrimental to the occupiers of the neighbouring property and would result in accommodation with very poor levels of outlook and light to the detriment of future occupiers. The proposal also failed to demonstrate that the development would safeguard the existing protected trees on site.

A subsequent pre application was submitted for this proposal. Whilst this appeared to address some of the previous concerns, the potential impact on the neighbouring properties was still an issue. The proposal was considered to result in a loss of outlook to the occupiers of no. 88 and a loss of light, visual intrusion and over dominance to the occupiers of no. 84.

4. Planning Policies and Standards

London Borough of Hillingdon Development Plan (from 6th April 2020)

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

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

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

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to:

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

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

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

1.6 The Mayor has considered the Inspectors' recommendations and, on 9th December 2019, issued to the Secretary of State his intention to publish the London Plan along with a statement of reasons for the Inspectors' recommendations that the Mayor did not wish to accept. The Secretary of State responded on the 13th March 2020 and stated that he was exercising his powers under section 337 of the Greater London Authority Act 1999 to direct that modifications are required. These are set out at Annex 1 of the response, however the letter does also state that if the Mayor can suggest alternative changes to policies that would address the concerns raised, these would also be considered.

1.7 More limited weight should be attached to draft London Plan policies where the Secretary of State has directed modifications or where they relate to concerns raised within the letter. Greater weight may be attached to policies that are not subject to modifications from the Secretary of State or that do not relate to issues raised in the letter.

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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking
LPP 3.5 (2016) Quality and design of housing developments

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

11 neighbours and the Northwood Residents Association were consulted for a period of 21 days expiring on the 25 February 2020. A site notice was also erected on the lamp post to the front expiring on 5 March 2020. Two responses were received from an immediate neighbour raising concerns over the following issues:

- Our property is situated on a very steep slope downhill from no. 86, without a solid screen fence, the proposed decking would become a viewing platform. The current proposal only provides a 1.7m high screen fence, including a trellis, which would not ensure our privacy
- The distance of the proposed development from our property appears different on the floor plan to the street elevation. The street elevation the proposed building seems close to us, especially as our border extends out from our building 0.386m. The increased mass of the proposed development in close proximity to our property would create a terraced effect
- Loss of light to our side windows
- Block part of the view from our upper windows

14 responses were received from 10 other properties in the Northwood area in support of the proposal who advised:

- This development would bring this property in line with the other houses on Ducks Hill Road
- This property is in a poor state and needs work
- Having seen inside the property the conversion would be a much needed improvement
- The improvements will ensure that this house can function as a proper family home and will add value
- It is a benefit to the community to keep properties well and of a similar standard

Officer response: Within planning there is no right to a view, so this cannot be considered as a material planning consideration. Issues such as repairs to properties and property values are also not material considerations. The issues with regard to the impact on the street scene and impact on the neighbours these are considered within the main body of the report.

Internal Consultees

Trees/Landscaping - The site lies within the area covered by TPO 517 and the oak to the rear of the property is T1 on the schedule.

This submission has been revised following the refusal of application ref. 2019/1558. The application includes a tree report by Trevor Heaps, dated April 2019, which was originally submitted in support of the previous application, 2019/1558. - The report has not been amended to reflect the current / amended proposal. The building proposal is now acceptable, subject to the updating of the tree report which should reflect the current plan and confirm that the tree protection measures, method statement and arboricultural supervision will be adhered to. No objection subject to pre-commencement condition.

Highways - 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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of a residential extension to a dwellinghouse is considered acceptable.

7.02 Density of the proposed development

This is not applicable to this type of application.

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

The site is not located within an archaeological priority area, is not a listed building and does not lie within an Area of Special Local Character.

7.04 Airport safeguarding

This is not applicable to this type of application.

7.05 Impact on the green belt

The site does not lie within or close to the Green Belt.

7.07 Impact on the character & appearance of the area

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

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

Policy DMHB 11 of the of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers. Single storey rear extensions will only be allowed where there is no significant over-dominance. On a detached dwelling a length would be 4m deep with a pitched roof not exceeding 3.4 m or a flat roof of 3m in height would be acceptable. Two storey extensions should not compromise a 45 degree line of sight from the nearest neighbouring windows. Side extensions should not exceed half the width of the original property and two storey extensions should be set back a minimum of 1m from the side boundary and 1m behind the main front elevation. Extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street.

On the north eastern side of the property the proposal would include a part two storey, part single storey side extension, which includes a front projection of 1.58m in depth that then returns across the front elevation for a further 1.57m. This is set beneath a cat slide roof form including a front dormer window. To the other side the proposal includes an additional floor above the existing dwelling, raising the ridge height from 7.5m to 10.1m and the including of a front bay with a gabled detail. To the rear of the property is proposed a single storey rear extension across the whole of the resultant property at a depth of 5.2m and set beneath a pitched roof of between 3.85m and 5.45m, where the land levels fall away to the north east.

Whilst it is acknowledged that this is a substantial addition to the existing dwelling, which exceeds policy requirements and significantly alters the character and appearance of the property, it is noted that the street scene is comprised of a variety of styles of houses, predominantly 2 storey detached dwellings set within good sized plots and many of the neighbouring properties have been extended or replaced. The resultant dwelling is of a scale, which respects the plot size and would be similar in design to no. 84. Therefore in terms of appearance the proposed extension of the dwelling would respect the character and appearance of the wider street scene and would be acceptable.

7.08 Impact on neighbours

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers. Single storey rear extensions will only be allowed where there is no significant over-dominance. On a detached dwelling a length would be 4m deep with a pitched roof not exceeding 3.4 m or a flat roof of 3m in height would be acceptable. Two storey extensions should not compromise a 45 degree line of sight from the nearest neighbouring windows. Side extensions should not exceed half the width of the original property and two storey extensions should be set back a minimum of 1m from the side boundary and 1m behind the main front elevation. Extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street.

The proposed elevations show a gap of 2.5m from the boundary with no. 88 and 1m from the boundary with no. 84. To the south west no. 88 is set back approximately 1.95m from the shared boundary and at a higher land level. This property is also separated from the boundary by a single storey attached garage and although the two storey element would project considerably more than 4m beyond the rear of that property it would not compromise a 45 degree line of sight from any first floor rear facing windows and in terms of depth would appear to be acceptable. However there is significant concern regarding potential impact on a side facing window of no. 88, which is the only window serving a bedroom. This currently looks over the roofslope of the bungalow. The submitted plan shows a 25 degree line of sight (as per BRE guidance) to indicate that the proposal would not result in a significant loss of light to the occupants of that property. However this would not address the issues previously raised regarding the loss of outlook from the bedroom window, which would now face the flank wall and roof of the extended dwelling at a distance of between 7.6m and 8.5m, leading to an oppressive environment for the occupiers of that room.

To the other side no. 84 is set at a lower land level. The rear of this property has a similar rear building line to the extended property. It is noted that there are side windows facing the application site, although these do not appear to serve habitable rooms. It is noted that in response to a previous application the primary concerns raised by the neighbouring occupiers related to loss of privacy, including potential overlooking of the side roof light facing the application site. The roof lights do appear to serve a habitable room. The increased height of the property and resultant increase in the height of the eaves, set back by approximately 3.4m would have a significant impact on the amenity of the occupiers of this room by virtue of loss of light, visual intrusion and over-dominance.

The proposed windows that face the front and rear are not considered to result in a significant increase in overlooking to that already experienced from other neighbouring properties. There are two first floor windows facing no. 88, which would serve en-suite bathrooms and could be conditioned to be obscure glazed and fixed shut below 1.8m from floor level if all other aspects of the proposal were acceptable.

The proposal also includes a raised decked area to the rear. The provision of a levelled patio or decked area is not uncommon within the area given the topography. Concerns have also been raised regarding loss of privacy from the rear decked area. The proposal indicates a 1.7m high screen fence and trellis. No details have been provided of this; however submission of details for a suitable privacy screen could also be conditioned.

Having regard to the above and the potential impact on the neighbouring occupiers by virtue of loss of outlook and overbearing impact it is considered that the proposals would fail to comply with the requirements of Policies DMHB 11 and DMHD 1 of the of the Local Plan: Part Two - Development Management Policies (2020).

The proposal includes a revision of the internal arrangements including the provision of a dining room, which would have windows facing the boundary with no. 88, set back by 2.58m. This room was formerly a bedroom. Whilst this would not usually be acceptable given it is replacing one habitable room with another and that the existing dining room was served only by a much smaller single window in closed proximity to the boundary with no. 84, it would be unreasonable to refuse the proposal on this basis. It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

7.09 Living conditions for future occupiers

This is not applicable to this type of application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMHD 1 (appendix A, Part A) vi), states that for alterations and extensions to residential dwellings; adequate garden space should be retained. The property benefits from a good sized garden and sufficient garden space is retained.

The proposal would result in the loss of the garage and associated space, however sufficient parking provision would be retained to the front of the dwelling.

7.11 Urban design, access and security

Issues discussed in other sections of this report.

7.12 Disabled access

There are no disabled access issues arising from the proposed development.

7.13 Provision of affordable & special needs housing

This is not applicable to this type of application.

7.14 Trees, Landscaping and Ecology

The site is covered by TPO 517, with the protected oak tree situated in close proximity to the rear of the dwelling and as shown on the site plan, the proposed extension falling within the canopy of the tree. The Landscape Architect has advised that the application includes a tree report by Trevor Heaps, dated April 2019, which was originally submitted in support of the previous application, 2019/1558. - The report has not been amended to reflect the current / amended proposal. The building proposal is now acceptable, subject to the updating of the tree report which should reflect the current plan and confirm that the tree protection measures, method statement and arboricultural supervision will be adhered to.

7.15 Sustainable waste management

This is not applicable to this type of application.

7.16 Renewable energy / Sustainability

This is not applicable to this type of application.

7.17 Flooding or Drainage Issues

No flooding or drainage issues are considered to result from the proposed development.

7.18 Noise or Air Quality Issues

This is not applicable to this type of application.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

This is not applicable to this type of application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

It is considered that the proposed extensions by reason of its size, scale, bulk and siting, would be detrimental to the amenities of the adjoining occupiers at 84 and 88 Ducks Hill Road by reason of overdominance, overshadowing, visual intrusion and loss of light, Therefore the proposal would be contrary to policies Policies DMHB 11 and DMHD 1 of the of the Local Plan: Part Two - Development Management Policies (2020).

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230

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Report of the Head of Planning, Transportation and Regeneration

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: Erection of a tree house

LBH Ref Nos: 10795/APP/2020/371

Drawing Nos: TOPOGRAPHICAL SURVEY
D1-4432 (PLANS)
300A

Date Plans Received: 04/02/2020

Date(s) of Amendment(s):

Date Application Valid: 13/02/2020

1. SUMMARY

The application seeks planning permission for the erection of a tree house.

The building is considered to represent an appropriate form of development within the Green Belt, and would not detract from the rural character and appearance of the area. Furthermore it would not result in the loss of residential amenity.

For the reasons outlined above, and given that the development complies with the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this 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, number D1-4432 (PLANS) 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 NONSC Non Standard Condition

The structure hereby approved shall be free-standing and not directly attached to any tree, leaving an expansion gap allowing for flexibility and re-siting of the concrete pads should major roots be encountered.

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).

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2 147 Damage to Verge - For Council Roads:

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

St John's School occupies an expansive site in the far north of the borough, extending to approximately 12.4 hectares. It comprises a main area of school buildings and car parking set within a landscaped setting, all weather pitches, playing fields and sizeable areas of woodland and unmanaged scrubland. The school occupies a steeply sloping Hillside and levels change significantly across the site.

The school falls within a predominantly residential area, largely characterised by sizeable detached properties with large gardens. Its primary access is via Potter Street Hill. A secondary access is available via Wieland Road, which is a private road.

Almost the entire site falls within the Green Belt and much of the woodland is designated as a Nature Conservation Site. The gatehouse building (off Wieland Road) is locally listed. A number of drainage ditches also traverse the site. Land adjoining to the west falls within an Area of Special Local Character and the school bounds Three Rivers District Council to the north and the London Borough of Harrow to the east.

3.2 Proposed Scheme

The proposal is for the erection of a tree house in an area of woodland of approximately 50sqm situated to the north of the existing school buildings.

3.3 Relevant Planning History

10795/APP/2005/1992 St Johns School Potter Street Hill Northwood

GROUNDWORKS TO FORM AN ALL-WEATHER HOCKEY PITCH AND TWO RUGBY PITCHES AND ANCILLARY WORKS

Decision: 06-10-2005 Approved

10795/APP/2006/458 St Johns School Potter Street Hill Northwood

ERECTION OF A TIMBER BUILDING FOR GROUND EQUIPMENT STORAGE.

Decision: 05-07-2006 Approved

10795/APP/2007/176 St Johns School Potter Street Hill Northwood

VARIATION OF CONDITION 20 (HOURS OF OPERATION) OF PLANNING PERMISSION REF.10795/APP/2005/1992 DATED 12/10/2005: GROUNDWORKS TO FORM AN ALL-WEATHER HOCKEY PITCH AND TWO RUGBY PITCHES AND ANCILLARY WORKS - APPROVED.

VARIATION OF CONDITION 22 (USE BY EXTERNAL BODIES) OF PLANNING PERMISSION REF.10795/APP/2005/1992 DATED 12/10/2005: GROUNDWORKS TO FORM AN ALL-WEATHER HOCKEY PITCH AND TWO RUGBY PITCHES AND ANCILLARY WORKS - REFUSED.

Decision: 16-03-2007 SD

Appeal: 19-11-2007 Allowed

10795/APP/2009/1560 St Johns School Potter Street Hill Northwood

Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits pupil numbers at the school to 350 and staff to no more than 40) to allow the retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Retrospective Application).

Decision: 13-05-2010 Refused

Appeal: 31-05-2011 Dismissed

10795/APP/2009/199 St Johns School Potter Street Hill Northwood

ERECTION OF A TWO STOREY EXTENSION TO EXISTING JUNIOR SCHOOL BLOCK TO PROVIDE NEW TEACHING SPACES AND ASSOCIATED STAFF, TOILET AND CLOAKROOM FACILITIES, AND ERECTION OF A SINGLE STOREY TO DINING HALL / KITCHEN FACILITIES TO PROVIDE NEW STORAGE AND CATERING STAFF WELFARE FACILITIES (RESUBMISSION).

Decision: 06-04-2009 Refused

10795/APP/2009/513 St Johns School Potter Street Hill Northwood

EXTENSION & RECONFIGURATION OF EXISTING TIMBER FENCE ENCLOSED COMPOUND TO ACCOMODATE EXISTING SHED, NEW WATER STORAGE TANK & BOOSTER PUMP & RECYCLABLE WASTE STORE.

Decision: 21-07-2009 Approved

10795/APP/2011/2627 St Johns School Potter Street Hill Northwood

Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limited pupil numbers at the school to 350 and staff to no more than 40 FTE) to allow for the retention of the current staff numbers (65 full-time equivalent staff)

Decision: 21-02-2012 Approved

10795/APP/2018/149 St Johns School Potter Street Hill Northwood

Demolition of the existing sports hall and construction of a replacement sports hall to provide indoor PE and sports facilities.

Decision: 12-09-2018 Approved

Comment on Relevant Planning History

There is an extensive history of proposed development of the school. Most recently approval was granted for the demolition of the school sports hall and erection of a new hall.

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:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

DMCI 1A Development of New Education Floorspace

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 7.16 (2016) Green Belt

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

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:- Not applicable

6. Consultations

External Consultees

Six neighbours and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 9 March 2020 and a site notice was erected on the lamp post to the front. No responses were received.

Internal Consultees

Trees/Landscaping - The proposal is to erect a tree house, accessed from steps and an overhead walkway. The D&AS states (2.65) that the tree house will be sited in a location where it will not be visible to neighbouring residential properties. At 2.27 the statement confirms that the structure will be constructed of sustainable timber (which should be from certified sources). At 2.28 the statement confirms that the structure will be free-standing and not directly attached to any tree, leaving an expansion gap (allowing the tree to expand). The specification also allows for flexibility and re-siting of the concrete pads should major roots be encountered.

RECOMMENDATION No objection and no need for landscape conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para. 145 advises exception to this are the provision of appropriate facilities (in connection with the existing use of land) for outdoor sport or recreation as long as the facilities preserve the openness of the Green Belt.

Policy DMEI 4 of the Local Plan: Part Two - Development Management Policies (2020) also advises that inappropriate development within the Green will not be permitted unless there are very special circumstances.

Development on sites in the Green Belt will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, than the existing development having regard to :

- i) The height and bulk of the existing building on site;
- ii) The proportion of the site that is already developed;
- iii) The footprint, distribution and character of the existing buildings on the site;
- iv) The relationship of the proposal with any development on the site that is to be retained and
- v) The visual amenity and character of the Green Belt.

Policy DMCI 1A advises that proposals for school expansions will be assessed against the following criteria:

A) The size of the site, its location and suitability to accommodate school expansion taking account of compatibility with surrounding uses and existing planning policy designations (e.g. Green Belt).

B) The impact on green open space, games pitches, outdoor play and amenity space, taking account of the character of the area and whether the school has sufficient outdoor

space for play and games

The proposal is for the erection of a tree house for use as an outdoor recreational facility in conjunction with the use of the site as a school. The proposed structure would be located within the existing woods just north of the existing school buildings and would not be visible from the wider area. The proposal would not result in the loss of outdoor play and amenity space or sports pitches and as such would comply with policy DMCI 1A.

The proposal therefore relates to this exception use and the principle of development is therefore considered acceptable, subject to compliance with all other policies.

7.02 Density of the proposed development

Not relevant to this proposal

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

Not relevant to this proposal

7.04 Airport safeguarding

Not relevant to this proposal

7.05 Impact on the green belt

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

The proposed structure is roughly V shaped measuring 13.65m in length on a west to east alignment and 14.6m on a north to south alignment. It comprises four decked areas, two of which are around existing trees together with linking walkways with a maximum height of 2.15m (3.15m including the side fencing) and are accessed by 3 separate sets of steps. One has a roof canopy of 5.5m in height. The proposed structure is of wooden construction designed to blend in with the surrounding woodland. The nature of the building is fairly open and is situated in an area where there are other existing play structures, sheds and benches. The structure would not be widely visible from the surrounding area or the green belt and would be considered appropriate within the existing school facility.

As such the proposal would not detract from the character of the immediate surrounding area and would comply with the requirements of Policies DMEI 4 and DMCI 1A of the Local Plan: Part Two - Development Management Policies (2020).

7.07 Impact on the character & appearance of the area

As detailed above.

7.08 Impact on neighbours

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

The proposal structure forms part of the existing school premises and would be located a minimum of 60m away from the nearest property to the north and 83m from the nearest property to the south (south west). Given the nature of the development and the degree of separation it is not considered that the proposal would significantly impact on the amenity of the neighbouring properties in accordance with the requirements of Policy DMHB 11.

7.09 Living conditions for future occupiers

Not relevant to this proposal

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMT 2 of the Local Plan: Part Two - Development Management Policies (2020) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The proposed tree house is for use within the existing school facilities and would have a negligible increase in traffic above existing levels generated from the site and is highly unlikely to impart an adverse impact on the highway network.

7.11 Urban design, access and security

Not relevant to this proposal

7.12 Disabled access

Not relevant to this proposal

7.13 Provision of affordable & special needs housing

Not relevant to this proposal

7.14 Trees, Landscaping and Ecology

This site is occupied by woodland located to the north-west of the school buildings at St Johns. The woodland is used for teaching and biodiversity. The woodland is not protected by TPO or Conservation Area designation. The site lies within the Green Belt which seeks to retain the openness of sites and prevent urban sprawl. The Landscape Architect has advised that the proposal is to erect a tree house, accessed from steps and an overhead walkway. The D&AS states (2.65) that the tree house will be sited in a location where it will not be visible to neighbouring residential properties. At 2.27 the statement confirms that the structure will be constructed of sustainable timber (which should be from certified sources). At 2.28 the statement confirms that the structure will be free-standing and not directly attached to any tree, leaving an expansion gap (allowing the tree to expand). The specification also allows for flexibility and re-siting of the concrete pads should major roots be encountered. They have recommended that they have no objection to the scheme and there is no need for any landscape conditions.

7.15 Sustainable waste management

Not relevant to this proposal

7.16 Renewable energy / Sustainability

Not relevant to this proposal

7.17 Flooding or Drainage Issues

Not relevant to this proposal

7.18 Noise or Air Quality Issues

Not relevant to this proposal

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not relevant to this proposal

7.21 Expediency of enforcement action

Not relevant to this proposal

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

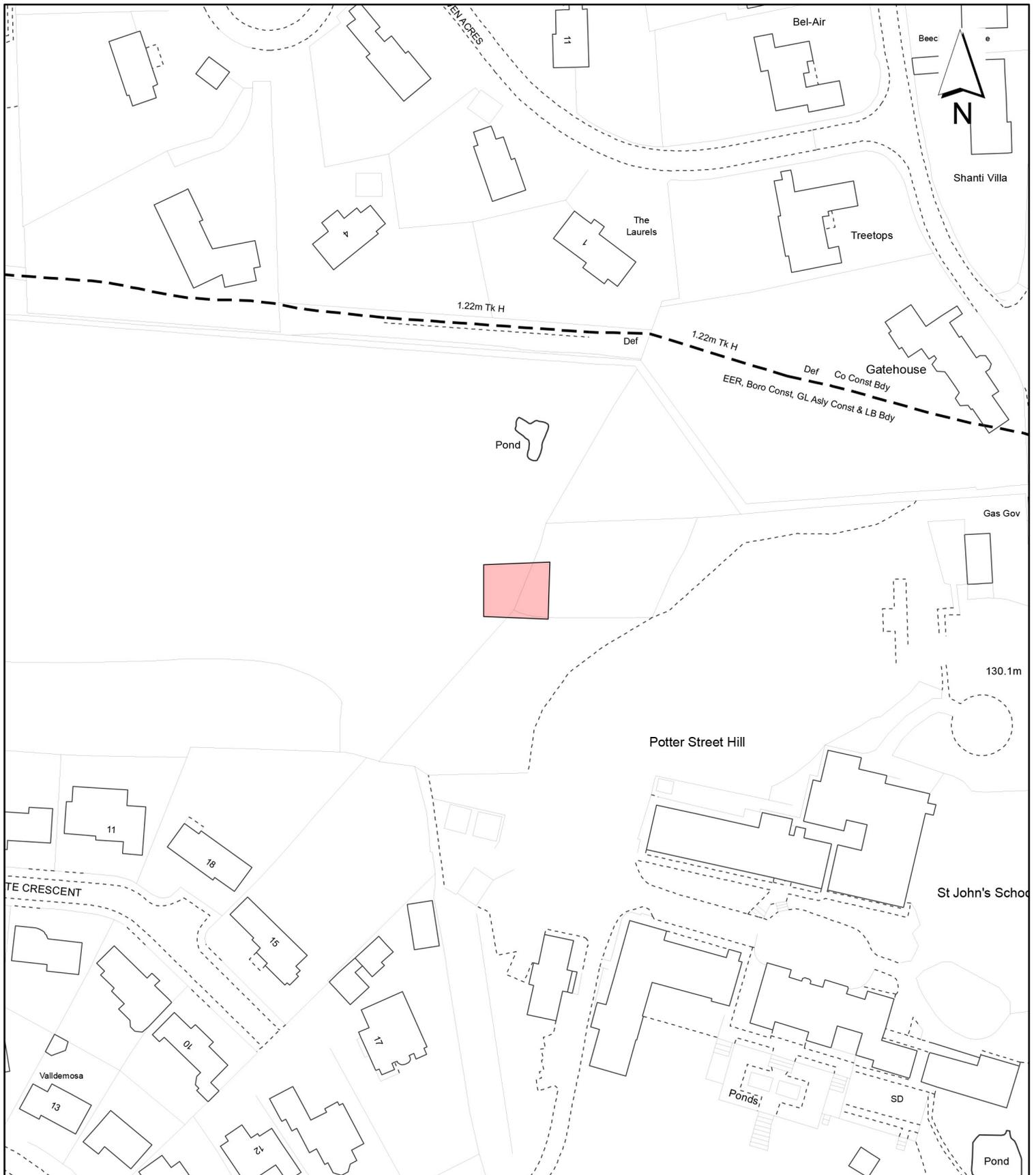
The building is considered to represent an appropriate form of development within the Green Belt, would not detract from the rural character and appearance of the area and would not result in the loss of residential amenity. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**St Johns School
 Potter Street Hill
 Northwood**

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

Planning Application Ref:
10795/APP/2020/371

Scale:
1:1,250

Planning Committee:
North Page 98

Date:
May 2020



Report of the Head of Planning, Transportation and Regeneration

Address SMALL HOLDING 1 OPP NORTHWOOD HILLS UNITED REFORM CHURCH JOEL STREET NORTHWOOD

Development: Erection of 4 x stables (retrospective)

LBH Ref Nos: 75214/APP/2019/3611

Drawing Nos: WJM 02
WJM 01
Location Plan

Date Plans Received: 04/11/2019 **Date(s) of Amendment(s):**

Date Application Valid: 04/11/2019

1. SUMMARY

The retrospective application seeks planning permission for the erection of 4 x stables

The buildings are considered to represent an appropriate form of development within the Green Belt, and would not detract from the rural character and appearance of the area. Furthermore it would not result in the loss of residential amenity.

For the reasons outlined above, and given that the development complies with the Hillingdon Local Plan: Part Two - Development Management Policies (2020), this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers WJM 01 and WJM 02 received on 4/11/19

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 NONSC Non Standard Condition

The proposed stable building and riding arena hereby approved shall be used only in relation to the keeping of horses for private/recreational purposes of the landowner and third parties and shall not be used for any commercial activity other than the keeping, riding and grazing of recreational horses.

REASON

In order to accord with the terms of the application and in order to prevent a more intensive commercial equestrian use being established on site without being fully assessed in terms of its activities and vehicle movements generated with regard to the openness and character of the Green Belt and the amenities of surrounding residential occupiers, in accordance with Policies DMEI 4 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020); and To protect the ecological value of the area in accordance with Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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

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

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

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 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

All developments in green belt area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

3. CONSIDERATIONS

3.1 Site and Locality

The application property is located on the eastern side of Joel Street and comprises a series of farm related buildings. The farm land covers some 1.7 hectares

The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

3.2 Proposed Scheme

The retrospective application seeks planning permission for the erection of 4 x stables.

3.3 Relevant Planning History

Comment on Relevant Planning History

Not applicable to this application.

4. Planning Policies and Standards

London Borough of Hillingdon Development Plan (from 17 January 2020)

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

1.2 The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

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

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

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

West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

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

Emerging Planning Policies

1.4 Paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans

according to:

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

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

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

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

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- DMT 6 Vehicle Parking
- DMT 2 Highways Impacts
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMHD 2 Outbuildings
- LPP 2.18 (2016) Green Infrastructure: the multi functional network of open and green spaces
- LPP 7.16 (2016) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

60 neighbouring properties were consulted by letter dated 8/11/19 and a site notice was displayed in the area. 5 responses were received by the close of the consultation period who raised their concerns as follows:

- using this land commercially
- using lorries
- run off and flooding
- possible change of use in the future

Internal Consultees

Tree officer:

This site is occupied by a smallholding situated on the east side of Joel Street, located to the south of the allotments and north of the builders' merchant. There are no TPO's or Conservation Area designations affecting the site, however, it lies within the Green Belt. The site was viewed from the public footpath which runs adjacent to the southern boundary.

The recently built stables are constructed on a concrete slab which is off-set by approximately two metres from the east.

Further east from the boundary fence there are two mature oak trees, the nearest one estimated to be some 8 metres from the fence. No tree survey or report has been submitted. The trees are not indicated on plan, however, from the vantage point of the footpath, the concrete slab and stable building appear to be located on the outer edge of the canopy of the nearest oak. The structure is estimated to be approximately 10 metres from the tree trunk. While there may be a slight incursion into the RPA, it is likely to be within an allowance (less than 20%), according to the guidance given in BS5837:2012.

No objection and no need for landscape conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 133 of the new NPPF (February 2019) advises that Green Belts are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". The two barns were originally considered to accord with national policy and represent appropriate development as although Paragraph 145 advises that the construction of new buildings should be regarded as inappropriate, it then lists the various exceptions to this which includes:-

'a) buildings for agriculture and forestry;'

London Plan Policy 7.16 (March 2016) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, whilst Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) stresses the importance of national and strategic policies by stipulating that proposals for development in Green Belt will be assessed against national and London Plan policies.

Policies in the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) generally reflect national and regional guidance, in particular, Policy DMEI 4 states that inappropriate development will not be permitted, except in very exceptional circumstances and that re-development of sites in the Green Belt will only be permitted where there is no greater impact on the openness of the Green Belt and the purposes of including within it than the existing development, having regard to i) height and bulk of buildings, ii) proportion of site already developed, iii) footprint and character of existing buildings, iv) relationship with development on site to be retained and v) visual amenity and character of the Green Belt. Farm diversification is also generally supported by Policy DMEI 7, provided there are no environmental impacts and the open character of the countryside is not compromised.

It is therefore considered that the use of the barn as a stable and the formation of an open riding arena represent appropriate development and that there are no objections in principle with the proposal in terms of existing and emerging national, regional and local plan policies as regards to the Green Belt.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

Paragraph 145 of the NPPF states that:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Policy DMEI 4: of the Local Plan Part 2 (January 2020) Development in the Green Belt or on Metropolitan Open Land states that:

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to: i) the height and bulk of the existing building on the site; ii) the proportion of the site that is already developed; iii) the footprint, distribution and character of the existing buildings on the site; iv) the relationship of the proposal with any development on the site that is to be retained; and v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

The retrospective block of 4 stables are timber, have a pitch roof, sited centrally within the site, which would appear appropriate within the rural Green Belt setting. The stables measure 14.5 m in width and 3.6 m in depth with a pitched roof of 2.6 m.

It is considered that the proposed stable building appears appropriate in its rural Green Belt setting and would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies DMEI 4 , DMHB 11 and 12 and Policy DMHD 1 , DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the NPPF 2018.

7.07 Impact on the character & appearance of the area

As previously discussed.

7.08 Impact on neighbours

The closest residential properties are semi -detached dwellings which are sitting 92.3m further to the West of the application site. A substantial tree screen provides a screen of the building and in view of its separation, it is considered that there would be no detrimental effect on nearby properties and 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

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMHT 2 of the Local Plan: Part Two - Development Management Policies (2020) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

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

As such the proposal is considered acceptable in accordance with Policies DMT 2 and 6 of the Local Plan: Part Two - Development Management Policies (2020)

7.11 Urban design, access and security

The proposal is not considered to raise any specific security concerns.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

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 DME1 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 stables have been built on what appears to be an existing concrete plinth, which housed the previous stables. It is not considered that the structures, because of the use of the original plinth, increase the risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

as discussed above

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

n/a

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 stable building is considered to represent an appropriate form of development within the Green Belt, would not detract from the rural character and appearance of the area and would not result in the loss of residential amenity. As such the application is recommended for approval.

11. Reference Documents

London Plan (2016)

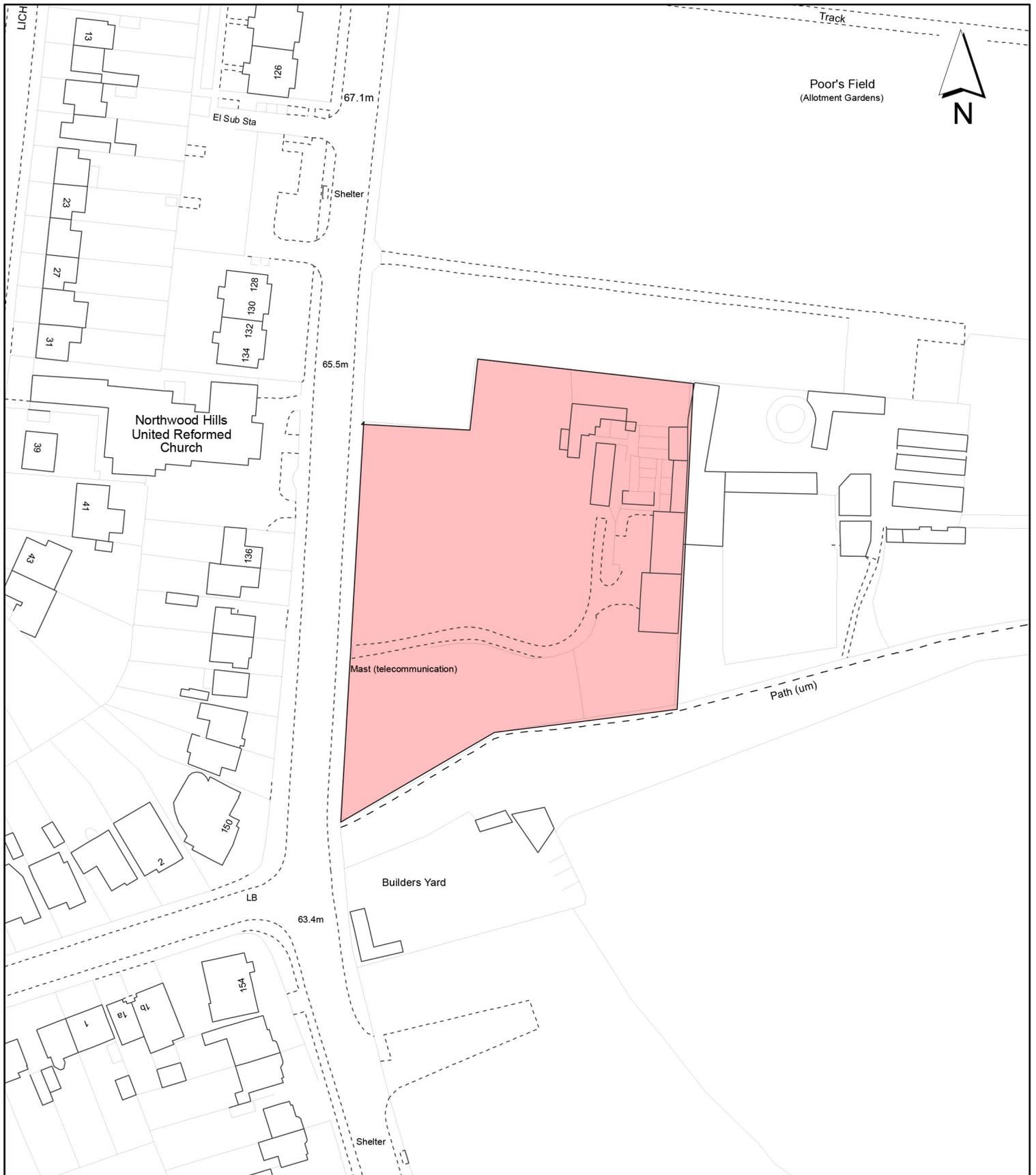
National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

Contact Officer: Hoda Sadri

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Small Holding 1 Opp Northwood Hills
 United Reform Church
 Joel Street**

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

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

Planning Application Ref:

75214/APP/2019/3611

Scale:

1:1,250

Planning Committee:

North Page 109

Date:

May 2020



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2019 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 12 March 2020 and updates the information received by Cabinet in October 2019. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2019, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of November 2019 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/19' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is

dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the “Balance of Funds” column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 31/12/19” and “Total Income as at 30/09/19”.

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed “balances of funds”, i.e. the difference between income received and expenditure, is not a surplus. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled “balance spendable not allocated” shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2019. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor’s “The Management of Planning Obligations” Action Plan May 1999
Monitoring Officers Report January 2001

Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report March 2020.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed. -
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South RuislipMain Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/278/105/350C *122	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	951,810.00	951,810.00	950,361.76	950,361.76	0.00	1,448.24	0.00	£5,000 received as a returnable deposit and £871,000 received as a bond deposit for the completion of highway works. Funds to be returned with interest on satisfactory completion of the works. Further £73,310 received and claimed by ECU for fees and checks. £2,500 to be used for payment of traffic orders. £2,500 spend towards required traffic orders for highway works. £654,301.76 (75% of bond) returned on satisfactory completion of works. Final Certificate issued. £5,000 security and remaining 25% of the bond returned Q3 2018/19.
PT/278/110/413 *149	South Ruislip	Imperial House, Stonefield Way, South Ruislip (Lidl) 5039/APP/2015/4365	977,935.80	976,935.80	83,000.00	82,000.00	42,000.00	894,935.80	0.00	£750,233.62 received as the highways deposit sum to ensure satisfactory completion of the works. Any unspent funds to be returned to the developer on completion. Further £144,702.18 received as a returnable cash deposit for highway works. £82,000 received and claimed to cover fees associated with the works. £1,000 fees received and claimed Q3 2019.
SECTION 278 SUB - TOTAL			2,075,318.90	2,074,318.90	1,120,018.67	1,119,018.67	42,000.00	955,300.23	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Agreement obtained from the owner of the site to allow the Council to retain £30k towards public realm improvements in South Ruislip. Balance to be returned. £30k allocated to improve the pedestrian environment under the railway bridge at South Ruislip (Cabinet Member Decision 06/12/2019)
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required. site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/148/327 *105	Northwood Hills	Northwood School (University Technical College), Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PT/154/350A	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	135,000.00	135,000.00	121,710.99	121,710.99	0.00	13,289.01	0.00	Contribution towards the provision of public transport infrastructure improvements and related initiatives in the authority's area including; bus priority measures, improvements to bus services, public transport interchanges and cycle provision (see legal agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). Funds allocated towards a scheme to improve the public transport interchange in vicinity of South Ruislip Station (Cabinet Member Decision 07/11/2017). Scheme substantially completed March 2018. Minor works to railway bridge outstanding.
PT/181/395 *139	Northwood	Land at Northwood School, Potter Street, Northwood. 12850/APP/2014/4492	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received to be used by the Council to secure compliance with the travel plan if required. Any unspent funds to be returned at the end of the monitoring period (10 years).
PT/183/350E *140	South Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.00	Funds received as the Travel Plan bond to ensure compliance with the travel plans required under schedules 2 & 3 of the agreement. Unspent funds to be returned at the end of the monitoring period (10 years).
PT/205/421A	Ickenham	234- 236 Swakeleys Road, Ickenham 72634/APP/2017/769	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.00	Funds received towards the cost of the highway works identified in the agreement. No time limits for spend.
PT/213/428A	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	52,281.93	52,281.93	0.00	0.00	0.00	52,281.93	52,281.93	Contribution received towards town centre and highway improvements in the immediate vicinity of the site. No time limit for spend.
PT/224/436A	Eastcote	Canada House, 272 Field End Road, Eastcote 3894/APP/2018/498	37,315.23	37,315.23	0.00	0.00	0.00	37,315.23	37,315.23	Funds received to be used towards the provision of public realm works between Eastcote Underground Station and Woodlands Avenue. Funds to be spent within 7 years of receipt (April 2026).
PT/225/437A	Eastcote	Audit House, 260 Field End Road, Eastcote 19365/APP/2017/3088	37,315.23	37,315.23	0.00	0.00	0.00	37,315.23	5,815.23	Funds received to be used towards public realm enhancements along the eastern side of Field End Road between Eastcote Underground Station and Woodlands Avenue. Funds to be spent within 10 years of receipt (April 2029). £31,500 allocated towards street lighting improvements (Cabinet Member Decision 29/11/2019).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	417,591.04	417,591.04	149,830.14	149,830.14	0.00	267,760.90	95,412.39	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	2,492,909.94	2,491,909.94	1,269,848.81	1,268,848.81	42,000.00	1,223,061.13	95,412.39	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
EYL/250/431	West Ruislip	Land at 1 St Catherine's Road, Ruislip 33892/APP/2013/1337	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Funds received towards providing educational improvements or facilities in the Authority's area to included new school facilities, improvements to existing school facilities to accommodate extra children, improvement and expansion to playground and external leisure spaces (see agreement for details). No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66985/APP/2011/3049	25,330.03	25,330.03	17,744.00	17,744.00	0.00	7,586.03	0.00	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (Feb 2019). Funds allocated towards lighting improvements in Pembroke Road, Ruislip (Cabinet Member Decision 04/10/2018). Scheme completed January 2019. Remaining balance can be retained towards another eligible scheme.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	21,294.30	21,294.30	21,294.30	21,294.30	0.00	0.00	0.00	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). No time limit (5 year spend period removed by later agreement). Funds allocated towards road safety improvements on Copsewood Way (Cabinet Member Decision 22/06/2018). Scheme completed Dec 2018. Diminimus balance £898.33 transferred to PT/44.
PPR/90/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/114/380A	Ickenham	211-213 Swakeleys Rd, Ickenham. 70701/APP/2015/3026	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/115/381	South Ruislip	555 Stonefield Way, Ruislip	14,600.00	14,600.00	0.00	0.00	0.00	14,600.00	14,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/119/385A	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 196/APP/2013/2958	26,307.20	26,307.20	0.00	0.00	0.00	26,307.20	26,307.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PPR/120/350D	South Ruislip	Former Arla Dairy site, Victoria Road, Ruislip. 6619/APP/2014/1600	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds to be used by the Council towards a work place co-ordinator payable per phase (phase1 payment received). Funds to be spent within 7 years of receipt (September 2023).
PPR/134/411A	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	37,100.00	37,100.00	0.00	0.00	0.00	37,100.00	37,100.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/143	Northwood	36-40 Rickmansworth Road, Northwood. 69978/APP/2016/2564	20,117.50	20,117.50	0.00	0.00	0.00	20,117.50	20,117.50	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/147/428B	West Ruislip	Fanuc House, 1 Station Approach, Ruislip 26134/APP/2016/1987	3,600.00	3,600.00	0.00	0.00	0.00	3,600.00	3,600.00	Funds received towards providing construction training courses delivered by recognised providers and the provision of a construction workplace coordinator within the Authority's area. No time limit for spend.
PPR/153/439A	Northwood	St Helens College, Eastbury Road, Northwood. (7402/APP/2018/3445)	3,600.00	0.00	0.00	0.00	0.00	3,600.00	3,600.00	Funds received towards the provision of a construction workplace co-ordinator. No time limit for spend.
COMMUNITY, COMMERCE & REGENERATION TOTAL			186,149.03	182,549.03	39,038.30	39,038.30	0.00	147,110.73	139,524.50	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	32.50	32.50	0.00	9,305.93	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. £782 from this contribution has been allocated towards new equipment at Manor Farm Library (Cabinet Member decision 29/03/2016)
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend.
CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL			35,550.91	35,550.91	32.50	32.50	0.00	35,518.41	13,338.00	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	44,059.48	44,059.48	0.00	102,820.27	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15. Maintenance costs claimed 2015/16.
E/66/239D	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	9,614.17	9,614.17	0.00	385.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	50,000.00	50,000.00	30,000.00	30,000.00	0.00	20,000.00	0.00	Funds received as maintenance instalments towards the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing mangement works (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration. £5,000 spent towards access improvements at the reserve. Further £15,000 allocated towards the management of Ten Acre Woods (Cabinet Member Decision 22/07/2016). £5,000 spent towards essential tree works 2016/17. £5,000 spent towards ditch restoration 2017/18. £20,000 received as final payment. Funds to be spent by May 2029. £5,000 spent towards riverbank reinstatement 2018/19. Remaining balance (£20k) allocated towards further 3 year programme of works (Cabinet Member Decision 18/10/2019).
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	23,854.00	23,854.00	1,102.05	6,755.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits. Funds allocated towards the refurbishment of a single tennis court at Northwood Recreation Ground (Cabinet Member Decision 19/10/2018). Tennis Court refurbished March 2019. Awaiting fitting of new locking system.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
E/99/350B	West Ruislip	Fmr Arla Dairy Site, Victoria Rd, Ruislip. 66819/APP/2014/1600	50,000.00	50,000.00	34,400.00	0.00	34,400.00	15,600.00	15,600.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022). £34,400 allocated and spent towards maintaining the Borough's air quality monitoring network (Cabinet Member Decision 15/11/2019).
E/108/380B	Ickenham	211-213 Swakeleys Rd, Ickenham 70701/APP/2015/3026	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/111/385C	Northwood Hills	Frank Welch Court, High Meadow, Pinner. 196/APP/2013/2958	31,369.64	31,369.64	5,000.00	0.00	5,000.00	26,369.64	0.00	Contribution received to improve the ecological facilities at Pinn meadows including; access for river dipping, creation of an Ox-bow pond, creation of wildflower meadow (see agreement for details). No time limit for spend. Funds allocated towards ecological improvements at Long Meadow and Kings College Playing fields (Cabinet Member Decision 20/06/2019). Spend towards on site conservation /earthworks & planting.
E/122/406	South Ruislip	23 Stonefield Way, South Ruislip 25508/APP/2014/3570	15,355.00	15,355.00	0.00	0.00	0.00	15,355.00	15,355.00	Funds received as the air quality contribution to be used towards air quality improvements in the Borough. No time limits for spend.
E/124/411B	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	18,310.23	18,310.23	0.00	0.00	0.00	18,310.23	18,310.23	Funds received to be used by the Council towards off site carbon reduction measures, schemes and initiatives to mitigate the development. No time limits for spend.
E/128/416	Ickenham	Vyners School, Warren Rd, Ickenham 4514/APP/2017/1771	70,000.00	70,000.00	0.00	0.00	0.00	70,000.00	70,000.00	Contribution received as the drainage improvement contribution to be used to improve drainage in the Authority's area, including improvements to two pitches at Hillingdon House Farm. No time limits for spend.
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	473,282.91	473,282.91	179,052.62	139,652.62	40,502.05	294,230.29	131,765.23	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING										
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/22/239E *74	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	4,320.40	0.00	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	17,374.27	0.00	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	298,998.00	0.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidised housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/20131094	17,600.54	17,600.54	0.00	0.00	0.00	17,600.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. Second instalment (£8,901.77) received towards the same purpose.
H/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	8,434.88	0.00	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/57/351D *116	Northwood	103, 105 & 107 Ducks Hill Road, Northwood. 64345/APP/2014/1044	6,212.88	6,212.88	0.00	0.00	0.00	6,212.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/63/385D *130	Northwood Hills	Frank Welch Court, High Meadow Close, Pinner. 186/APP/2013/2958	10,195.29	10,195.29	0.00	0.00	0.00	10,195.29	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/72/411C	Ickenham	Harefield Place, The Drive, Ickenham 1257/APP/2015/3649	254,308.70	254,308.70	0.00	0.00	0.00	254,308.70	254,308.70	Contribution received towards the provision of off site affordable housing available through a registered provider to persons who cannot afford to rent or buy housing generally available on the open market. No time limit for spend.
H/76/426B	Northwood	36-40 Rickmansworth Road, Northwood 69978/APP/2018/417	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds received as the affordable housing commuted sum to be spent towards the off-site provision of affordable housing in the Authority's area. No time limit for spend.
SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL			1,011,116.86	1,011,116.86	0.00	0.00	0.00	1,011,116.86	885,664.53	
GRAND TOTAL ALL SCHEMES			4,211,805.65	4,207,205.65	1,487,972.23	1,447,572.23	82,502.05	2,723,833.42	1,278,500.65	

The balance of funds remaining must be spent on works as set out in each individual agreement.
 Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.
 Bold figures indicate changes in income and expenditure
 Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.
 * Denotes funds the Council is unable to spend currently totals £1,059,836.44
 *32: PT278/46 £5,000.07 is to be held as a returnable security deposit for the highway works (to be later refunded).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2019 / 2020 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at February 2020)
			AS AT 31/12/19	AS AT 30/09/19	AS AT 31/12/19	AS AT 30/09/19	To 31/12/19	AS AT 31/12/19	AS AT 31/12/19	
		SECTION 278								
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
*49:PT278/63			£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).							
*57:H11/195B			£3,156.00 funds have been received to provide health care services in the borough.							
*62:PT/278/77/197			£23,000.00 held as security for the due and proper execution of the works.							
*74 H22/239E			£7,363.00 funds have been received to provide Health Care services in the borough.							
*76:PT278/78/238G			£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).							
*81:H/28/263D			£3,353.86 funds have been received to provide Health Care services in the borough.							
*94:H/36/299D			£9,001.79 funds received to provide health care facilities in the borough.							
*103: H/44/319D			£24,312.54 funds received to provide health care facilities in the borough.							
*104: H/46/323G			£14,126.88 funds received to provide health care facilities in the borough.							
*107: H/48/331E			£4,320.40 funds received to provide health care facilities in the borough.							
*110: H/51/231H			£17,374.27 funds received to provide health care facilities in the borough.							
*112:H/54/343D			£17,600.54 funds received to provide health care facilities in the borough.							
*113: H/53/346D			£8,434.88 funds received to provide health care facilities in the borough.							
*116: H/57/351D			£6,212.88 funds received to provide health care facilities in the borough.							
*122: PT/278/105/350C			£1,448.24 is to be held as a returnable security deposit for the highway works (to be later refunded).							
*130: H/63/385D			£10,195.29 funds received to provide health care facilities in the borough.							
*149: PT/278/110			£894,935.80 is to be held as a returnable security deposit for the highway works (to be later refunded).							
			£1,059,836.44							

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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 15

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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 16

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Plans for North Applications Planning Committee

Tuesday 26th May 2020



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 16 MURRAY ROAD NORTHWOOD

Development: Two storey rear extension with habitable roofspace to allow for conversion of ground and first floor from part Use Class C3 (Dwellings) and part Class D1 to Class D1 (Non-Residential Institutions - Nursery) and addition of rear dormer to allow for conversion of second floor into 2 x 1-bed self-contained flats.

LBH Ref Nos: 4626/APP/2019/629

Date Plans Received: 22/02/2019

Date(s) of Amendment(s): 12/09/2019

Date Application Valid: 28/02/2019

22/02/2019

13/08/2019

Rev.	Detail	By	Date

PLANNING

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Project

16 MURRAY ROAD
 NORTHWOOD
 HA6 2YJ

Drawing

SITE LOCATION PLAN &
 BLOCK PLAN LAYOUT

**SEABROOK
 ARCHITECTS**

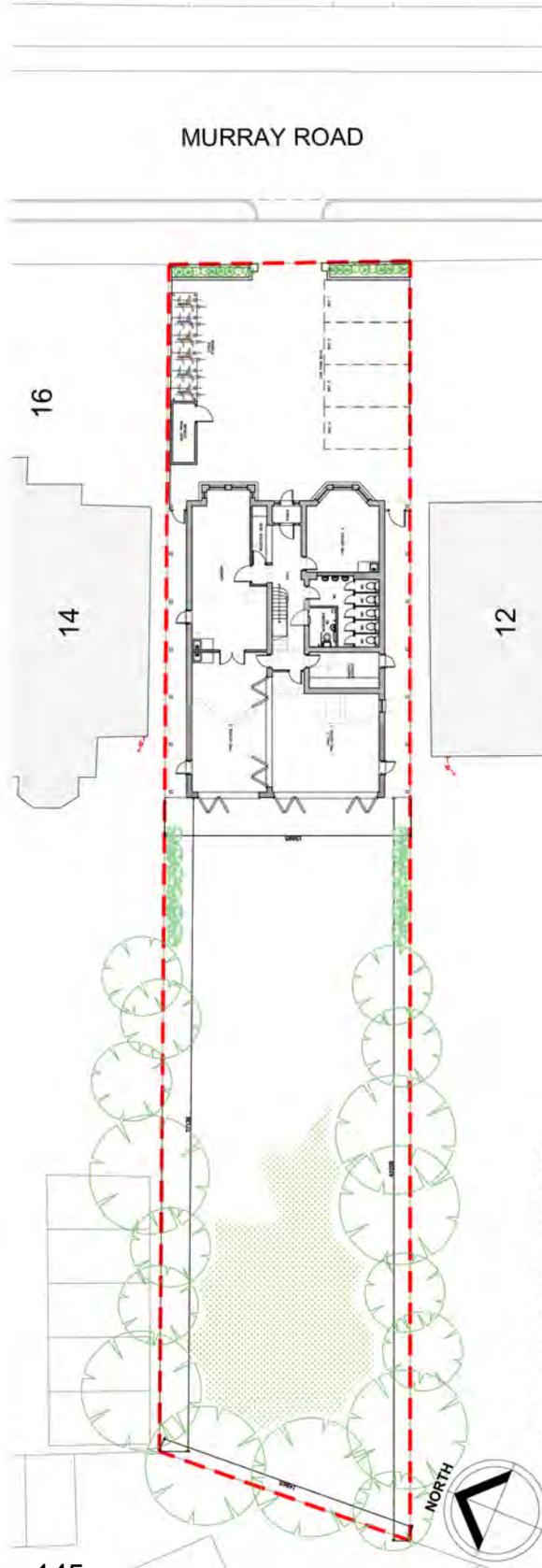
CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Peldon Road, Chesham,
 Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770620
 e-mail: gsg@sgarchitects.co.uk

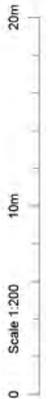
Drawn By	NHQ	Date	Feb 2019
Checked By	-	Date	-
Approved By	-	Scale	1:1250/200@A2
Drawing No.	5618-PL100	Rev.	-

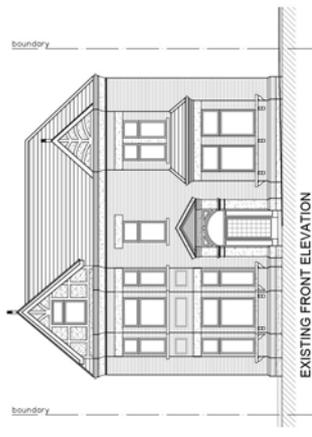


SITE LOCATION PLAN
1:1250



BLOCK PLAN LAYOUT
1:200

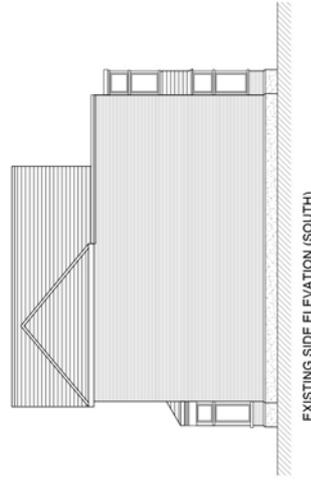




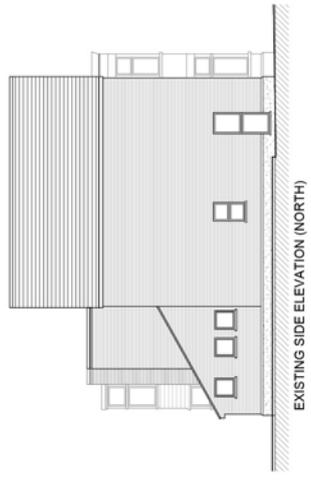
EXISTING FRONT ELEVATION



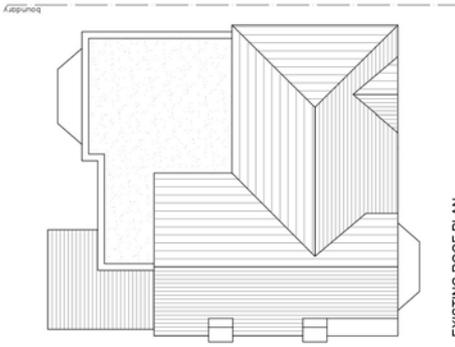
EXISTING REAR ELEVATION



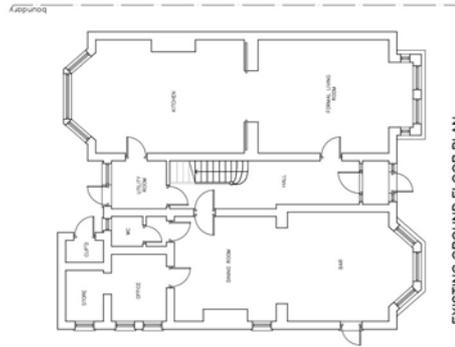
EXISTING SIDE ELEVATION (SOUTH)



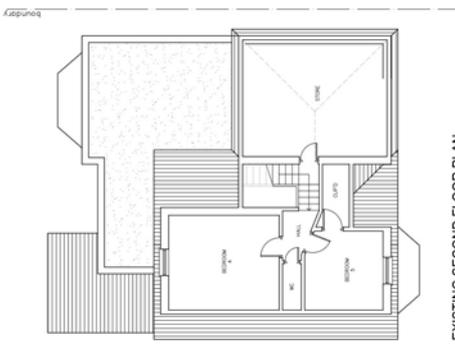
EXISTING SIDE ELEVATION (NORTH)



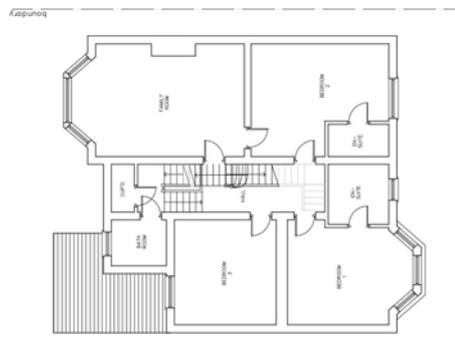
EXISTING ROOF PLAN



EXISTING GROUND FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

PLANNING

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Project

16 MURRAY ROAD
NORTHWOOD
HA6 2YJ

Drawing

EXISTING:
PLANS AND ELEVATIONS

**SEABROOK
ARCHITECTS**

1 Link House, St Mary's Way, Chesham, Bucks HP5 1JH
Tel: 01494 779918
e-mail: info@seabrookarchitects.co.uk

Drawn By	sl	Date	Feb 2019
Checked By		Date	
Approved By		Scale	1:100(BA1)
Drawing No.	5618 - PL101	Rev.	-



Amendments/Notes

Rev.	Detail	By	Date
A	Extended GF	SL	21.11.2018
B	Revised GF plan	SL	05.02.2019
C	Revised GF plan	SL	05.02.2019
D	Revised GF plan	SL	05.02.2019

LEGEND

PROPOSED
 EXISTING
 DEMOLISHED

PLANNING

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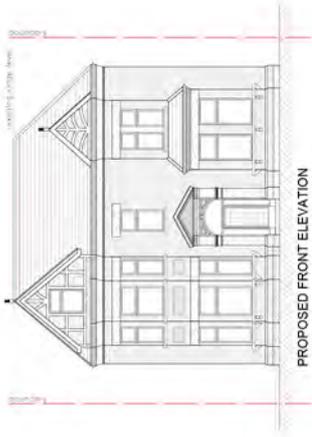
Project
 16 MURRAY ROAD
 NORTHWOOD
 HA8 2YJ

PROPOSED: PLANS AND ELEVATIONS

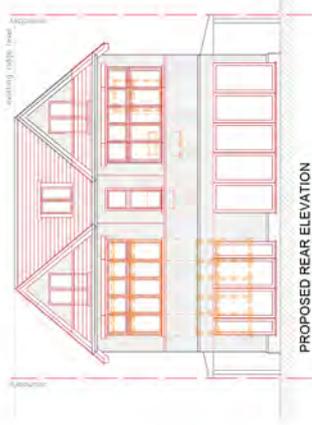
SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS

Link House, 50 Mary's Way, Chesham, Bucks HP8 1JR
 Tel: 01494 778918
 e-mail: info@seabrookarchitects.co.uk

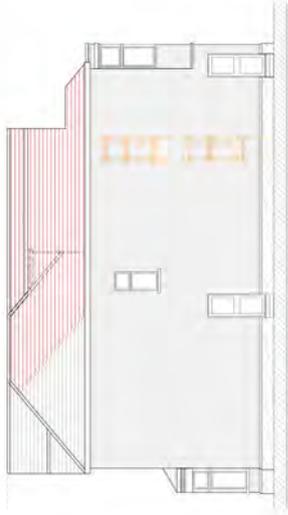
Drawn By	Date	Feb 2019
Checked By	Date	
Approved By	Scale	1:100@A1
Drawing No.	Rev.	D



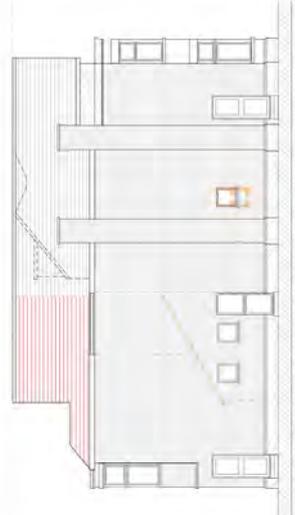
PROPOSED FRONT ELEVATION



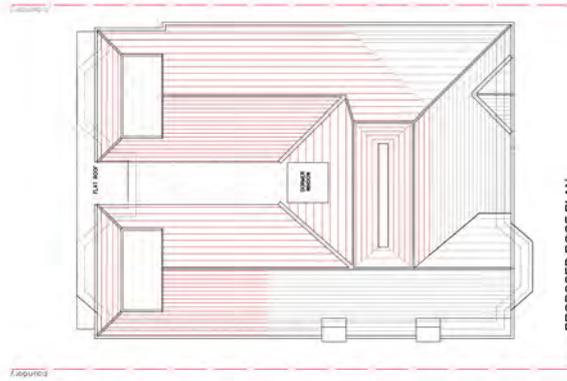
PROPOSED REAR ELEVATION



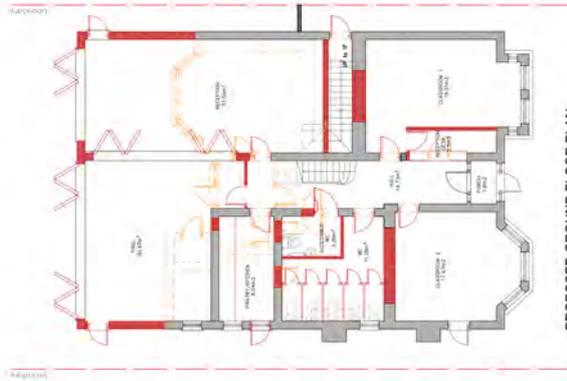
PROPOSED SIDE ELEVATION (SOUTH)



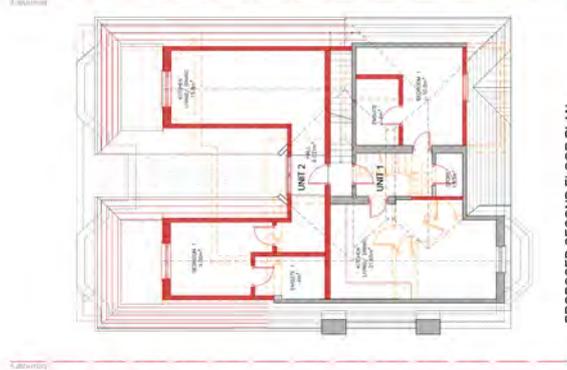
PROPOSED SIDE ELEVATION (NORTH)



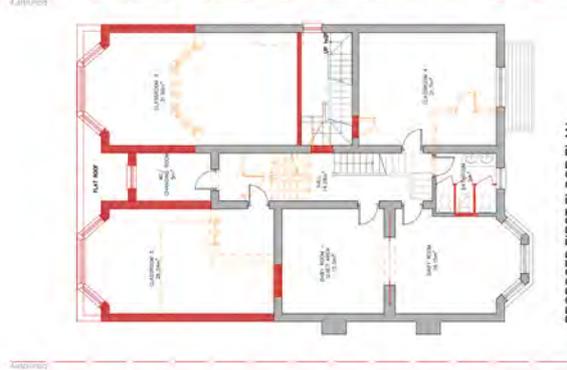
PROPOSED ROOF PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN
 cut @ Height 1100mm
 UNIT 1 GFA: 45 m²
 UNIT 2 GFA: 52 m²



PROPOSED FIRST FLOOR PLAN





FB

Notes:

Site boundary

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Site Address:

**16 Murray Road
 Northwood**

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

Planning Application Ref:
4626/APP/2019/629

Scale:
1:1,250

Planning Committee:
North Page 148

Date:
May 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 178-180 FIELD END ROAD EASTCOTE PINNER
Development: Change of use of No.178 from retail (Use Class A1) to restaurant (Use Class A3), single storey infill extension, installation of rooflight and installation of new shop front to both units
LBH Ref Nos: 74599/APP/2020/619

Date Plans Received: 22/02/2020 **Date(s) of Amendment(s):** 22/02/2020
Date Application Valid: 22/02/2020



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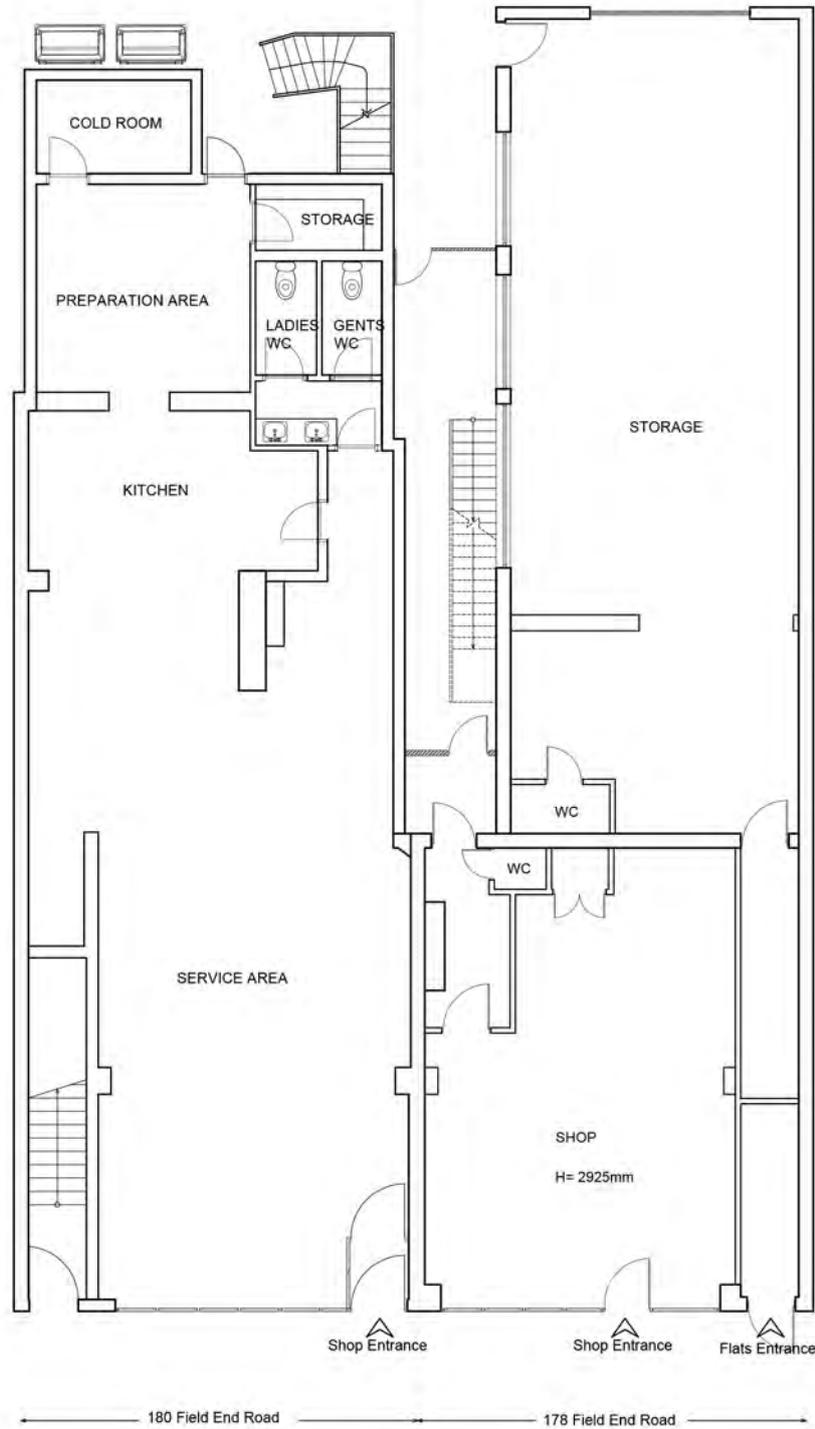


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EXISTING GROUND FLOOR PLAN

ADDRESS

178-180 Field End Road, Ruislip, Pinner HA5 1RF

SHEET

1/12

DATE

08.10.2019

SCALE

(SCALE :1/100 @A3)

REFERENCE

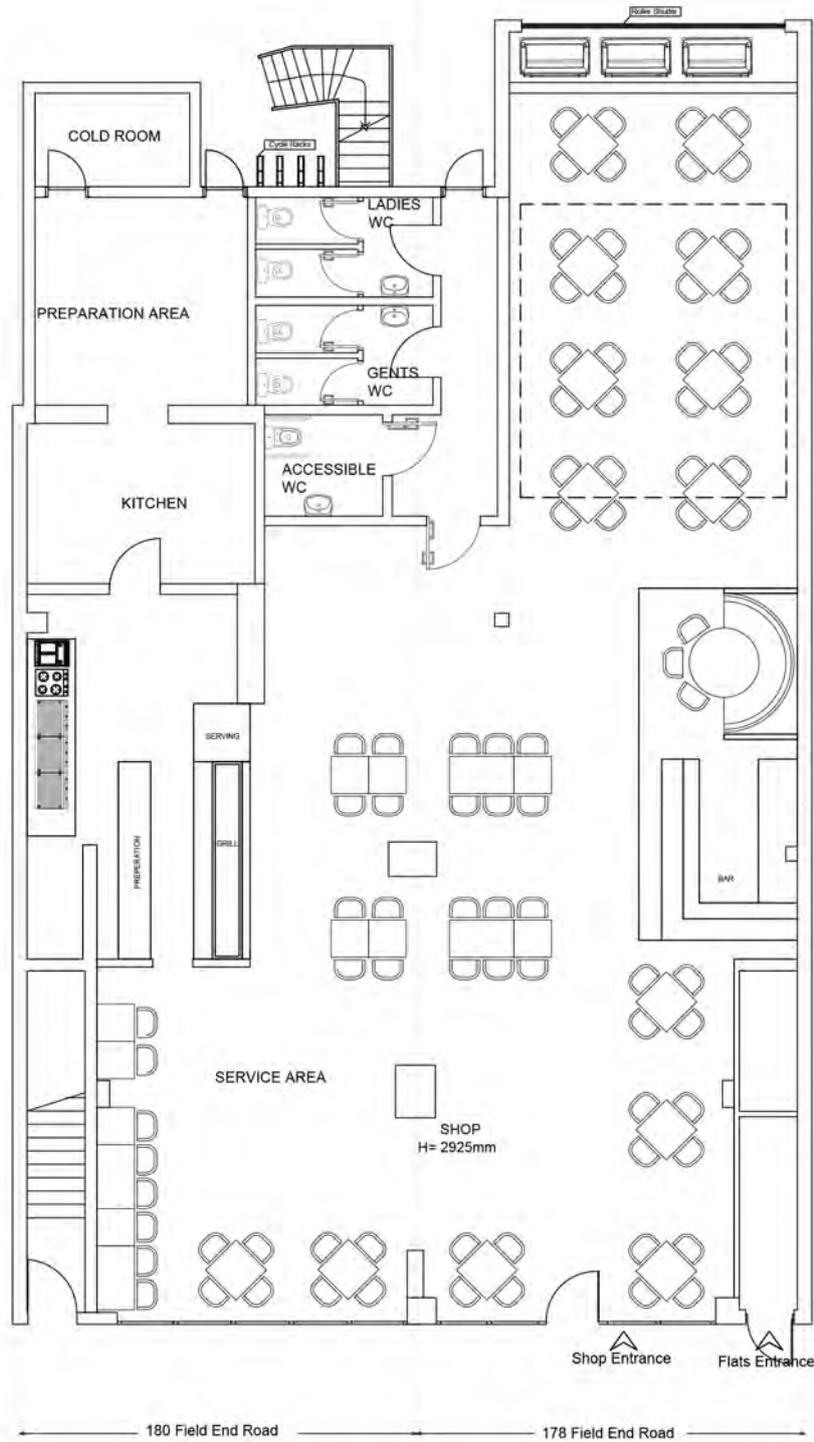
FER-0810-EGF



REV



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PROPOSED GROUND FLOOR PLAN

ENGINEER

178-180 Field End Road, Ruislip, Pinner HA5 1RF

SHEET

2/12

DATE

18.02.2020

SCALE

(SCALE :1/100 @A3)

0 1m 2m 3m 4m 5m 10m

Page 152

REFERENCE

FER-1802-PGF

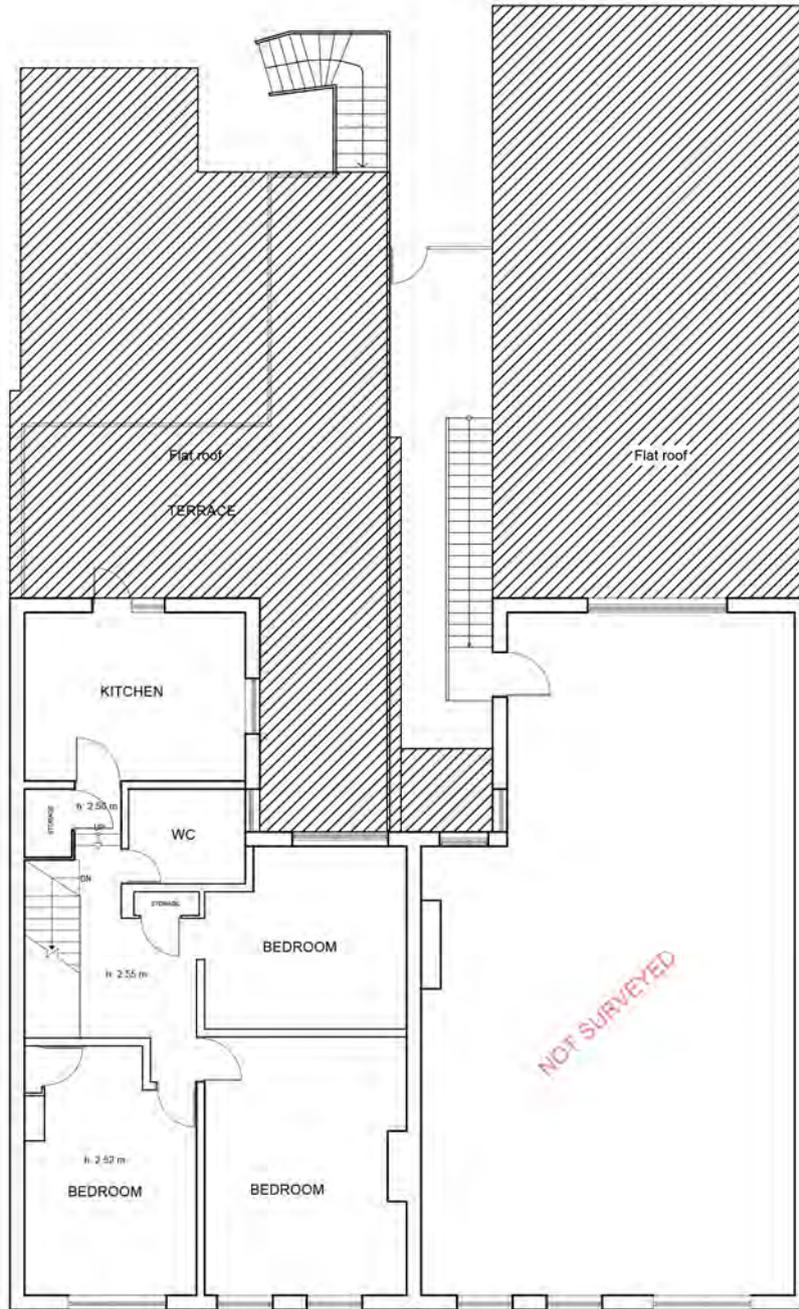
Proposed Ground Floor Plan

REV

ADA Group
 453 West Green Rd.
 London N15 3PW
 info@adagroup.org.uk
 0207 193 8393



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← 180 Field End Road ← 178 Field End Road →

EXISTING FIRST FLOOR PLAN

178-180 Field End Road, Ruislip, Pinner HA5 1RF

3/12

08.10.2019

5ER-0810-EFF

Existing First Floor Plan

(SCALE : 1/100 @A3)



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PROPOSED FIRST FLOOR PLAN



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EXISTING FRONT ELEVATION

<p>ADDRESS</p> <p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p>	<p>PROJECT</p> <p>Existing Front Elevation</p>	<p>CLIENT</p>	<p>Reference Number</p> <p>FER-0810-EFE</p>	<p>Scale (@ A3)</p> <p>1:100</p>
		<p>Date</p> <p>08/10/2019</p>	<p>REVISION</p> <p>REV</p>	<p>SHEET</p> <p>7/12</p>
<p>SCALE BAR</p> <p>0m 1m 2m 3m 4m 5m 10m</p>				



ADA Group
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 London N15 3PW
 info@adagroup.org.uk
 0207 193 8393

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PROPOSED FRONT ELEVATION

<p>ADDRESS</p> <p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p>	<p>PROJECT</p> <p>Proposed Front Elevation</p>	<p>CLIENT</p>	<p>Scale (@ A3)</p> <p>1:100</p>
		<p>Date</p> <p>18/02/2020</p>	<p>Reference Number</p> <p>FER-1802-PFE</p>
<p>ADA Group 453 West Green Rd. London N15 3PW info@adagroup.org.uk 0207 193 8393</p>	<p>SCALE BAR</p> <p>0m 1m 2m 3m 4m 5m 10m</p>	<p>SHEET</p> <p>8/12</p>	<p>REV</p> <p>V2</p>



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<p>PROJECT</p> <p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p> <p>Section</p>	<p>CLIENT</p>	<p>Reference Number</p> <p>FER-1802-PFEPSS</p>	<p>Scale (@ A3)</p> <p>1:100</p>
	<p>Date</p> <p>18/02/2020</p>	<p>REV</p> <p>8/12</p>	<p>V2</p>
<p>ADDRESS</p> <p>ADA Group 453 West Green Rd. London N15 3PW info@adagroup.org.uk 0207 193 8393</p>	<p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p>		
<p>SCALE BAR</p> <p>0m 1m 2m 3m 4m 5m 10m</p>	<p>SHEET</p> <p>8/12</p>	<p>REV</p>	<p>V2</p>



Notes

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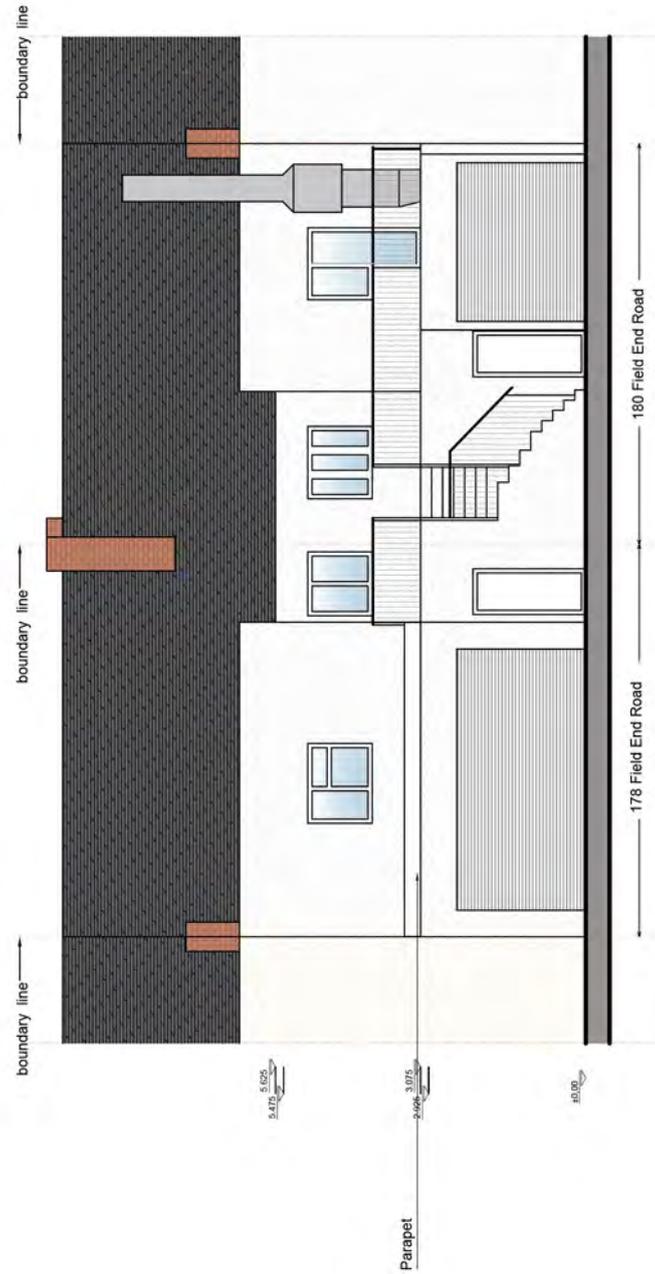
EXISTING REAR ELEVATION

<p>ADDRESS</p> <p>ADA Group 453 West Green Rd. London N15 3PW info@adagroup.org.uk 0207 193 8393</p>	<p>PROJECT</p> <p>Existing Rear Elevation</p>	<p>CLIENT</p>
		<p>Date</p> <p>08/10/2019</p>
<p>SCALE BAR</p> <p>0m 1m 2m 3m 4m 5m 10m</p>	<p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p>	<p>Reference Number</p> <p>FER-0810-ERE</p>
<p>Scale (@ A3)</p> <p>1:100</p>	<p>9/12</p>	<p>REV</p>
<p>SHEET</p>	<p>SHEET</p>	<p>SHEET</p>



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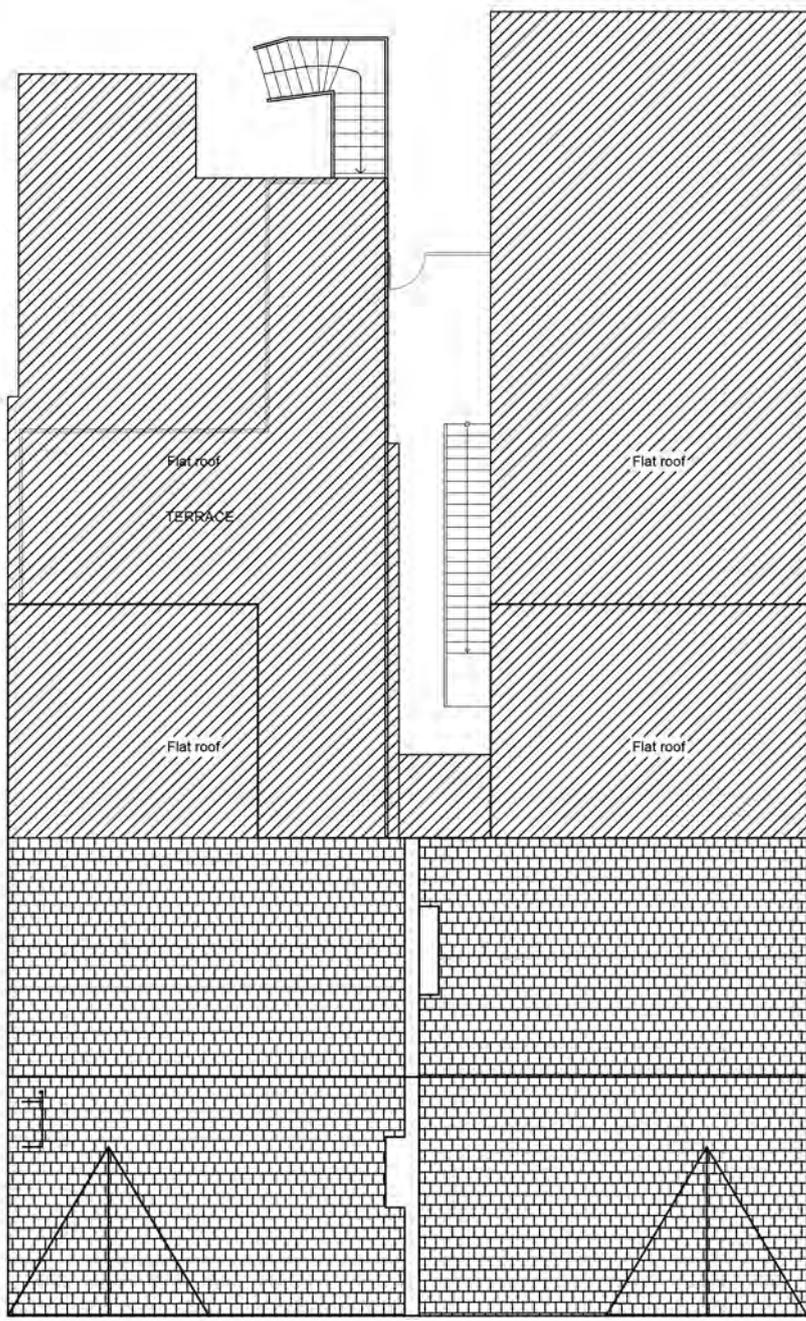


PROPOSED REAR ELEVATION

<p>ADDRESS</p> <p>ADA Group 453 West Green Rd. London N15 3PW info@adagroup.org.uk 0207 193 8393</p>	<p>PROJECT</p> <p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p> <p>Proposed Rear Elevation</p>	CLIENT	Reference Number	Scale (@ A3)
		Date	FER-1802-PRE	1:100
SCALE BAR		SHEET	REV	
		18/02/2020	10/12	



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← 180 Field End Road 178 Field End Road →

EXISTING ROOF PLAN

178-180 Field End Road, Ruislip, Pinner HA5 1RF

5/12

08.10.2019

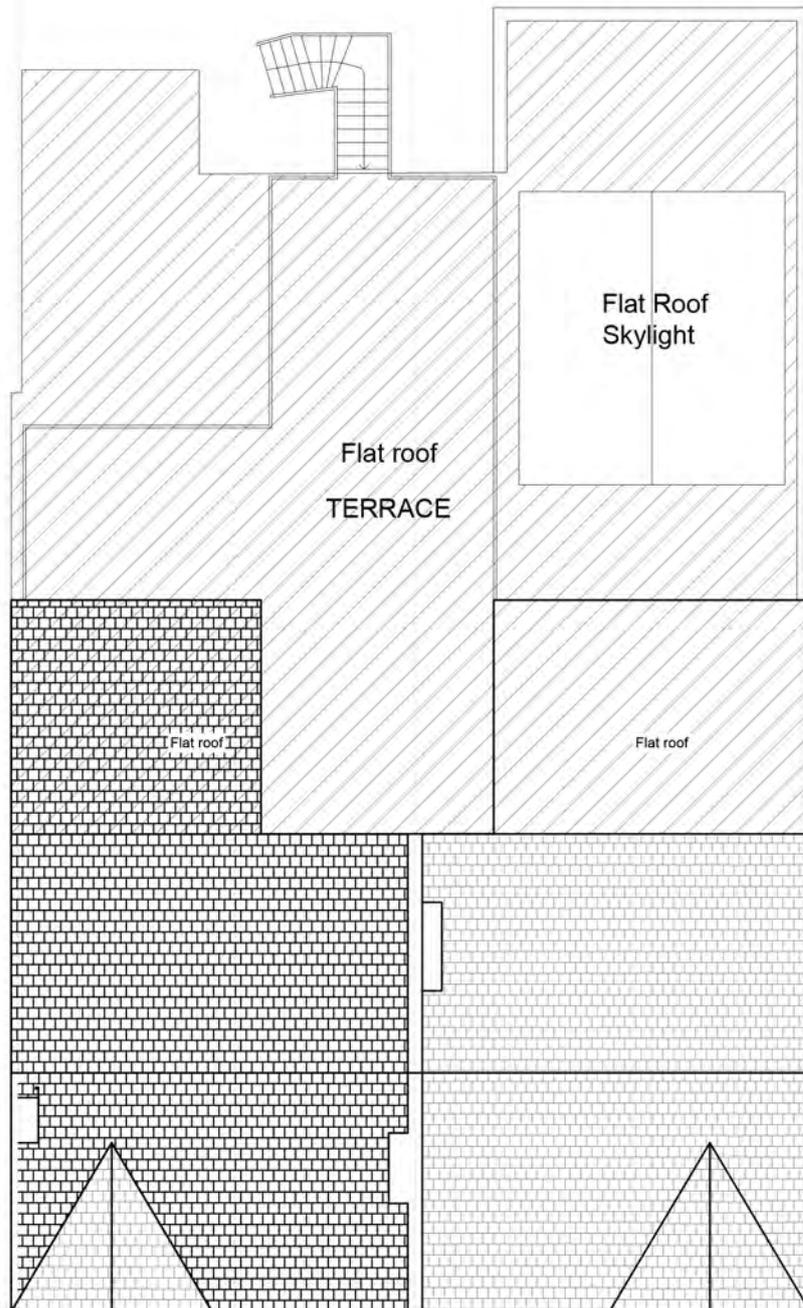
(SCALE : 1/100 @A3)



ADA Group
453 West Green Rd.
London N15 3PW
info@adagroup.org.uk
0207 193 8393



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← 180 Field End Road → ← 178 Field End Road →

PROPOSED ROOF PLAN

ADDRESS: 178-180 Field End Road, Ruislip, Pinner HA5 1RF

SHEET: 6/12

DATE: 18.02.2020

SCALE: (SCALE :1/100 @A3)

REFERENCE: FER-1802-PR



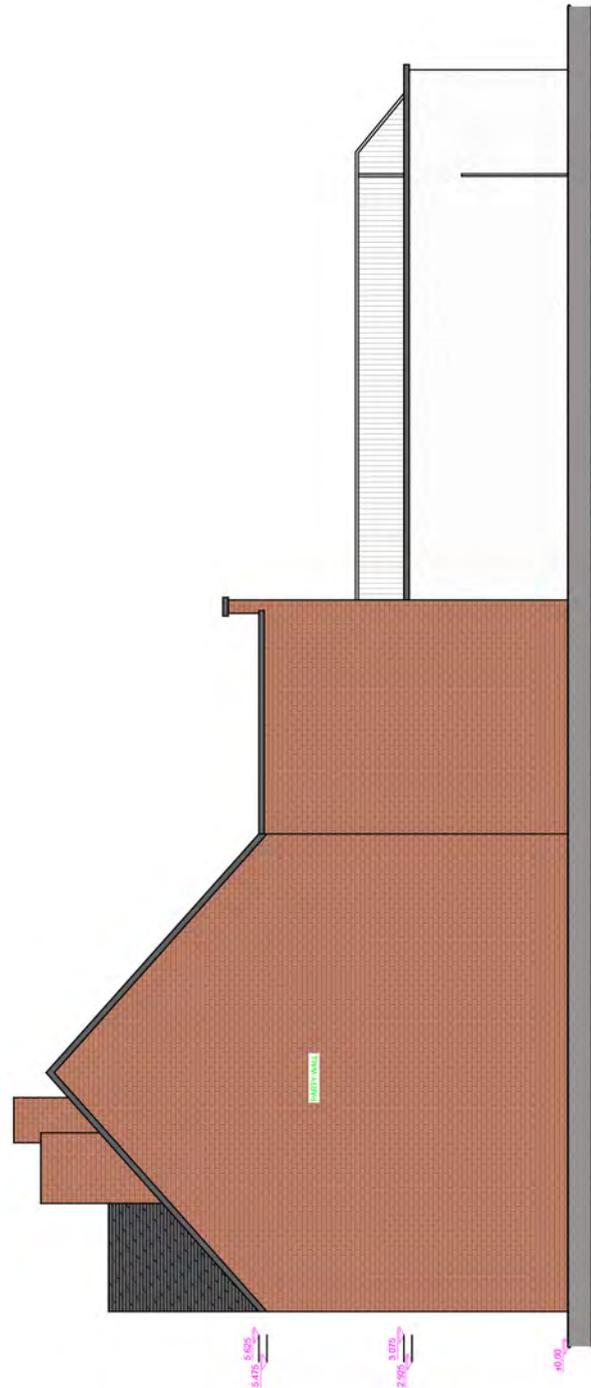
Page 161
 Proposed Roof Plan

ADA Group
 453 West Green Rd.
 London N15 3PW
 info@adagroup.org.uk
 0207 193 8393



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EXISTING SIDE ELEVATION

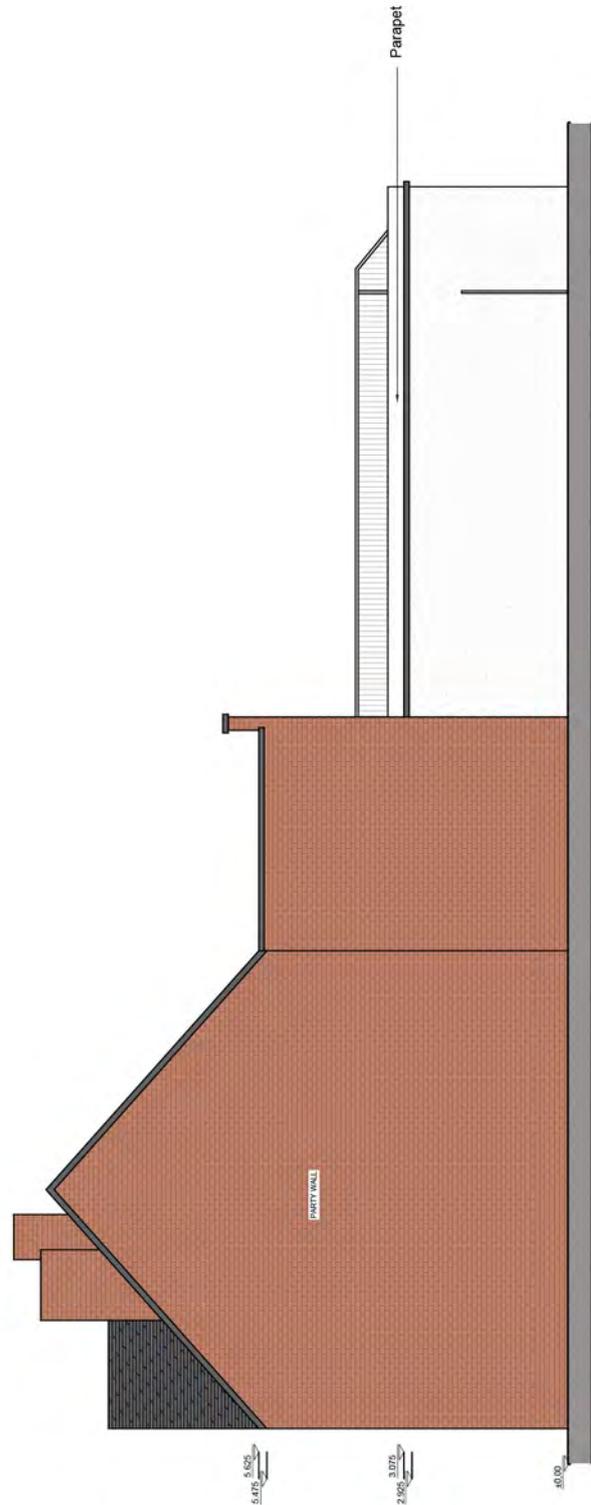
<p>ADDRESS</p> <p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p>	<p>PROJECT</p> <p>Existing Side Elevation</p>	<p>CLIENT</p>
		<p>Date</p> <p>08/10/2019</p>
<p>SCALE BAR</p> <p>0m 1m 2m 3m 4m 5m 10m</p>	<p>SHEET</p> <p>11/12</p>	<p>REV</p>



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 453 West Green Rd.
 London N15 3PW
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 0207 193 8393

Notes

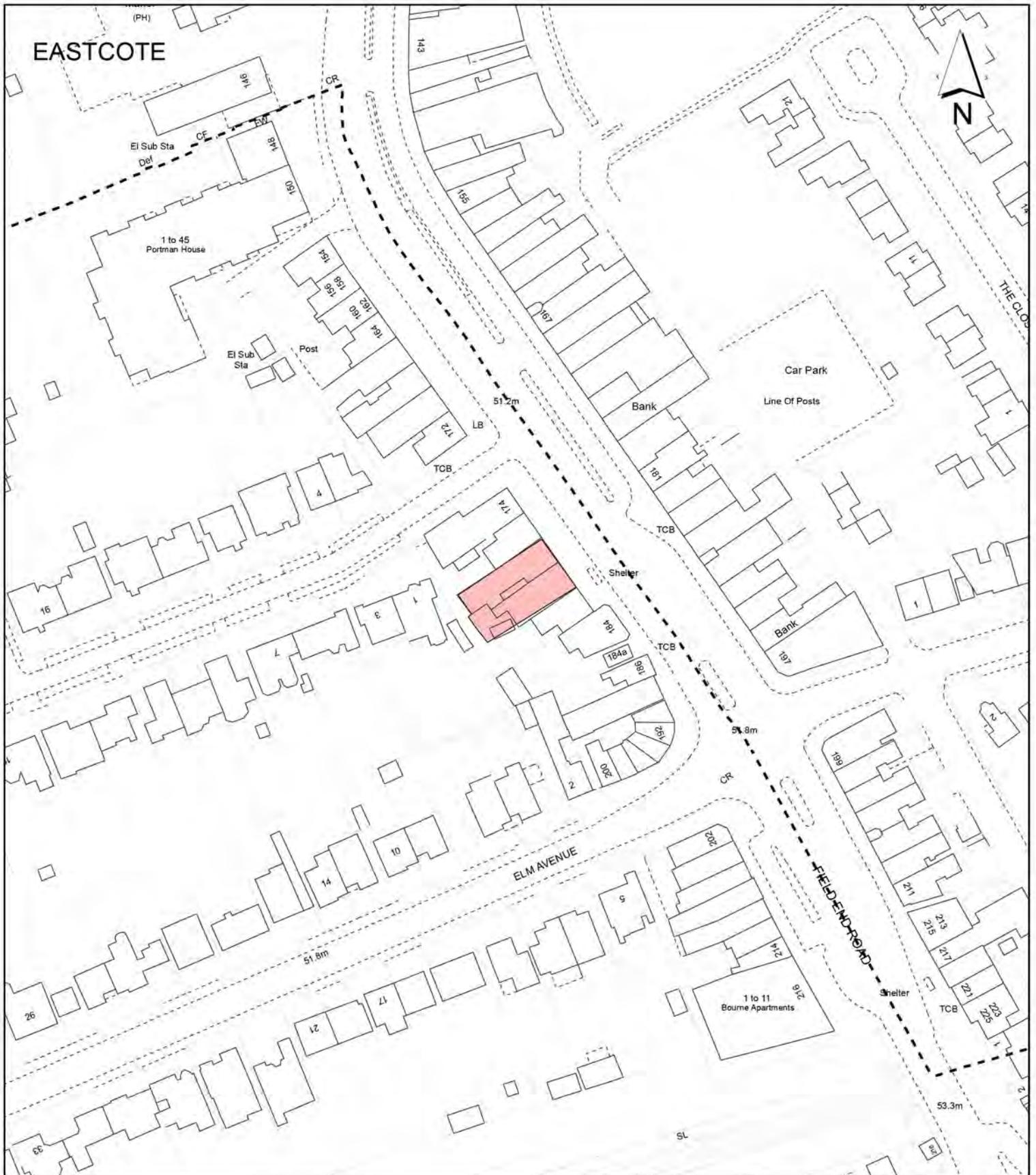
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PROPOSED SIDE ELEVATION

<p>ADDRESS</p> <p>ADA Group 453 West Green Rd. London N15 3PW info@adagroup.org.uk 0207 193 8393</p>	<p>PROJECT</p> <p>178-180 Field End Road Ruislip, Pinner HA5 1RF</p>	<p>CLIENT</p>	<p>Reference Number</p> <p>FER-1820-PSE</p>	<p>Scale (@ A3)</p> <p>1:100</p>
		<p>Date</p> <p>18/02/2020</p>	<p>REVISION</p> <p>REV</p>	<p>SHEET</p> <p>12/12</p>
<p>SCALE BAR</p>		<p>Proposed Side Elevation</p>		





Notes:

 Site boundary

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Site Address:
**178-180 Field End Road
 Eastcote
 Pinners**

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

Planning Application Ref:
74599/APP/2020/619

Scale:
1:1,250

Planning Committee:
North Page 164

Date:
May 2020



Report of the Head of Planning, Transportation and Regeneration

Address HIGHWAY FARM HARVIL ROAD HAREFIELD MIDDLESEX

Development: Installation of wire frame sculpture of a dog

LBH Ref Nos: 50235/APP/2019/3403

Date Plans Received: 16/10/2019

Date(s) of Amendment(s): 31/12/2019

Date Application Valid: 31/12/2019

Highway Farm House, Harvil Road, Harefield, Uxbridge, UB9 6JW

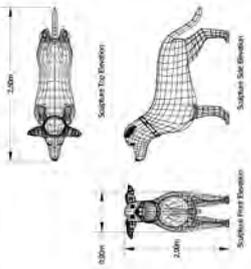


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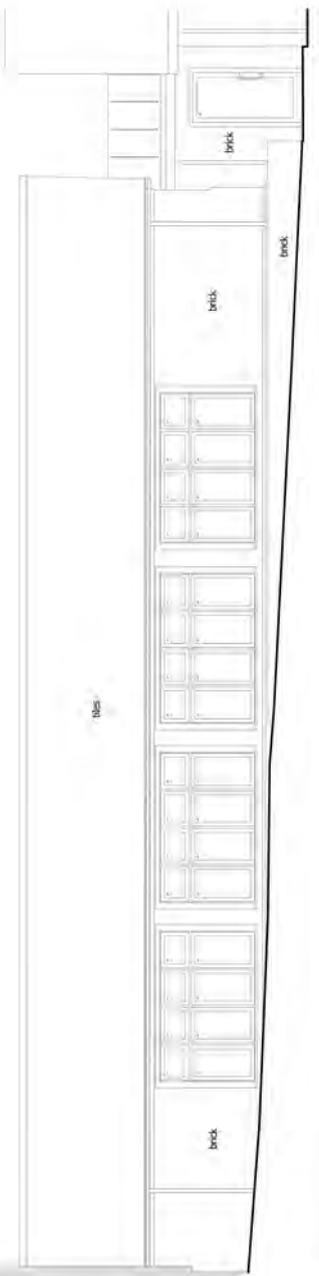
Highway Farm House, Harvil Road, Harefield, Uxbridge, UB9 6JW



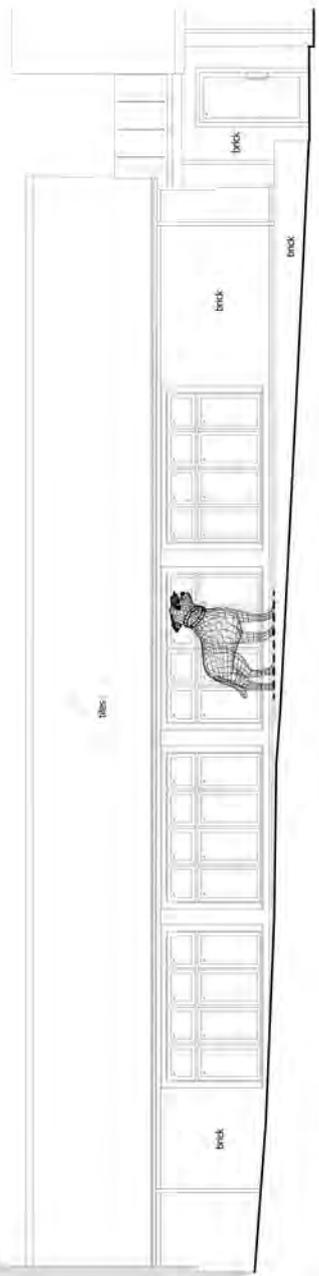
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North-East Elevation Existing
Scale: 1:50



North-East Elevation Proposed
Scale: 1:50

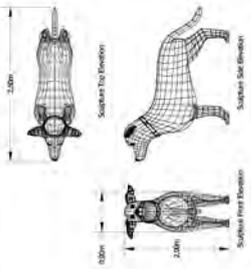
JW SURVEYS
 T : +44 (0)1273 832862
 E : enquiries@jwsurveys.com

Project: EXISTING & PROPOSED NORTH-EAST ELEVATION

Client: ANNE

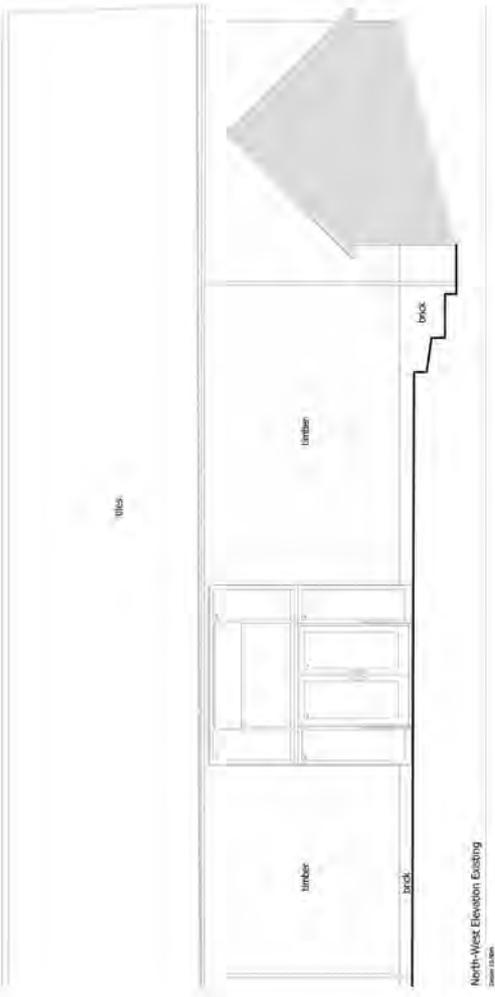
Address: DOGS TRUST HAREFIELD HIGHWAY FARMHOUSE HAREFIELD WYRIDE URGUDDLE LB9 6JW

Date: 30/12/19
Scale: 1:100/0/3
Revision: FIRST ISSUE

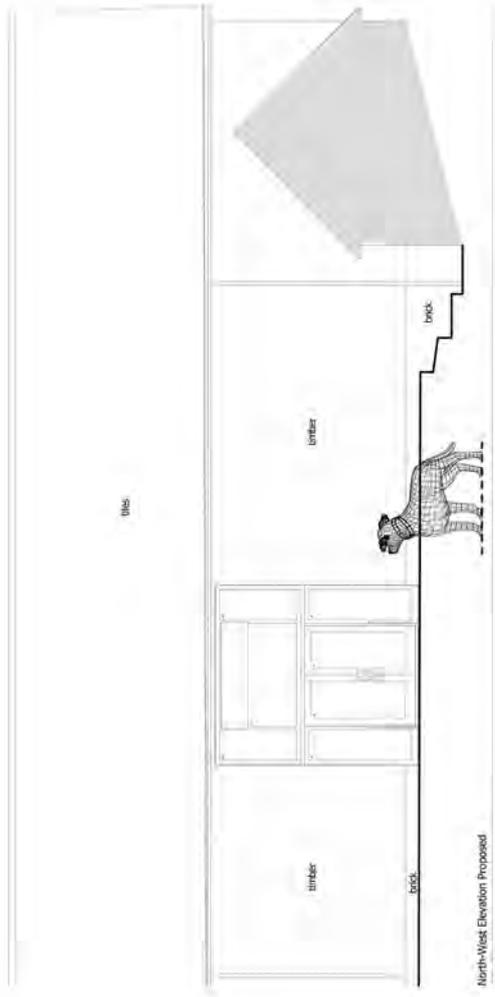


Notes:

1. All dimensions are in metric unless stated otherwise.
2. Do not scale from this drawing. All dimensions are to be confirmed on site before commencing works.
3. All levels are to be taken from the datum point (elevation) shown on the drawings (elevation of 101.100).
4. Drawings are for illustrative purposes only. Not to be used for pricing purposes.



North-West Elevation Existing
Drawing 19.001

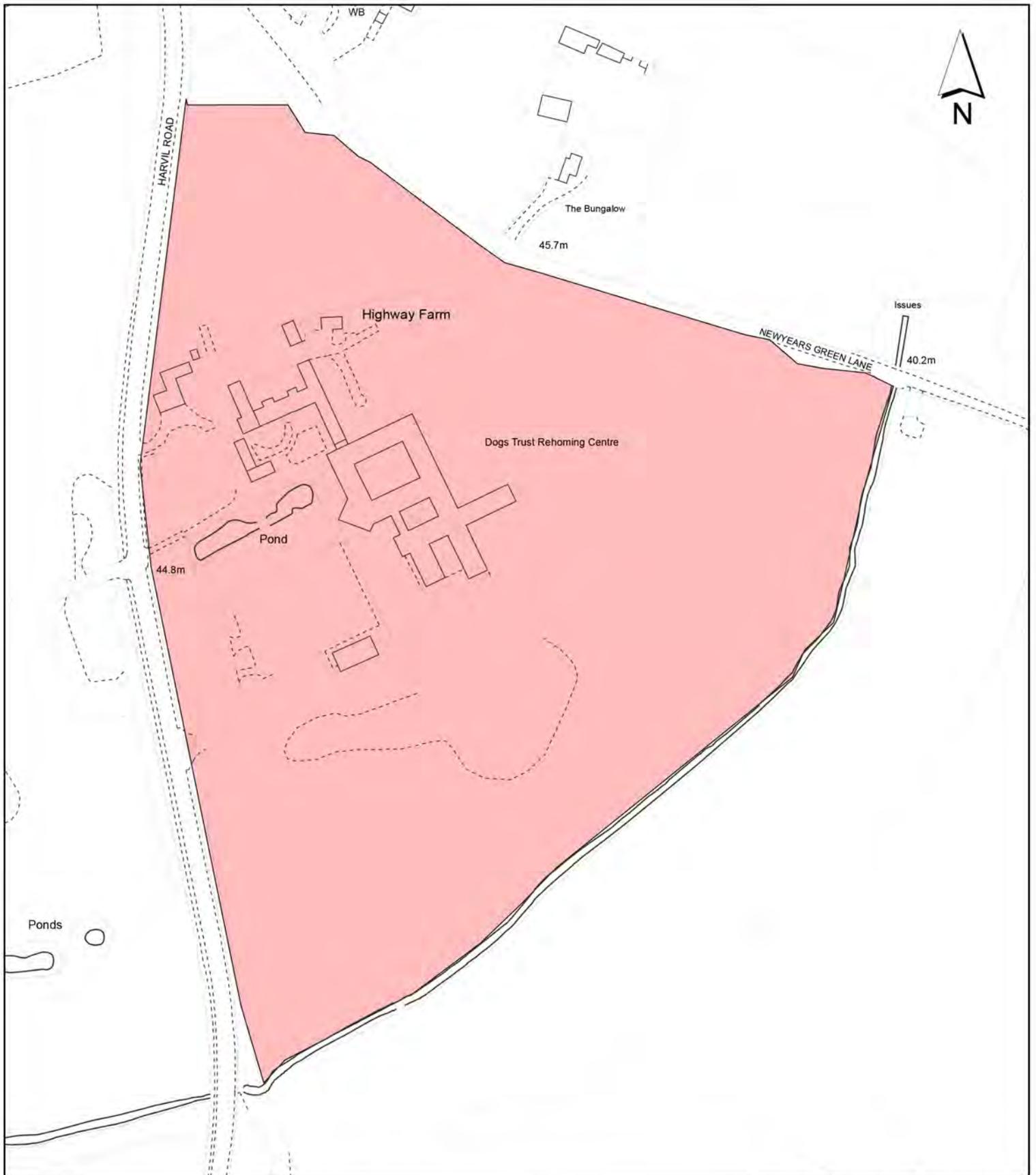


North-West Elevation Proposed
Drawing 19.002

MATERIAL SCHEDULE
 Sculpture to be constructed in metal.
 Total dimensions are to be approx.
 2.00m(L) x 0.50m(W) x 2.00m(H)

JW SURVEYS
 T : +44 (0)1275 422862
 E : jw@jwsurveys.com

drawing title:	EXISTING & PROPOSED NORTH-WEST ELEVATION
user:	ANNE
project:	DOGS TRUST HAREFIELD HIGHWAY FARM HOUSE HAREFIELD HAREFIELD URGESIDE LB9 5JW
date:	30/12/19
scale:	1:100(0/3)
drawing number:	19-159-2/001
revision:	FIRST ISSUE



Notes:

 Site boundary

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Site Address:

**Highway Farm
 Harvil Road
 Harefield**

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

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

Planning Application Ref:

50235/APP/2019/3403

Scale:

1:2,250

Planning Committee:

North Page 170

Date:

May 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address COPTHALL FARM BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Erection of agricultural building for hay and straw

LBH Ref Nos: 9271/APP/2019/3381

Date Plans Received: 14/10/2019

Date(s) of Amendment(s):

Date Application Valid: 16/01/2020



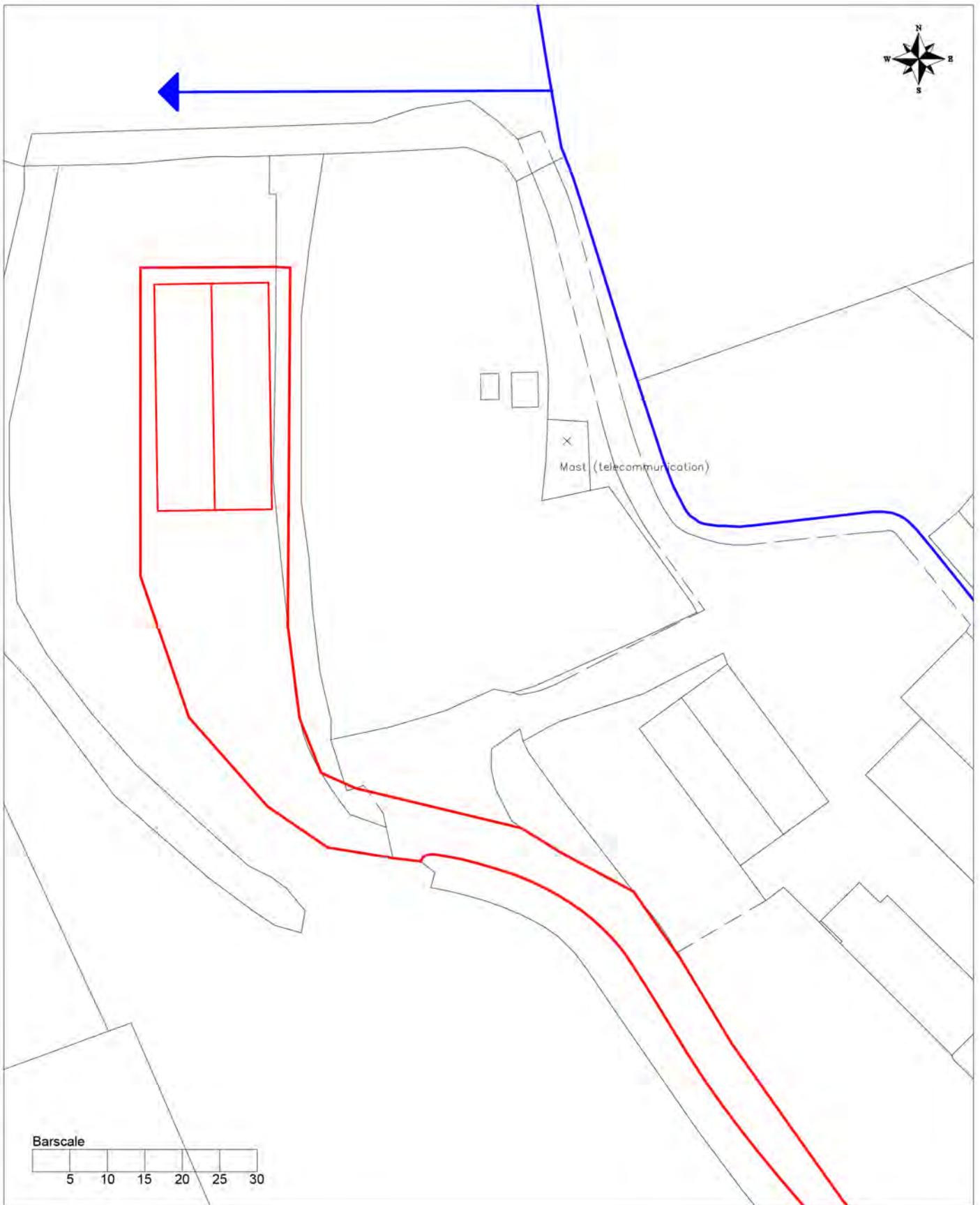
Client:	Daltons Farms
Project:	New Opensided Agricultural Barn
Property:	Copthall Farm
Drawing Name:	Site Plan
Reference:	1729/10728/003
Revision:	1
Scale:	1:1250 (A3)
Date:	01/09/2019

BRIGGS & STONE
land & property consultants



Planning ref No

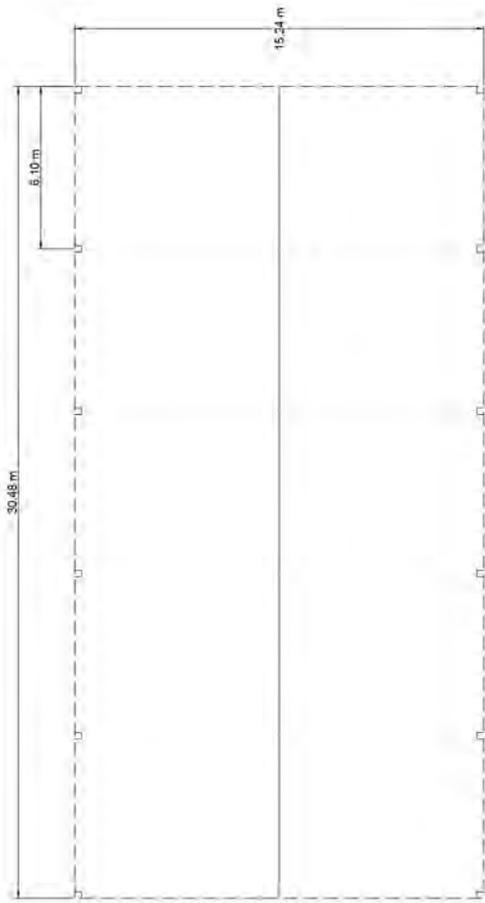
9271 - App - 2019 - 3381



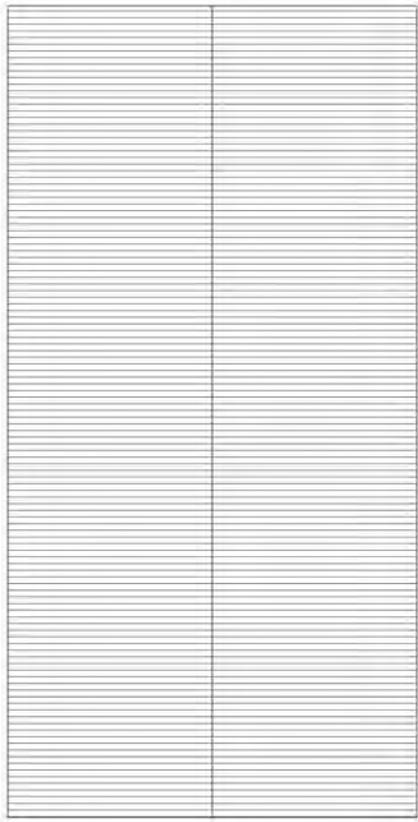
Client:	Daltons Farms
Project:	New Opensided Agricultural Barn
Property:	Cophall Farm
Drawing Name:	Block Plan
Reference:	1729/10728/004
Revision:	1
Scale:	1:500 (A3)
Date:	01/09/2019

BRIGGS & STONE
land & property consultants

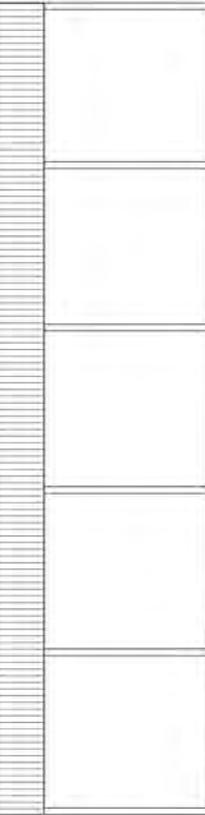




Floor Plan



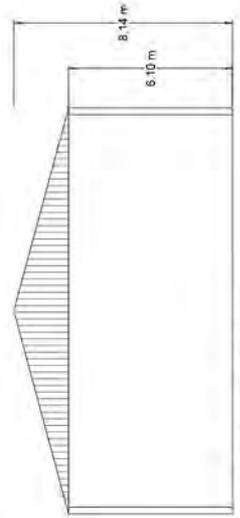
Roof Plan



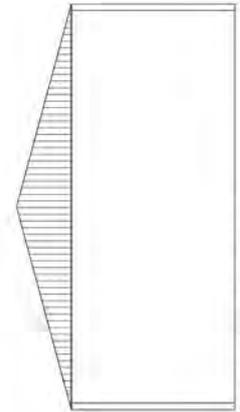
South West Elevation



North East Elevation



North West Elevation



South East Elevation

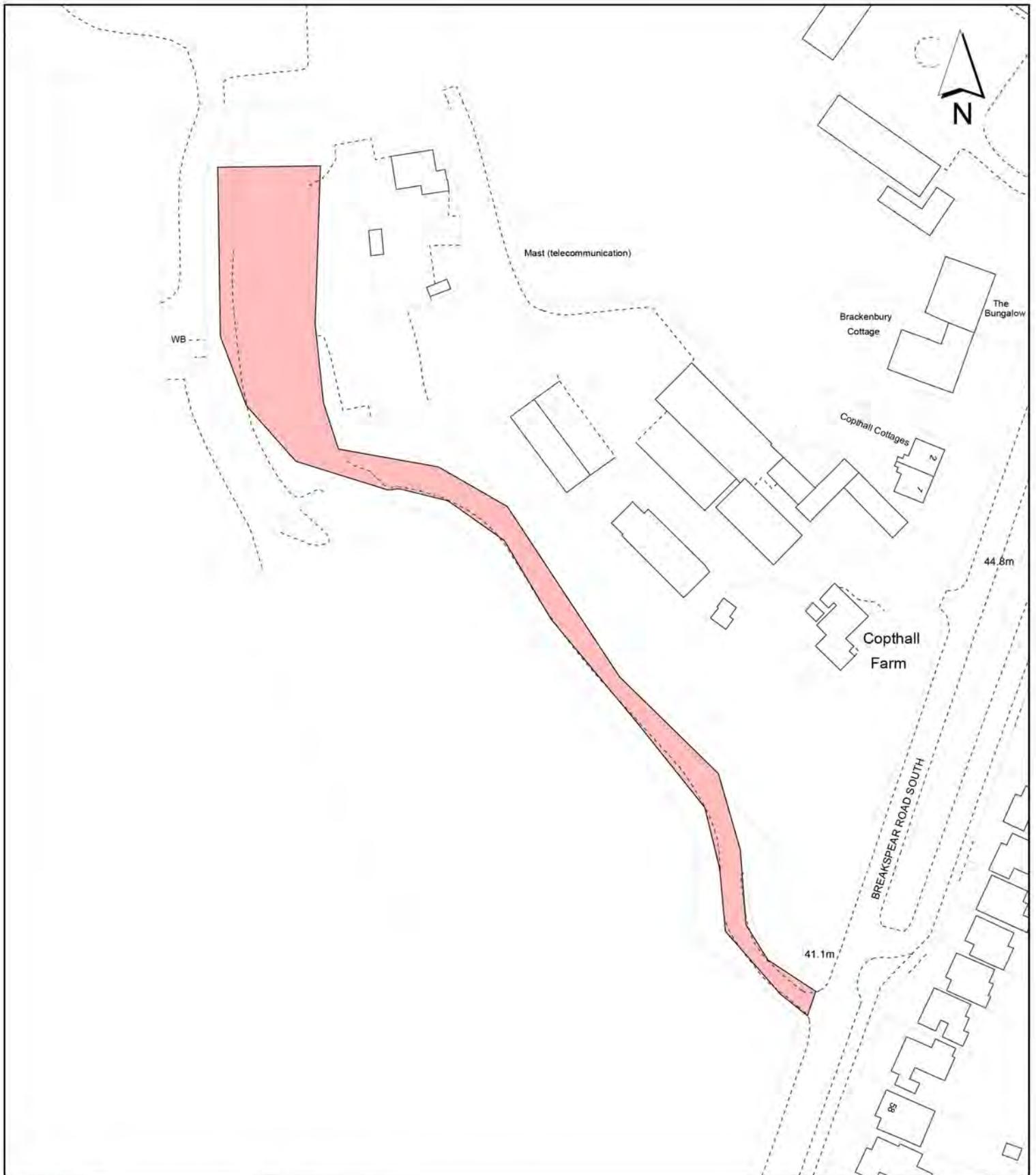
Agricultural Building to BS5502 Class 11 Standard
 30.48L x 15.24W x 6.096E with 15 degree roof pitch
 5no 6.096 bays
 356 x171 x 45kg UB Stancions and 254 x 146 x 37kg UB rafters
 Open sided
 Gable ends to be clad down to square with eaves height
 0.5mm PVC coated 32/100 box profile cladding



Client:	Daltons Farms
Project:	New Open-sided Agricultural Barn
Property:	Copthall Farm
Drawing Name:	Proposed Building
Reference:	1729/10728/005
Revision:	1
Scale:	1:200 (A3)
Date:	01/09/2019



BRIGGS & STONE
 land & property consultants



Notes:

 Site boundary

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Site Address:

**Copthall Farm
 Breakspear Road South**

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

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

Planning Application Ref:
9271/APP/2019/3381

Scale:
1:1,250

Planning Committee:
North Page 175

Date:
May 2020



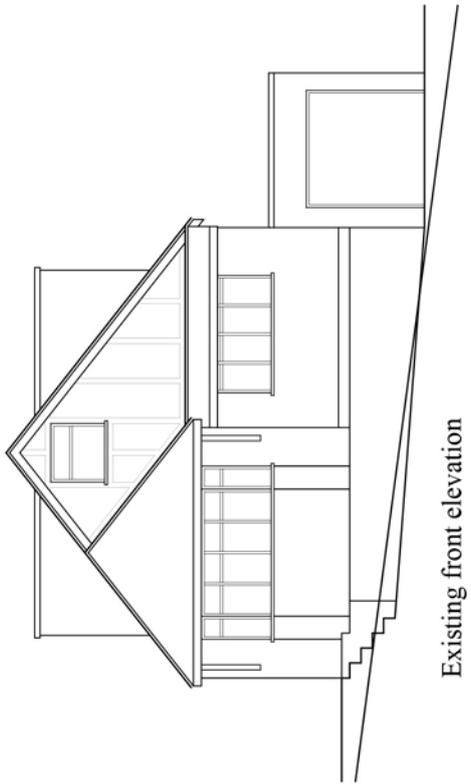
Report of the Head of Planning, Transportation and Regeneration

Address 86 DUCKS HILL ROAD NORTHWOOD
Development: Addition of a first floor and part two storey, part single storey front/side extension and single storey rear extension and raised rear decking area
LBH Ref Nos: 49961/APP/2020/204

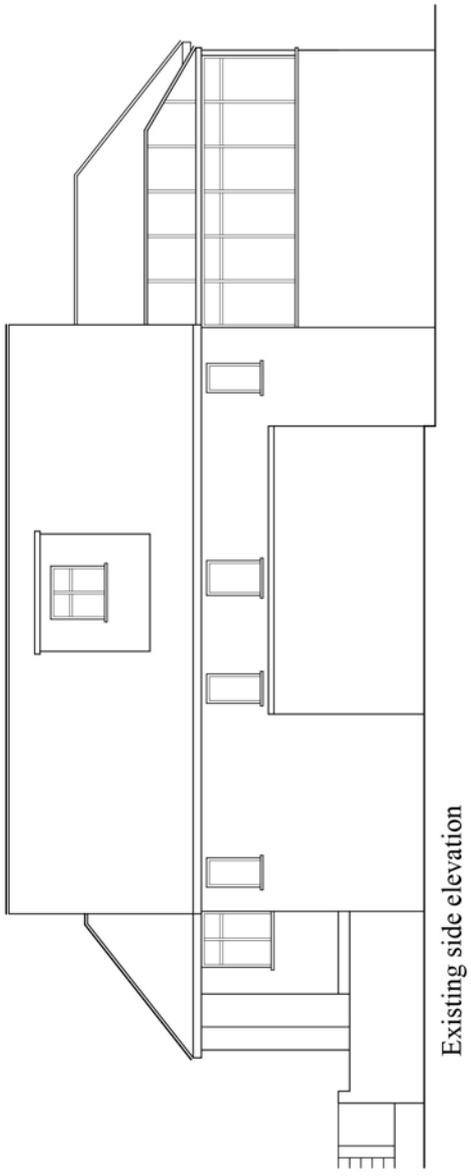
Date Plans Received: 21/01/2020 **Date(s) of Amendment(s):**
Date Application Valid: 31/01/2020



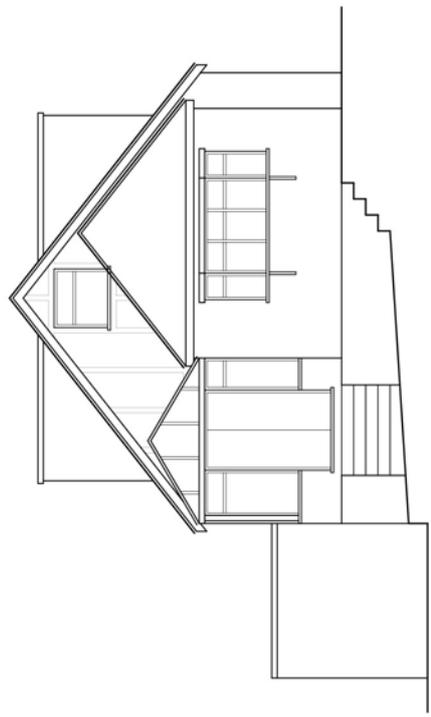
ABA Chartered Surveyors 49 The Green, Southall UB2 4AR		email: aba@aujla.co.uk Tel: 020 8574 3535
scale 1:1250 @A4 date 04/09/19	title Location plan	
drg no 1929-os-01	rev	site 86 Ducks Hill Road, Northwood.



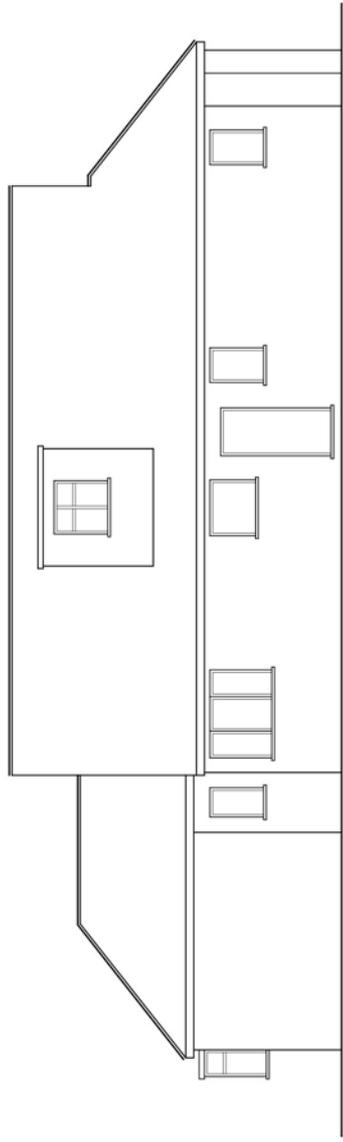
Existing front elevation



Existing side elevation



Existing rear elevation



Existing side elevation



Revisions:

ABA Chartered Surveyors 49 The Green, Southall UB2 4AR email:aba@anjla.co.uk Tel: 020 8574 3535		title Existing elevations.	
scale 1:100 @A2	date 04/09/19	drg no 1929-ex-02	rev site 86 Ducks Hill Road, Northwood.



Notes:
 Site boundary
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Site Address: 86 Ducks Hill Road Northwood	
Planning Application Ref: 49961/APP/2020/204	Scale: 1:1,250
Planning Committee: North Page 181	Date: May 2020

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

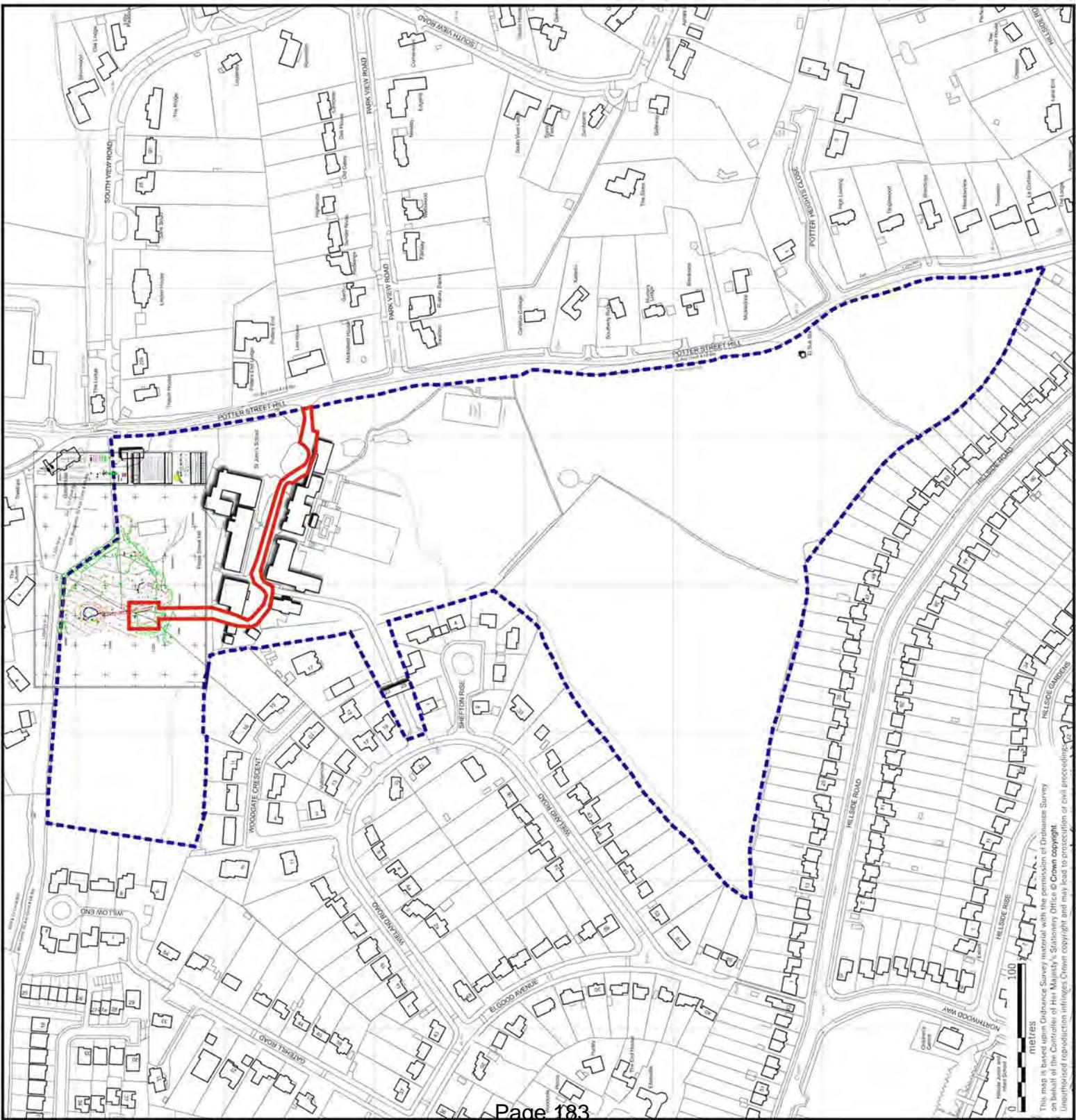


HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD
Development: Erection of a tree house
LBH Ref Nos: 10795/APP/2020/371

Date Plans Received: 04/02/2020 **Date(s) of Amendment(s):**
Date Application Valid: 13/02/2020



APPLICATION SITE
 OTHER LAND IN APPLICANT'S OWNERSHIP

REVISION A:
 Amendment to application boundary
 HP/11-02-2020

**ST JOHN'S SCHOOL, NORTHWOOD
 MIDDLESEX**

Tree house:
 Application site

PROJECT NO	DRAWING NO	REV
4779	300	A
DRAWN	DATE	SCALE
HP	JANUARY 2020	1:2500

T: +44 (0) 1438 316 331
 planners@vincent-gorbing.co.uk
vincent-gorbing.co.uk
 Vincent and Gorbing Limited, Stirling Court
 Norton Road, Stevenage, Hertfordshire SG1 2JY
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NOTES:
All dimensions must be checked on site and not
relied from this drawing



Revisions	
No.	Date

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prior written permission of the publisher.

Client: ST JOHN'S SCHOOL

Job Title:

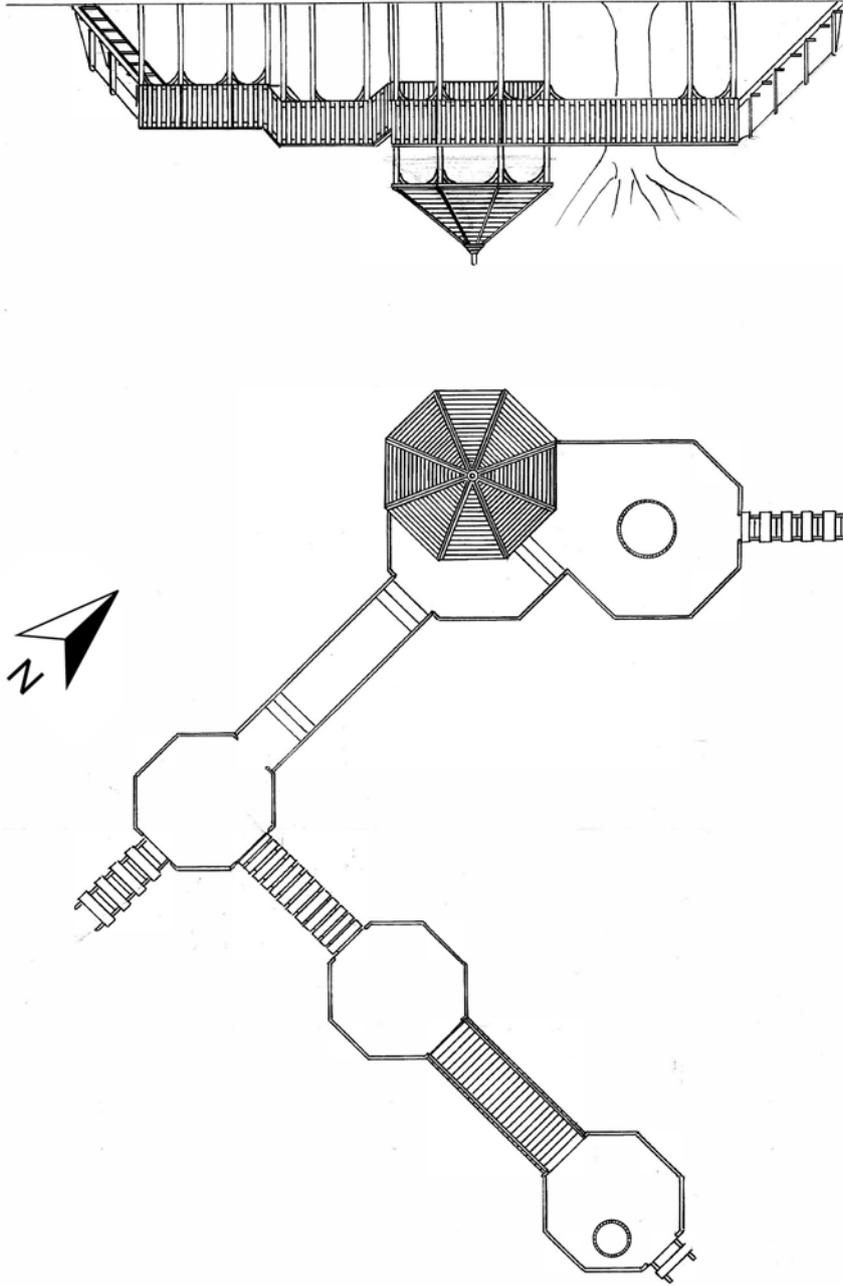
CENTENARY TREE HOUSE

Drawing Title
PLANS AND ELEVATIONS

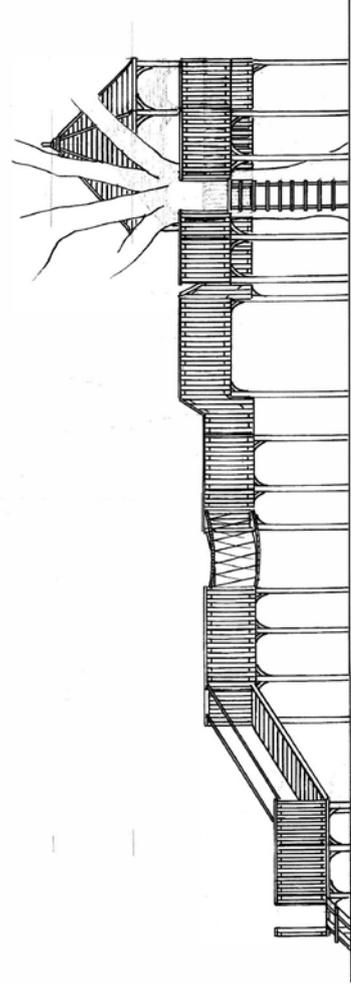
Scale: 1:50

Date: 15 DEC 2019

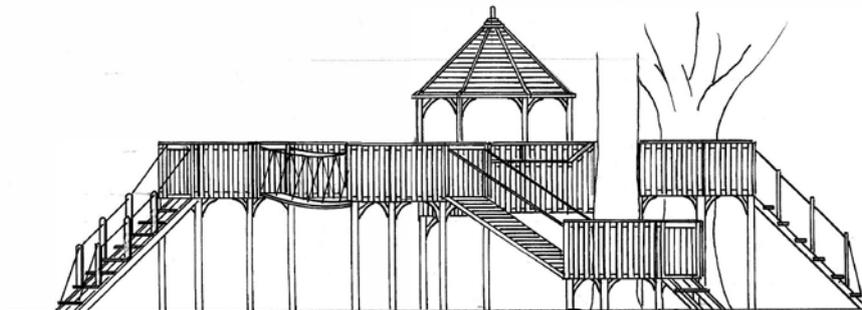
Draw No: D1-4432 (PLANS)



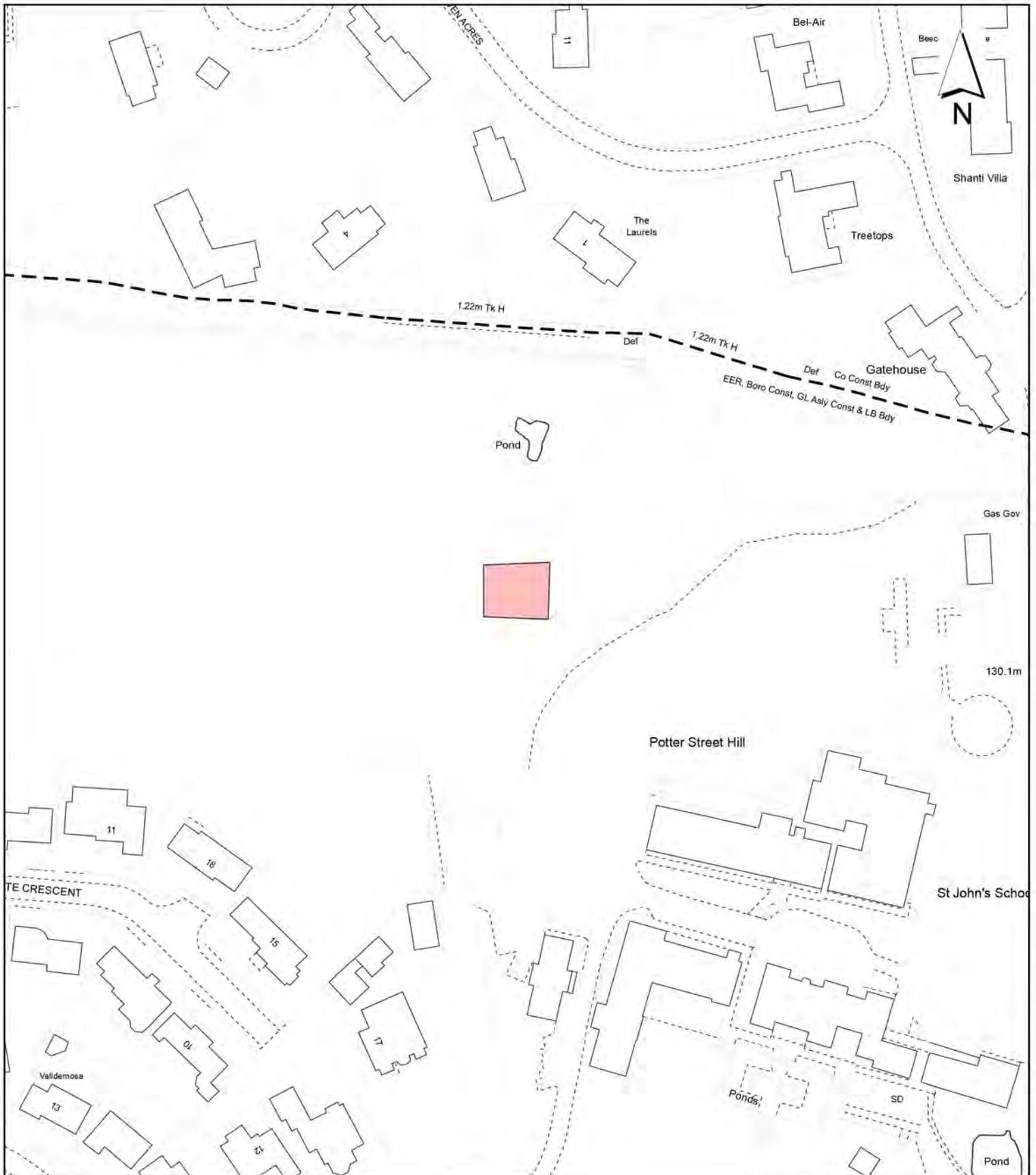
NORTHERN ELEVATION



EASTERN ELEVATION



SOUTHERN ELEVATION



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2020 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p align="center">St Johns School Potter Street Hill Northwood</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p>
<p>Planning Application Ref:</p> <p align="center">10795/APP/2020/371</p>	<p>Scale:</p> <p align="center">1:1,250</p>		
<p>Planning Committee:</p> <p align="center">North Page 186</p>	<p>Date:</p> <p align="center">May 2020</p>		

Report of the Head of Planning, Transportation and Regeneration

Address SMALL HOLDING 1 OPP NORTHWOOD HILLS UNITED REFORM CHURCH
JOEL STREET NORTHWOOD

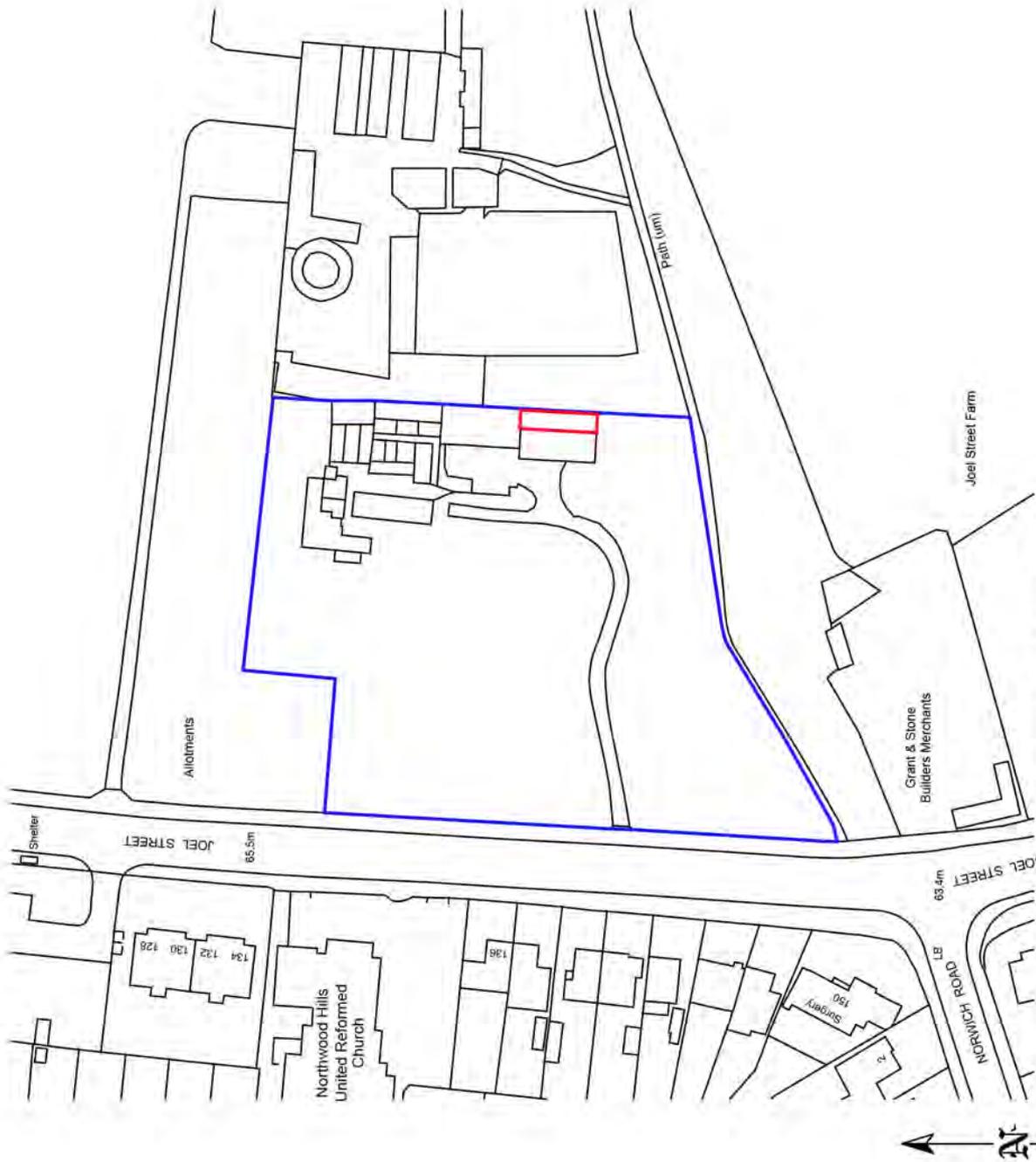
Development: Erection of 4 x stables (retrospective)

LBH Ref Nos: 75214/APP/2019/3611

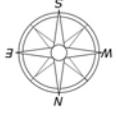
Date Plans Received: 04/11/2019

Date(s) of Amendment(s):

Date Application Valid: 04/11/2019



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Joel Street Farm

Grant & Stone
Builders Merchant

Footpath

Footpath

Hatched shows the recently built stables.

Dotted shows the existing buildings that have been recently demolished.

Neighbouring Buildings

Existing Access

JOEL STREET

Alignments

136

United Reformed
Northwood Hills

134

132

130

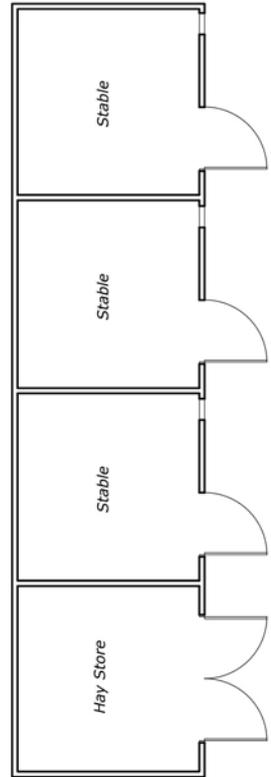
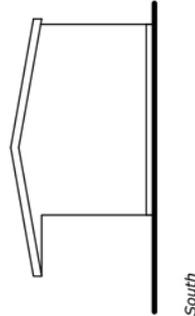
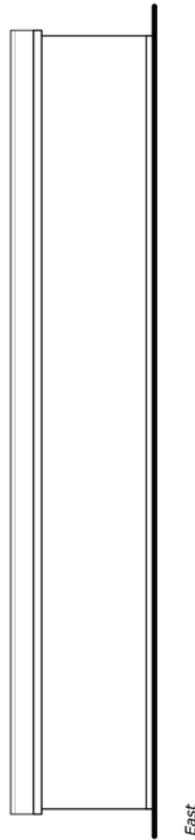
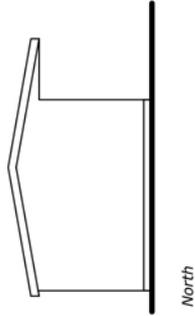
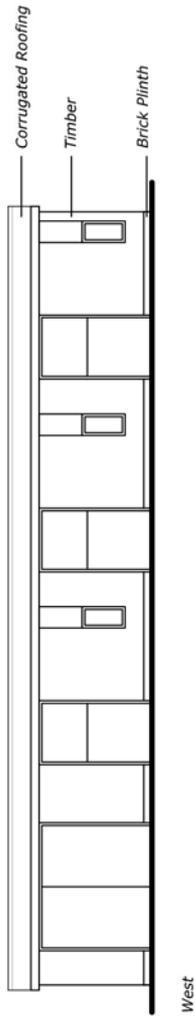
128

Existing & Proposed Site Plan
0 20m

Project Number	WJM 01
Date	1 / 11 / 19
Scale	1:200 @ A1

W J Macleod
ARCHITECT
70 High Street Northwood Middlesex HA6 1HL
Phone 01892 550000

Small Holding 1 opp. Northwood Hills
URC Church, Joel Street, HA6 1NL.



Floor Plan

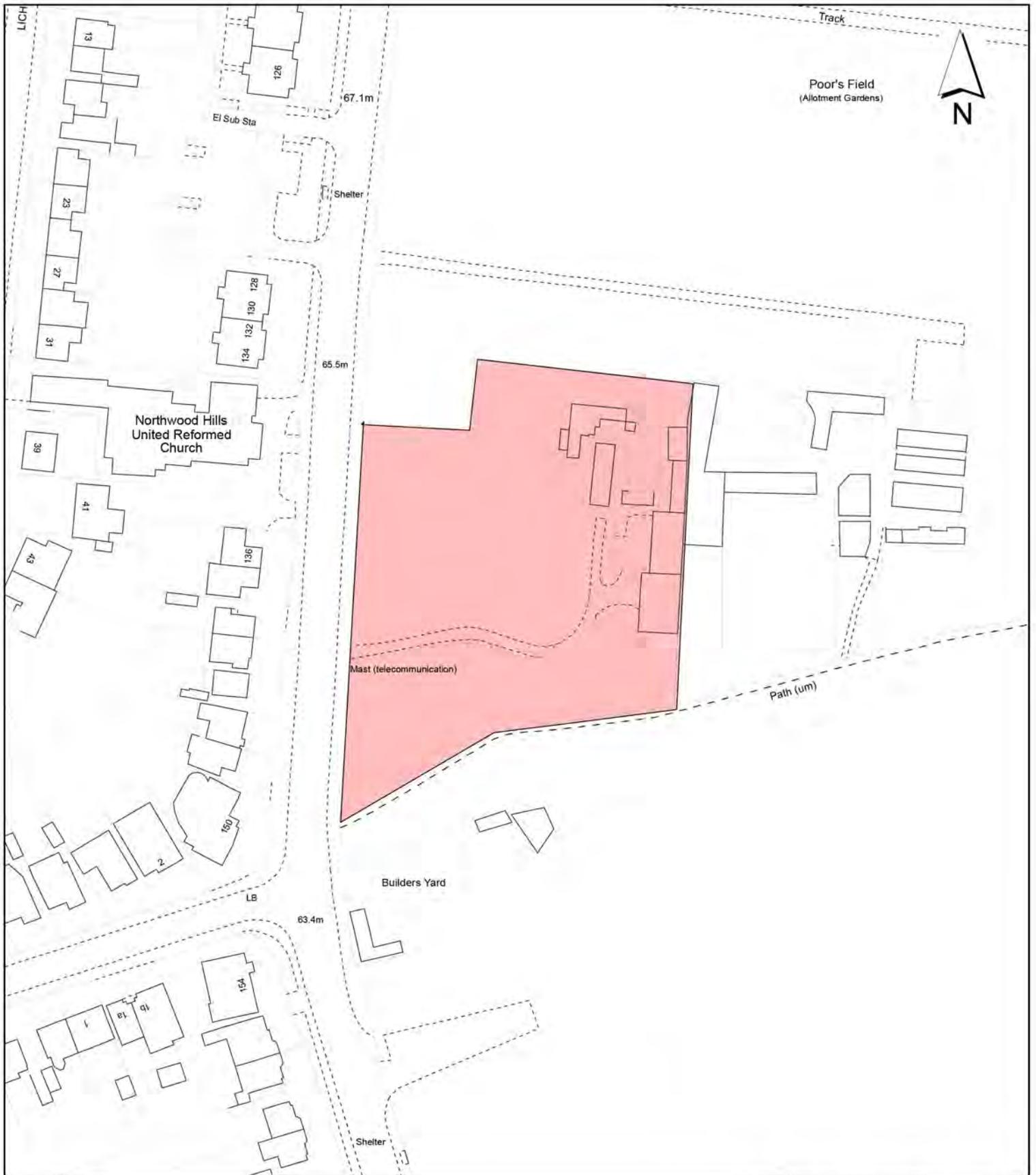
Plans and Elevations of Recently Built Stables



Small Holding 1 opp. Northwood Hills
URC Church, Joel Street, HAG INL.

W J Macleod
ARCHITECT
700 High Street, Northwood Hills, VIC.
Phone: 039522 8800

Project No.	WJM 02
Date	1 / 11 / 19
Scale	1:100@A3



Notes:

 Site boundary

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Site Address:

**Small Holding 1 Opp Northwood Hills
 United Reform Church
 Joel Street**

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

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

Planning Application Ref:

75214/APP/2019/3611

Scale:

1:1,250

Planning Committee:

North Page 191

Date:

May 2020



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